

MINUTES  
STAFFORD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, FEBRUARY 24, 2021  
7:00P.M.

**\* THE PLANNING BOARD WILL NOT REVIEW ANY NEW APPLICATIONS AFTER 11:00PM\***

**Please note the fire exits**

**Salute to the Flag:**

**OPEN PUBLIC MEETING ACT:**

This meeting complies with the open meeting act by publishing same in appropriate newspapers and notification to the Township Clerk. Notice has also been posted on the Municipal bulletin board.

*This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times*

<b><u>Roll Call:</u></b>	<b>Mr. JOSEPH KOSA, CHAIRPERSON</b>	<b>PRESENT</b>
	<b>Ms. JEANINE SCIGLITANO, VICE CHAIRPERSON</b>	<b>PRESENT</b>
	<b>Mr. MATTHEW VON DER HAYDEN</b>	<b>PRESENT</b>
	<b>Mr. THOMAS KUENZLER</b>	<b>PRESENT</b>
	<b>Mr. LEONARD WILSON -ARRIVED AT 7:05</b>	<b>PRESENT</b>
	<b>MAYOR GREGORY E. MYHRE</b>	<b>PRESENT</b>
	<b>COUNCIL PRESIDENT THOMAS STEADMAN</b>	<b>PRESENT</b>
	<b>Mr. STEPHEN DONNELLY</b>	<b>PRESENT</b>
	<b>Mr. ROBERT KIRWAN</b>	<b>PRESENT</b>
	<b>Mr. FRANK DIROCCO, JR. , Alternate I</b>	<b>ABSENT</b>
	<b>Mr. KEVIN LEONARD, Alternate II</b>	<b>ABSENT</b>

**Also Present:**

Joseph Coronato, Esq, Board Attorney

Robert Mannix, Board Engineer

Darlene Engel, Court Reporter

**Minutes for Approval:**

January 27, 2021, Regular Meeting

Motion: Sciglitano                      Second: Kuenzler                      To: Approve the minutes of January 27, 2021

RCV: Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;von der Hayden – yes  
Kirwan - yes ;Donnelly - yes ;Kuenzler - yes ;Kosa - yes ;

**Applications for Public Hearing;**

**1. P20-09 RICHARD BUZBY, JR  
1302 AND 1310 AVENUE A, BLOCK 189, LOT1&2**

Applicant proposes to subdivide the property in order to make Lot 2 a more conforming lot. Applicant also requires numerous variances. See Maser Consulting letter dated January 26, 2021

*Applicant incorrectly addressed one homeowner on the 200' list. The applicant requested to carry to the next available date and will have to re-notice to that one homeowner, Corliss.*

Motion: Kuenzler                      Second: Steadman                      To: carry the application to March 24, 2021, requiring only notice to the homeowner that was addressed incorrectly.

RCV: Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;von der Hayden - yes  
Kirwan - yes ;Donnelly - yes ;Kuenzler - yes ;Kosa - yes ;

*P20-08 was carried from December 9, 2020 and January 27, 2021*

***SEE LETTER DATED 2/24/21 FROM DAMIEN DEL DEUC, ESQ REQUESTING TO CARRY TO MARCH 24, 2021, WHEREAS NEW NOTICE WILL BE REQUIRED.***

**1. P20-08 STAFFORD TOWNSHIP, BY ITS AGENT, STAFFORD PROPERTIES  
RESIDENTIAL URBAN RENEWAL, LLC C/O WALTERS GROUP  
Campbell Boulevard, Block 25, Lots 34.11,34.07,36 & 39**

Preliminary and Final major Subdivision-Stafford Park Residential Phase III. To create 123 lots and the development of 121 market rate single family dwellings.

Motion: Sciglitano                      Second: Kirwan                      Carry the application to March 24, 2021

*Mr. Donnelly certified he listened to the entire tape recording on December 9, 2021, he is eligible to vote.*

RCV: Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;von der Hayden-abstain  
Kuenzler - yes ;Kirwan - yes ;Kosa - yes ;Donnelly - yes ; Leonard was not present and did not listen to the previous hearings.

**Voucher Resolution:**  
**Voucher list attached:**

Motion: Kuenzler      Second: Kirwan      To: Approve the vouchers

RCV: Wilson - yes ; Sciglitano - yes ; Myhre - yes ; Steadman - yes ; von der Hayden - yes  
Kirwan - yes ; Donnelly - yes ; Kuenzler - yes ; Kosa - yes ;

*A Motion was made by Mr. Kirwan and seconded by Sciglitano to cancel the March 10, 2021 meeting.*

AIF: aye

**CORRESPONDENCE:**

- see NJ Planner November/December 2020 edition. *New Members, Note on front cover for dates for the Mandatory Training Webinars - Please let Board Secretary know if you are interested in any of the dates provided.*
- see thank you letters from students at Saint Mary Academy

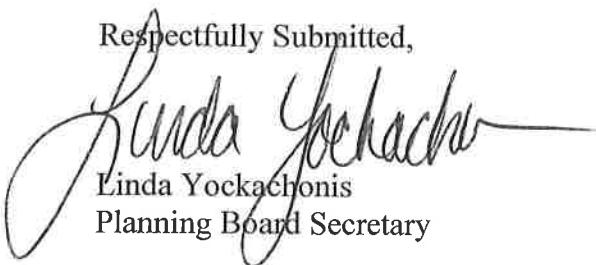
**DISCUSSION:** State of New Jersey, Assembly, No. 2785 - a bill that “Requires land use plan element of municipal master plan to include a *climate change-related hazard vulnerability assessment.*” **SEE PAGE 9 IN THE NJ PLANNER FOR MORE INFORMATION.**

Mr. Coronato recommended board members review the New Bill #2785, and will discuss at a later meeting.

**Adjournment:**                      **Time: 7:25 P.M.**

Motion: Kirwan      Second: Sciglitano      Aif: aye

Respectfully Submitted,



Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS MARCH 24, 2021**