

**MINUTES  
STAFFORD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, MAY 12, 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>ABSENT</b>
	<b>Mr. MATTHEW VON DER HAYDEN</b>	<b>PRESENT</b>
	<b>Mr. THOMAS KUENZLER</b>	<b>PRESENT</b>
	<b>Mr. LEONARD WILSON</b>	<b>PRESENT</b>
	<b>MAYOR GREGORY E. MYHRE</b>	<b>arrived at 7:08</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>PRESENT</b>

**Also Present:**

Joseph Coronato, Esq, Board Attorney  
Robert Mannix, Board Engineer  
Darlene Engel, Court Reporter

Stafford Township Planning Board  
May 12, 2021 - Regular Meeting

**Minutes for Approval:**

April 28, 2021 Regular Meeting

Motion: Kuenzler Second: Kirwan To: Approve the minutes of April 28, 2021

RCV: Wilson - yes ;Myhre - yes ;Steadman - yes ;von der Hayden - yes ;Kuenzler – yes ;  
Kirwan - yes ;Donnelly - yes ;Kosa - yes ;  
Mr. Sciglitano and Mr. Leonard were absent

**COURTESY REVIEW:**

**SOUTHERN REGIONAL HIGH SCHOOL:**

This project involves reconstruction of the High School's tennis courts, replacement of existing sports lighting at the main stadium and the replacement of 2 bleachers with 2 grandstands of a larger capacity.

**Representative:** Steven Terhune – Representative for Southern Regional High School  
William Edwards – Edwards Engineering Group, Inc

Mr. Edwards explained the project upgrades to include upgrade sports lighting, expanding grandstands and refurbished tennis courts.

Motion: Wilson Second: Kirwan To: Accept the application

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

**Applications for Public Hearing;**

1. **P20-06 GEORGE HAEBERLEIN**  
**33 BOLTON LANE, BLOCK 123 LOT 15**

Applicant has applied for a minor subdivision to create two new lots.

**Representative:** Applicant, George Haeberlein, was present  
Jeff Daum-Nelke Constantine & Associates, Inc, 590 Route 539, Suite 4, Tuckerton

**Open to Public:** Brandon Durar – Owns- 30 Bolton Lane  
Does not care about the subdivision, is fine with it. He's more concerned with the parking as the tenants there keep parking on his property. He just asked the owner to provide parking.

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Motion: Kuenzler    Second: Wilson    To: Approve the application with conditions

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

**RESOLUTION OF APPROVAL:**

1. **P21-02        ZABAIR CHAUDHRY D/B/A POPEYE'S LOUISIANA CHICKEN  
BLOCK 120.31 LOT 38**

Motion: Wilson    Second: Donnelly    To: Approve the resolution

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

2. **P21-04        JIFFY LUBE INTERNATIONAL , INC – STAFFORD PARK  
COMMERCIAL PHASE 5 1B  
BLOCK 25 LOT 32.02**

Motion: Wilson                      Second: Donnelly    To: Approve the resolution

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

**VOUCHER RESOLUTION:**

**Voucher list attached:**

Motion: Kuenzler    Second: Donnelly    To: Approve the vouchers

AIF:    AYE

OPPOSE: NO

**CORRESPONDENCE:**

**NEW BUSINESS:**

- *New Members Mandatory Training Webinars - Please let Board Secretary know when you wish to attend*

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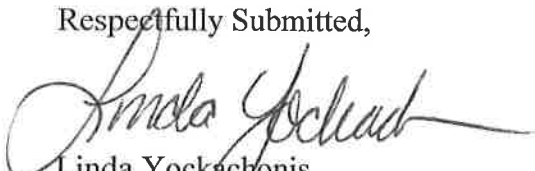
**DISCUSSION:** Mr. Kosa wanted to let everyone know about a zoom meeting for the Stafford Park Residential phase 3 Developers' agreement on Tuesday, May 18 at 6:00pm, you can go to the website to register

There was a motion by Mr. Kuenzler and seconded by Mr. Wilson to cancel the May 26<sup>th</sup> 2021, meeting. The Stormwater Management hearing has been carried to June 9, 2021. Board Secretary will re-notice via regular mail and notify the newspaper of the new date. Stafford Park residential, phase 3 will be carried to a meeting in July after the Developers agreement is approved with the Governing body, which is scheduled tentatively for June 22, 2021. The applicant will re-notice.

**ADJOURNMENT:**                      **Time: 8:00 P.M.**

Motion: Kuenzler                      Second: Kirwan                      Aif: aye

Respectfully Submitted,

  
Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS MAY 26, 2021 – Meeting canceled**