

**MINUTES  
STAFFORD TOWNSHIP PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, JANUARY 12, 2022  
7:00P.M.**

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

**Please note the fire exits**

**Salute to the Flag:**

**SWEARING OF BOARD MEMBERS:** Mayor Gregory Myhre, Councilman Steadman, Leonard Wilson, Thomas Kuenzler, Matthew von der Hayden

**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>JOSEPH KOSA Class IV - CHAIRMAN</b>	<b>PRESENT</b>
	<b>JEANINE SCIGLITANO- Class IV – VICE CHAIRMAN</b>	<b>PRESENT</b>
	<b>MAYOR GREGORY E. MYHRE – Class I</b>	<b>PRESENT</b>
	<b>THOMAS KUENZLER – Class IV</b>	<b>PRESENT</b>
	<b>LEONARD WILSON- Class IV</b>	<b>PRESENT</b>
	<b>MATTHEW VON DER HAYDEN - Class II</b>	<b>PRESENT</b>
	<b>COUNCILMAN THOMAS STEADMAN - Class III</b>	<b>PRESENT</b>
	<b>STEPHEN DONNELLY – Class IV</b>	<b>PRESENT</b>
	<b>ROBERT KIRWAN – Class IV</b>	<b>ABSENT</b>
	<b>VACANT - Alternate I</b>	
	<b>KEVIN LEONARD - Alternate II</b>	<b>PRESENT</b>

**EXECUTIVE SESSION:**

**Resolution P22-00**

**AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT:**

**BOARD MEMBERS ENTER CLOSED SESSION**

**Motion: Sciglitano**

**Second: Wilson**

**AIF: aye**

**REORGANIZATION OF APPOINTMENTS:**

**APPOINTMENT OF CHAIRPERSON:**

**Motion:** Kuenzler      **Second:** Sciglitano      **Appointing:** Joseph Kosa  
As Chairperson from January 12, 2022 to December 31, 2022.

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

**APPOINTMENT OF VICE-CHAIRPERSON:**

**Motion:** Kuenzler      **Second:** Kosa      **Appointing:** Jeanine Sciglitano  
As Vice Chairperson from January 12, 2022 to December 31, 2022.

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

**REORGANIZATION RESOLUTIONS:**

**1.      RESOLUTION 2022-01**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING LINDA YOCKACHONIS AS PLANNING BOARD SECRETARY AND ROBIN BOWLES AS DEPUTY SECRETARY FROM JANUARY 12, 2022 THROUGH DECEMBER 31, 2022 OR UNTIL THE BOARD ORGANIZES IN 2023

**Motion:** Sciglitano      **Second:** Wilson      **To:** Approve the resolution

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

**2. RESOLUTION 2022-02**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING JOSEPH CORONATO SR., ESQ. OF THE FIRM CORONATO LAW AS THE PLANNING BOARD ATTORNEY FROM JANUARY 12, 2022 THROUGH DECEMBER 31, 2022 OR UNTIL THE BOARD ORGANIZES IN 2023.

Motion: Kuenzler

Second: Wilson

To: Approve the resolution

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

**3. RESOLUTION 2022- 03**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING ROBERT MANNIX OF THE FIRM COLLIERS ENGINEERING AND DESIGN INC, TO SERVE AS THE BOARD ENGINEER, BOARD LICENSED LANDSCAPE ARCHITECT, PROFESSIONAL PLANNER AND BOARD TRAFFIC ENGINEER FROM JANUARY 12, 2022 TO DECEMBER 31, 2022, OR UNTIL THE BOARD RE-ORGANIZES IN 2023.

**4. RESOLUTION 2022- 04**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING M. DARLENE ENGEL, CCR AS THE PLANNING BOARD CERTIFIED SHORTHAND REPORTERS FROM JANUARY 12, 2022 UNTIL DECEMBER 31, 2022 OR UNTIL THE BOARD RE-ORGANIZES IN 2023.

**5. RESOLUTION 2022- 05**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD ESTABLISHING PLANNING BOARD MEETING DATES FROM JANUARY 1, 2022 TO DECEMBER 31, 2022.

**6. RESOLUTION 2022- 06**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING BRIAN RUMPF TO SERVE AS PLANNING BOARD CONFLICT ATTORNEY FROM JANUARY 12, 2022 TO DECEMBER 31, 2022 OR UNTIL THE BOARD RE-ORGANIZES IN 2023.

**7. RESOLUTION 2022-07**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING THE FIRM OWEN, LITTLE & ASSOCIATES, TO SERVE AS THE 1<sup>ST</sup> CONFLICT BOARD ENGINEER, BOARD LICENSED LANDSCAPE ARCHITECT, PROFESSIONAL PLANNER AND BOARD TRAFFIC ENGINEER AND REMINGTON AND VERNICK TO SERVE AS 2<sup>ND</sup> CONFLICT BOARD ENGINEER, BOARD LICENSED LANDSCAPE ARCHITECT, PROFESSIONAL PLANNER AND BOARD TRAFFIC ENGINEER FROM JANUARY 12, 2022 TO DECEMBER 31, 2022, OR UNTIL THE BOARD RE-ORGANIZES IN 2023.

**8. RESOLUTION 2022 – 08**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD REGARDING DESIGNATION OF THE TIMES-BEACON, THE PRESS OF ATLANTIC CITY, THE ASBURY PARK PRESS AS THE OFFICIAL NEWSPAPERS FROM JANUARY 1, 2022 TO DECEMBER 31, 2022 OR UNTIL THE BOARD RE-ORGANIZES IN 2023

**9. RESOLUTION 2022-09**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD REGARDING REMOTE MEETING STANDARD PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION DURING A STATE OF EMERGENCY.

Motion: Kuenzler                      Second: Sciglitano                      To: Approve the resolution  
2022-03 through 2022-09

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

Stafford Township Planning Board - Minutes  
January 12, 2022 - Reorganization and Regular Meeting

**Minutes for Approval:**

November 10, 2021, Regular Meeting  
Myhre, Steadman and Riggs were absent

Motion: Sciglitano      Second: Wilson      To: Approve the minutes of November 10, 2021

**RCV:** Kuenzler – yes ;Wilson - yes ;Sciglitano - yes ;Kirwan - yes ;  
Donnelly - yes ;Kosa - yes ;Leonard - yes ;

**APPLICATION FOR PUBLIC HEARING:**

1. **GEORGE HAEBERLEIN**  
**BLOCK 123, LOT 15**

See letter from Robert G. Shinn, Esq. dated December 7, 2021 requesting an extension for Mr. Haeberlein's approval for a period of seventy five days.

*Board approved the extension to sign and record the subdivision map to April 14, 2022*

Motion: Kuenzler      Second: Leonard      To: Approve the extension request

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

**Voucher Resolution:**

**Voucher list attached:**

Motion: von der Hayden      Second: Sciglitano      To: Approve the voucher

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

**DISCUSSION:**

1. Review of ordinance/definition regarding "Building Coverage" chapter 130-2

**Open to Public:**      **Motion:** Sciglitano      **Seconded:** Leonard      **AIF:** aye

Craig Brearley – 799 Route 72, Manahawkin – Architect  
Mr. Brearley submitted an application to the Zoning Board and was notified by the Zoning Official the day before the meeting that according to the ordinance that decks will be included in the Building coverage. He said that decks have not been included in the building coverage for 30 years. Quite a few homes would be non-Compliant today. The real problem is the definition.

Daniel Wheaton – 714 N. Main Street, Manahawkin – Architect, Planner  
Decks with roof use to be counted, decks without roof were not. This happened overnight with no grace period. In 28 years he's never run into this problem. The definition was poorly written. Asking the board to recommend the interpretation go back to the way its been for 30+ years with decks not being included in building coverage.

Joe Mellone – 7 Joshua Drive - Is a builder in town with PDC Builders. Looking for guidance from the board on how they are to move forward, decks were not included in building coverage, this is a major concern. If it stays the way the Zoning Officer is interpreting it today, will cause a major delay and problem with many realtor/builders/developer, etc.

Kevin Goodhue - 76 Sylvia - homeowner for 25 years in town. Owns 2 properties. Homes were destroyed in Sandy. Raised one and demolished one, making plans to rebuild and their deck now went from 17' to 5.4' overnight.

Michell Goodhue – 76 Sylvia - Not only have they lost the ability to walk right outside of their home and enjoy the outside, now they have to raise and have a small deck to walk

out on. All these years homeowners have been allowed to build a deck within the building coverage and its not fair that now homeowners are being penalized because they didn't raise in time of this new decision.

Ray Davis was the original Zoning Board applicant, and doesn't know if he will be petitioning the Zoning Board for interpreting the ordinance, said this new interpretation is creating a problem. Wanted to point out the existing non-conforming status this created. The lot sizes in BHW are 50,60 X 80 and are allowed to encroach to 10' from bulkhead, they wind up increasing the building coverage if they are included in the coverage by almost 10% and when you incorporate that back in to the building coverage as far as elevated decks/ steps/stairs and with the the new interpretation almost reduces 25% to either your house or deck. Asked that the Board and Governing body review the ordinance and consider going back to what's been interpreted for many years.

**Close to public:** motion: Sciglitano Second: Leonard AIF/aye

Mr. Wilson made a motion and Kevin Leonard seconded to make a recommendation to the Governing Body review the ordinance and consider adopting what was previously interpreted and to review the entire ordinance.

Roll call was taken, all approved except Mayor Myhre, von der Haydon and Councilman Steadman all abstained.

**CORRESPONDENCE:** NJ Planner September/October 2021 Edition

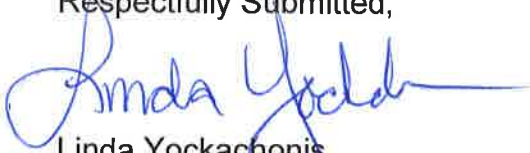
**NEW BUSINESS:**

**OLD BUSINESS:**

**Adjournment:** Time: 8:35 P.M.

Motion: Sciglitano Second: Donnelly Aif: aye

Respectfully Submitted,



Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS JANUARY 26, 2022**