

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, MARCH 9, 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:

New Member to be Sworn in: Owen David LaRocca as Alternate I

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

<u>Roll Call:</u>	Mr. JOSEPH KOSA, CHAIRPERSON	PRESENT
	Ms. JEANINE SCIGLITANO, VICE CHAIRPERSON	PRESENT
	Mr. THOMAS KUENZLER	PRESENT
	Mr. LEONARD WILSON	PRESENT
	MAYOR GREGORY E. MYHRE	PRESENT
	COUNCILMAN THOMAS STEADMAN	PRESENT
	Mr. STEPHEN DONNELLY	PRESENT
	Mr. ROBERT KIRWAN	PRESENT
	Mr. MATTHEW VON DER HAYDEN	PRESENT
	Mr. OWEN DAVID LAROCCA, Alternate I	PRESENT
	Mr. KEVIN LEONARD, Alternate II	ABSENT

Also Present:

Joseph Coronato, Esq, Board Attorney	Present
Robert Mannix, Board Engineer	Present
Darlene Engel,	Absent

Stafford Township Planning Board
March 9, 2022 - Regular Meeting

MINUTES FOR APPROVAL:

January 26, 2022 Regular Meeting

Motion: Sciglitano Second: Kirwan To: Approve the minutes of January 26, 2022

RCV: Wilson - yes ; Sciglitano - yes ; Steadman - yes ; von der Hayden - yes ;
Kirwan - yes ; Donnelly - yes ;
Kosa, Keunzler, Myhre and Leonard were all absent

APPLICATION FOR PUBLIC HEARING:

No applications to be heard

REQUEST FOR EXTENTION OF TIME:

1. **P17-05F Walters Cornerstone Development, LLC**
Manahawkin Family Apartments, Phase 2,
200 Back Road, Block 120.20, Lot 43.01
Final Major Site Plan Approval

See letter from Walters dated February 9, 2022. Applicant requests an extension of final major site plan approval. The Planning board approval will expire on April 22, 2022. They are requesting a 1 year extension until April 22, 2023

Motion: Kirwan Second: Wilson To: Approve the application

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

2. P21-01 Manahawkin Motors, CDJR c/o Sam DiFeo
156 and 188 Route 72, Block 145, Lot 23.01 & 47
Minor Subdivision and Major Site Plan

See letter from R.C. Shea and Associates, Robert Shea requesting a 180 day extension of the Minor Subdivision approval. The extension is due to a delay in obtaining the required CAFRA permit from the NJDEP.

Mr. Shea, Jr was present

Motion: Kuenzler Second: Sciglitano To: Approve the application

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

RESOLUTIONS TO APPROVAL:

1. 2022-11 MANAHAWKIN FAMILY APTS, LLC
BLOCK 120.20 LOTS 43.01 P17—01F
FINAL PHASE 2 Extension Request

Motion: Wilson Second: Kirwan To: Approve the resolution

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

2. 2022-12 MANAHAWKIN MOTORS, INC
BLOCK 145, LOT 23.01 & 47
MINOR SUBDIVISION AND MAJOR SITE PLAN Extension Request

Motion: Sciglitano Second: Kuenzler To: Approve the resolution

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

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ORDINANCES:

ORDINANCE 2022-06:

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN AND STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF STAFFORD, SO AS TO AMEND CHAPTER 130, ENTITLED "LAND USE AND DEVELOPMENT"

Motion: Kuenzler Second: Wilson To: Recommend that it complies with the intent and purpose of the Stafford Township Master Plan

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

VOUCHER RESOLUTION:

Voucher list attached:

Motion: Kuenzler Second: Kirwan To: Approve the voucher

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

NEW BUSINESS:

DISCUSSION: Chairman Kosa reach the below, there were no comments

1. Ocean County Planning Board – See letter dated February 7, 2022 – OCPB wants to remind municipalities that municipal approval of a subdivision or site plan shall not be granted by the municipal approval authority unless application is first approved by the OCPB.
2. Historic Preservation Commission – See letter from the commission introducing the members

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CORRESPONDENCE:

- The New Jersey Planner November/ December 2021 Edition

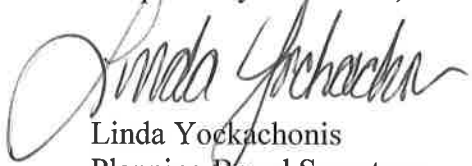
ADJOURNMENT: **Time: 7:35 P.M.**

Motion: Sciglitano

Second: Kuenzler

Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

**NEXT REGULAR/REORGANIZATION MEETING OF THE PLANNING BOARD IS
MARCH 23, 2022**