

**MINUTES  
STAFFORD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, APRIL 27, 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:**

**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. THOMAS KUENZLER</b>	<b>PRESENT</b>
	<b>Mr. LEONARD WILSON</b>	<b>PRESENT</b>
	<b>MAYOR GREGORY E. MYHRE</b>	<b>PRESENT</b>
	<b>COUNCILMAN THOMAS STEADMAN</b>	<b>PRESENT</b>
	<b>Mr. STEPHEN DONNELLY</b>	<b>PRESENT</b>
	<b>Mr. ROBERT KIRWAN</b>	<b>PRESENT</b>
	<b>Mr. MATTHEW VON DER HAYDEN</b>	<b>PRESENT</b>
	<b>Mr. OWEN LAROCCA, Alternate I</b>	<b>PRESENT</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  
April 27, 2022 - Regular Meeting

**MINUTES FOR APPROVAL:**

April 13, 2022 Regular Meeting

Motion: Wilson Second: Steadman To: Approve the minutes of April 13, 2022

RCV: Wilson - yes ;Steadman - yes ;von der Hayden - yes ;Donnelly - yes ;  
Kosa – yes ;LaRocca - yes ;  
Kuenzler, Myhr, Kirwan and Leonard were all absent

**RESOLUTION OF APPROVAL:**

1. **Joseph and Judith Angiolillo**  
**3 & 7 Susan Lane, Block 170 Lot 80 & 81**

Motion: Wilson Second: Donnelly To: Approve the resolution

RCV: Wilson - yes ;Steadman - yes ;von der Hayden - yes ;Donnelly - yes ;  
Kosa - yes ;LaRocca - yes ;

**APPLICATION FOR PUBLIC HEARING:**

*Carried from March 23, 2022*

1. **P21-09 PKN DEVELOPMENT, LLC c/o Peter Kania**  
**Minor Subdivision**  
**825 Buccaneer Lane, Block 44.61, Lot 13.01**

Applicant is proposing a two-lot minor subdivision to construct 2 single family dwellings

**Representative:** Mike Jedziniak- Carluccio, Leone, Dimon, Doyle and Sacks, LLC 9 Robbins  
Street, Toms River, NJ 08753  
William Stevens PE, PP, 1245 Airport Road, Suite 1, Lakewood, NJ  
Peter Kania, Applicant was present

Mr. Stevens said the applicant is withdrawing all setbacks and is now just coming for fully  
conforming minor subdivision. Applicant will comply with the board to add curb and sidewalks  
and fence along Pinelands buffer.

**No exhibits**

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**Open to the Public:** seeing none

Motion: Kuenzler      Second: Donnelly    To: Approve the application with condition to add Curb/Sidewalk and put up a fence to delineate the Pinelands/Wetlands buffer line.

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

**2. P22-03 ORIGINAL RICH'S ICE CREAM, LLC**  
**Minor Site Plan**  
**35 South Union Street (138 Route 72 East)**

Applicant requests minor site plan approval to renovate the existing building to operate an ice cream retail store with an outdoor patio and new site improvements.

**Representative:** Richard Visotcky, 149 East Bay Avenue, Manahawkin,  
Robert Harrington, East Coast Engineering, Inc, 508 Main Street, Toms River  
Joseph Adamson, AIA of Adamson, Riva & Lepley Architects, 124A North Main Street  
Forked River  
Hunter Gutwein – Applicant/owner

**Exhibits:** A-1 photo of existing building  
A-2 photo of site looking easterly

Mr. Visotcky started the meeting and said this business will be an Ice Cream Parlor  
He called Mr. Harrington to the podium, who discussed the existing site and the proposed improvements in detail to include variances and waivers the applicant is seeking. He went on to review the design comments in the Board Engineer's letter dated April 1, 2022.  
Mr. Adamson spoke of the inside and outside of the building.  
Mr. Gutwein explained the business has been family owned for 67 years, and will be open from 11 a.m. to 11 p.m. during peak hours and 12 pm to 9 p.m. while school is in session, 7 days a week all year long.

**Open to public:** seeing none

Motion: Kirwan      Second: von der Hayden

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

**VOUCHER RESOLUTION:**

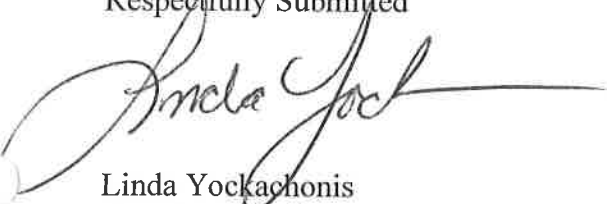
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**No vouchers to approve**

**ADJOURNMENT:            Time: 8:45 P.M.**

Motion: Kirwan            Second: Kuenzler    Aif: aye

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Linda Yockachonis", with a long horizontal flourish extending to the right.

Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR/REORGANIZATION MEETING OF THE PLANNING BOARD IS  
MAY 11, 2022**