

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JUNE 22, 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

<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 LAROCCA, Alternate I	PRESENT
	Mr. KEVIN LEONARD, Alternate II	PRESENT

Also Present:

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

Stafford Township Planning Board
June 22, 2022 - Regular Meeting

MINUTES FOR APPROVAL:
May 11, 2022 Regular Meeting

Motion: Kuenzler Second: Wilson To: Approve the minutes of May 11, 2022

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

RESOLUTION OF APPROVAL:

No resolution to approve

APPLICATION FOR PUBLIC HEARING:

1. **P21-08 BHARAT & RAMILA PATEL**
17 RANCH BOULEVARD, BLOCK 46.03, LOT 2 & 7
MINOR SUBDIVISION

Applicant is seeking a minor subdivision

Representative: Bharat Patel, applicant was present
Wayne Ingram – applicant’s Engineer

Mr. Ingram stated there are two existing and the applicant wishes to subdivide the property in order to create 3 lots, two will front Ranch Blvd and the 3rd will have frontage on the unimproved section of Beachview Avenue. They are proposing no new construction at this time and would like to defer the CAFRA permits for when construction is proposed. Mr. Mannix and Mr. Coronato explained to Mr. Ingram the concerns of not getting a permit now, whereas if the applicant sells the property, how will a new owner know they need CAFRA.

Open to the public: Teresa DeMaio – 6 Country Road -- asked how many houses are being proposed? Mr. Ingram said at this time they are only looking to subdivide to sell off the house.

Motion: Kuenzler Second: Donnelly To: Approve with the conditions that there be a deed restriction and acknowledgment on the map that the property is not buildable unless

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CAFRA is obtained, to bond for sidewalk requirements or sidewalk fund if one exists and must comply with previous resolution conditions.

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

ORDINANCE:

Ordinance 2022-21: Amending Chapter 211 entitles "Zoning" so as to amend 211-9 entitled "Pinelands Area development requirements" so as to amend subsection G. (10) entitled "Signs and billboards" which shall read as follows. Pinelands Area development requirements.

Motion: Mr. Kosa Second: Mr. Donnelly To: Recommend with the intent and
purpose of the Stafford Township Master Plan

AIF: aye

VOUCHER RESOLUTION:

No vouchers to approve

ADJOURNMENT:

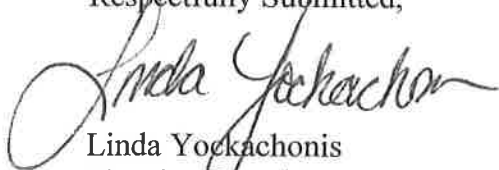
Time: 8:05 P.M.

Motion: Kirwan

Second: Sciglitano

Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS JULY 13, 2022