

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

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	ABSENT
	Mr. THOMAS KUENZLER	PRESENT
	Mr. LEONARD WILSON	PRESENT
	MAYOR GREGORY E. MYHRE	PRESENT
	COUNCILMAN THOMAS STEADMAN	PRESENT
	Mr. STEPHEN DONNELLY	PRESENT
	Mr. ROBERT KIRWAN	ABSENT
	Mr. MATTHEW VON DER HAYDEN	PRESENT
	Mr. OWEN LAROCCA, Alternate I	PRESENT
	Mr. KEVIN LEONARD, Alternate II	ABSENT

Also Present:

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

Stafford Township Planning Board
October 12, 2022 - Regular Meeting

MINUTES FOR APPROVAL:

September 28, 2022 Regular Meeting

Motion: Wilson Second: Donnelly To: Approve the minutes of September 28, 2022

RCV: Wilson - yes ;Steadman - yes ;von der Hayden - yes ;Donnelly - yes ;Kosa - yes ;
Kuenzler, Larrocca and Mayor were absent

RESOLUTION OF APPROVAL:

- 1. P22-04 PKN DEVELOPMENT, LLC
PARKER STREET, BLOCK 243 LOT 10
P/F MAJOR SUBDIVISION**

Motion: Wilson Second: Donnelly To: Approve the resolution, applicant was
present and agreed to submit \$5000 to the tree fund.

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

ADMINISTRATIVE FIELD CHANGE:

*see letter from Donald Pepe Esq., dated October 7, 2022 requesting an adjournment to a later
date.*

Carried from July 27th, 2022

- 1. P22-06 WALMART STORES, INC
525 ROUTE 72 WEST, BLOCK 120, LOT 36.01
AMENDED SITE PLAN**

Applicant proposed design changes to the island walk throughs as well as handicap parking
design changes.

Motion: Kuenzler Second: Donnelly To: Carry the application to December 14, 2022

RCV: Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes ;
Donnelly - yes ;Kosa - yes ;LaRocca - yes ;Leonard - yes ;
Sciglitano and Myhre were not present at the first hearing

Stafford Township Planning Board
October 12, 2022 - Regular Meeting

APPLICATIONS FOR PUBLIC HEARING:

1. **P22-05 PKN DEVELOPMENT, LLC C/O PETER KANIA
YEOMAN ROAD AND NAUTILUS DRIVE, BLOCK 44.151, 23
MINOR SUBDIVISION**

Applicant proposes to subdivide the lot into 2 new lots.

Representative: Alexandria Erhardt, Esq., King, Kitrick, Jackson, McWeeney & Wells, LLC,
35 Beaverson Blvd, Bldg 9, Suite A, Brick, NJ 08723
William Stevens, P.E., P.P., Professional Design Services, LLC 1245 Airport Road, Suite 1,
Lakewood, NJ 08701
Applicant Peter Kania was present

Mr. Stevens testified that this minor subdivision will create two conforming lots.

Exhibit – A-1 binder of 10 photos

Open to the Public: seeing none

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

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


VOUCHER RESOLUTION:

Motion: Kuenzler Second: Donnelly AIF: aye

ADJOURNMENT:

Time: 7:35 P.M. Motion: Wilson Second: Donnelly Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS OCTOBER 26, 2022