

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, DECEMBER 14, 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	ABSENT
	Ms. JEANINE SCIGLITANO, VICE CHAIRPERSON	PRESENT
	Mr. THOMAS KUENZLER	PRESENT
	Mr. LEONARD WILSON	PRESENT
	MAYOR GREGORY E. MYHR- Paul Krier	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 Jr., Esq, Board Attorney
Robert Mannix, P.E. – Board Engineer
Darlene Engel - Court Reporter

Stafford Township Planning Board
December 14, 2022 - Regular Meeting

MINUTES FOR APPROVAL:

November 23, 2022 Regular Meeting

Motion: Wilson Second: Kuenzler To: Approve the minutes of November 23, 2022

RCV: Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes ;
Donnelly - yes ;
LaRocca ;Sciglitano ;Kirwan ;Leonard ;

RESOLUTIONS:

1. **P03-41A-AAAAA THE LANDINGS AT MANAHAWKIN, LLC**
BLOCK 77, Lot 1.10
ADMINISTRATIVE FIELD CHANGE – TRAFFIC PATTERN

Motion: Kuenzler Second: Wilson To: Approve the resolution

RCV: Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes ;
Donnelly - yes ;LaRocca - yes ;Sciglitano - yes ;Kirwan - yes ;Leonard - yes ;

APPLICATIONS FOR PUBLIC HEARING:

*Carried from July 27, 2022 -- SEE LETTER FROM DONALD PEPE, ESQ. REQUESTING
TO CARRY TO FEBRUARY 15, 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. Board waiting on applicant's decision about the Electric Vehicle charging station.

Motion: Kuenzler Second: Wilson To: carry the application to February 15, 2023

RCV: Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes ;
Donnelly - yes ;LaRocca - yes ;Kirwan - yes ;Leonard - yes ;
Sciglitano and Myhre were not present at the July 27th meeting.

1. **P22-08 PROSPERITY LANE ASSOCIATES, LLC**
PROSPERITY LANE off Oak Avenue
BLOCK 124, LOT 38 AND 39
MAJOR SUBDIVISION

Applicant proposes preliminary and final major subdivision to consolidate lots 38 and 39 and re-divide into 8 new lots.

Representative: Richard Visotcky, Esq. 149 East Bay Avenue, Manahawkin
Robert Sive, Geller, Sive and Company, 958 Adelphia Road, Adelphia, NJ
Daniel Wheaton, 1010 Architect
Sandy Mirozzo – applicant

Exhibit: A-1, Color rendering of proposed subdivision
A-2, 8 x 11 photo color pic of front of lot 39 of existing landscaping along Oak Avenue
A-3, front of same lot as A-1 looking parallel to Oak Avenue.

Open to Public – Theresa Dragovic – 190 Oak Avenue - the new proposed street will directly impact her driveway.

Richard Gosser – 198 Oak Avenue – would like to request a traffic evaluation as the road is very busy. There is a creek behind the project called Cedar Run Creek.

Rayanne Palermo – 211 Oak Avenue, concerned about sidewalks impacting their meter pits and the elevation of properties.

Mr. Visotcky explained the application, there will be a total of 8 lots, 6 new homes, 1 lot will be drainage and 1 lot is applicants' lot. He then called up Mr. Sive, he read and answered Mr. Mannix's review letter. Board would like post and rail fencing for wetlands buffer. The board recommended that the 10' x 391' strip of land that will be owned by one of the lots be kept as natural vegetation instead of planting street trees and/or shrubs and mulching.

Motion: Kuenzler Second: Wilson To: Approve the application with conditions set for the in the resolution

RCV: Kuenzler - yes ; Wilson - yes ; Krier - yes ; Steadman - yes ;
von der Hayden - yes ; Donnelly – yes ; LaRocca - yes ; Sciglitano - yes ; Kirwan - yes ;

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VOUCHER RESOLUTION:

Voucher list attached:

Motion: Kuenzler **Second:** Wilson **To:** Approve the vouchers

RCV: Kuenzler - yes ; Wilson - yes ; Sciglitano - yes ; Krier - yes ; Steadman - yes ;
von der Hayden - yes ; Kirwan - yes ; Donnelly - yes ; LaRacca - yes ;

ADJOURNMENT: **Time:** 9:30 P.M. **Motion:** Kuenzler **Second:** **Aif:**

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS DECEMBER 28, 2022