

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JANUARY 24, 2024
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>	JOSEPH KOSA - Chairman	Absent
	JEANINE SCIGLITANO – Vice Chairman	Present
	LISA MOWER – Class I -	Present
	THOMAS KUENZLER –	Present
	LEONARD WILSON-	Present
	MATTHEW VON DER HAYDEN – Class II	Present
	COUNCILMAN THOMAS STEADMAN – Class III	Present
	STEPHEN DONNELLY –	Present
	ROBERT KIRWAN –	Present
	OWEN LAROCCA - Alternate I	Present
	KEVIN LEONARD - Alternate II	Present

Also present:

Joseph Coronato, Esq. - Board Attorney
Darlene Engel – Court Reporter

John Hess - Board Engineer
Scott Taylor - Landscape Architect

Minutes for Approval:

January 10, 2024, Reorganization/Regular Meeting
Leonard was absent

Motion: Kirwan Second: Wilson To: Approve the minutes of January 10, 2024

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

RESOLUTION OF APPROVAL: no resolutions

CARRYOVER APPLICATION:

This application was carried from September 13, 2023, October 11, 2023 (no testimony) October 25, 2023 (no testimony) December 13, 2023(no testimony) ***See email from Nick Talvacchia, Esq. requesting to carry to February 28, 2024 to address the report from Taylor Design Group, with no new notice to be required.***

**1. P23-08 ATLANTICARE HEALTH SERVICES
BLOCK 25/25.02 LOT 34.06,34.07/22.01
P/F MAJOR SITE PLAN**

Applicant proposes Preliminary and Final Major Site Plan approval to construct a facility for medical use

Motion: Kirwan Second: Kuenzler To: Carry the application to February 28, 2024

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

APPLICATION FOR PUBLIC HEARING:

**1. SCOTT E. KENNARD CONSTRUCTION, LLC
415 SOUTH MAIN STREET, BLOCK 138 LOT 5
P/F MAJOR SITE PLAN**

Applicant requests Preliminary and Final Major site plan approval to permit the construction of a new storage building at the site as well as to add a second floor addition to the existing commercial building.

Representative:

James Raban, Esq. Applicants Attorney
James Brzozowski, Horn, Tyson, Yoder Engineer
Scott Kennard – Applicant/Owner

Exhibits:

A-1 picture of existing sight taken June 2023
A-2 proposed sign to be placed on property (ground mount lighting)

Stafford Township Planning Board - Agenda
January 24, 2024

Open to Public: seeing none

Mr. Raban said the old house in front was torn down and the building in the rear has become the primary structure. Mr. Kennard's business is new house builds and major revocations. He is proposing to build a detached garage to store material.

Motion: Kuenzler Second: Kirwan To: Approve the application with conditions.

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

Mr. Coronato announced that Walmart is requesting to extend the time period for the placement of Charging stations. They may possibly come in February 14 or February 28, 2024 to explain the proposed change.

Voucher Resolution:
Voucher list attached:

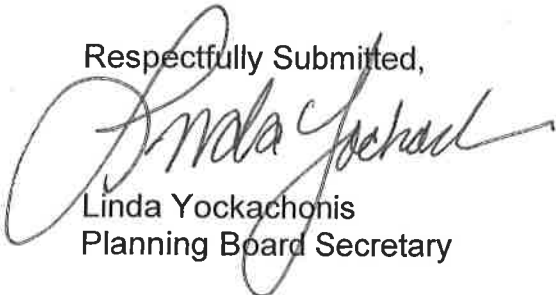
Motion: Kuenzler Second: Kirwan To: Approve the voucher

AIF: aye

CORRESPONDENCE: The NJ Planner November/December 2023 issue

Adjournment: **Time: 9:15 P.M.**
Motion: Kirwan Second: Donnelly Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS FEBRUARY 14, 2024

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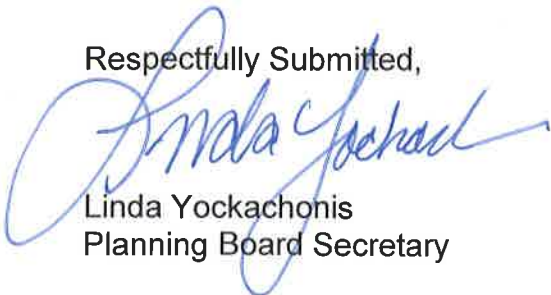
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Linda Yockachonis
Planning Board Secretary

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DONALD M. PEPE | Partner
dpepe@sh-law.com
Direct Phone: 732-568-8370 | Fax: 732.695.8108

January 17, 2024

VIA FEDERAL EXPRESS AND EMAIL TO lyockachonis@staffordnj.gov
Planning Board Secretary
Attn: Linda Yockachonis
Stafford Township
260 East Bay Avenue
Manahawkin, NJ 08050

**Re: Walmart Electric Vehicle Charging Stations
525 Route 72 West
Block 120, Lot 36.01
Our File No. 12014.1090**

Dear Ms. Yockachonis:

As you are aware, this firm represents Wal-Mart Stores, Inc., in connection with the above referenced matter. We are kindly requesting an extension for the installation of the electronic vehicle charging stations because six (6) months is up, and appearance is now required for the same.

Thank you in advance for your time and consideration in this matter. If you have any questions, comments or need any additional information, please feel free to contact me.

Sincerely,

/s/ Donald M. Pepe

Donald M. Pepe, Esq

DMP/lg