

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, MARCH 26, 2025
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	PRESENT
	MAYOR ROBERT HENKEN –	ABSENT
	COUNCILMAN DARCONTE – Mayor Designee	PRESENT
	THOMAS KUENZLER, Vice Chairman	ABSENT
	LEONARD WILSON-	PRESENT
	MATTHEW VON DER HAYDEN -	PRESENT
	COUNCILWOMEN LISA MOWER	ABSENT
	STEPHEN DONNELLY –	PRESENT
	ROBERT KIRWAN –	ABSENT
	THOMAS STEADMAN -	PRESENT
	ANTHONY PESIC - Alternate I	PRESENT
	KEVIN LEONARD - Alternate II	ABSENT

Also Present:

Joseph Coronato - Board Attorney
John Hess - Board Engineer
Scott Taylor – Landscape Architect
Darlene Engel – Court Reporter

Stafford Township Planning Board – Minutes
March 26, 2025 - Regular Meeting

Minutes for Approval:

March 12, 2025 Regular Meeting
Pesic, Henken, Kuenzler and Donnelly were absent

Motion: Wilson Second: von der Hayden To: Approve the minutes of February 26, 2025

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

RESOLUTION OF APPROVAL: no resolution to approve

APPLICATION FOR PUBLIC HEARING:

1. **P25-03 WILLIAM GRESHAM**
1048 DUNE LANE
BLOCK 44.29 LOT 1&2
MINOR SUBDIVISION WITH VARIANCES

Applicant is seeking Minor Subdivision approval to subdivide the property into 2 lots.

REPRESENTATIVE: Robert Shinn, Esq. Woodland McCoy and Shinn, 2 North Union, Manahawkin, NJ
Bruce Jacobs, P.E. , 414 Lacey Road, Lacey, NJ

Exhibits: A-1 3 sheets, 1st page is an aerial map of site, 2nd page is 2 pics, 1 is front of existing house looking easterly from Dune Avenue, 2nd picture is looking northeasterly from Dune towards intersection of Inlet Avenue. 3rd page is 2 pictures 1st is looking easterly from Dune Avenue showing rear yard fence and shed, 2nd picture is view of new lot looking southeasterly from Inlet.

Open to Public: Teresa Cioffi, 172 Riptide Avenue., only came because she thought she had to because she received a certified letter, said family has owned the neighboring property for years and has no problem with the application.

Motion: DarConte Second: Wilson To Approve the Application

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

2. 157 NORTH MAIN STREET, LLC
157 NORTH MAIN STREET
BLOCK 238 LOT 3
P/F MAJOR SITE PLAN WITH VARIANCES

Applicant is seeking P/F Major Site Plan approval for Bulk Variances to renovate the existing building and to construct various site improvements to include parking lot and access drives, new lighting and landscaping improvements.

Representative: Lynne A. Dunn, Heiring, Dupignac, Dunn and Stanzione P.C
236 Washington Street, Toms River
Douglas D. Clelland, P.E. Insite Engineering, LLC, 20 N. Main St, Suite 2B,
Manahawkin, Robert Hudak, MPA, AICP, 1955 Route 34, Suite 1A, Wall, NJ 07719

Exhibits: Exhibit A-1 neighborhood aerial, dated 2/25/25
Exhibit A-2 previous condition of structure
Exhibit A-3 current condition of structure

Open to Public: Tom Bresnahan, 154 Division Street, asked Scott Taylor to have a species of tree with some height to it, he is the neighbor and client of applicant.

Motion: Steadman Second: Donnelly To Approve the Application

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

EXECUTIVE SESSION:
RESOLUTION 2025-17

AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT:

Mr. Wilson stepped down and out

BOARD MEMBERS ENTER CLOSED SESSION: 8:38 P.M.
Motion: Donnelly **Second:** DarConte **AYE:** aye
BOARD OPENED PUBLIC SESSION: 9:20 P.M.

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Voucher Resolution: No vouchers

DISCUSSION:

Adjournment: Time: 9:21 P.M.

Motion: von der Hayden Second: Donnelly Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS APRIL 9, 2025