

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JUNE 25, 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
	THOMAS KUENZLER, Vice Chairman -	PRESENT
	LEONARD WILSON-	PRESENT
	MATTHEW VON DER HAYDEN -	PRESENT
	COUNCILWOMEN LISA MOWER -	ABSENT
	STEPHEN DONNELLY -	PRESENT
	ROBERT KIRWAN -	PRESENT
	THOMAS STEADMAN -	PRESENT
	ANTHONY PESIC - Alternate I -	PRESENT
	KEVIN LEONARD - Alternate II -	PRESENT

Also Present:

Joseph Coronato - Board Attorney
John Hess - Board Engineer
Darlene Engel – Court Reporter

Stafford Township Planning Board - Minutes
June 25, 2025 - Regular Meeting

Minutes for Approval:

May 28, 2025 Regular Meeting

Motion: Kuenzler Second: Donnelly To: Approve the minutes of May 28, 2025

RCV: Kuenzler - yes ;Steadman - yes ;von der Hayden - yes ;Donnelly - yes ;
Kosa - yes ;Pesic - yes ;Leonard - yes ;

RESOLUTION OF APPROVAL:

1. **P24-03 SICKLERVILLE505, LLC**
140, 160 AND 212 ROUTE 72 WEST
BLOCK 74, LOT 3, 6.01 AND 6.02
MAJOR SITE PLAN

Motion: Donnelly Second: Steadman To: Approve the Resolution

RCV: Kuenzler - yes ;Steadman - yes ;von der Hayden – yes ;Donnelly - yes ;
Kosa - yes ;Pesic - yes ;Leonard - yes ;

ADOPTING THE 2025 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AS AN
ELEMENT OF THE MASTER PLAN.
FOURTH ROUND (2025 – 2035)

Malvika Apte from CME, 1460 Route 9 South, Howell, NJ prepared the report and was present at the meeting.

Mr. von der Hayden explained the Housing Plan Element and Fair Share Plan with the Board.

Open to the Public: seeing none

Motion: Kuenzler Second: Donnelly To: Adopt the Housing plan Element and Fair Share Plan

RCV: Kuenzler - yes ;Steadman - yes ;von der Hayden – abstain ;Donnelly - yes ;
Kosa - yes ;Pesic - yes ;Leonard - yes ;

RESOLUTION OF APPROVAL:

1. **ADOPTION OF THE 2025 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AS AN ELEMENT OF THE MASTER PLAN. FOURTH ROUND (2025 – 2035)**

Motion: Wilson Second: Kuenzler To: Approve the Resolution

RCV: Kuenzler - yes ;Steadman - yes ;von der Hayden – abstain ;Donnelly - yes ;
Kosa - yes ;Pesic - yes ;Leonard - yes ;

APPLICATION FOR PUBLIC HEARING:

1. **P18-12AA 2304 EAST BAY LLC
2200-2304 EAST BAY AVENUE
BLOCK 297, LOT 3,4 and 4.01
AMENDED P/F MAJOR SITE PLAN**

Applicant is seeking an amended Preliminary and Final Major site plan approval for Phases 1 & 2 and reapproval of Preliminary Site Plan for Phase 3.

Representative: Dino Spadaccini, Esq. 98 Franklin Corner Rd., Lawrenceville, NJ
John Kornick, P.E, P.P. 36 Tanner St, Suite 100, Haddonfield, NJ
Applicant Christopher Vernon was present

Mr. Kornick explained the application and some changes due to DEP requirements to the original approval, one being the withdrawal of the billboard. Phase 3 involves DEP as well and will take a long to come back in for Final approval.

Exhibits - John Kornick presented exhibit A-1 which consisted of 10 page. Page 1 is a site rendering plan, Page 2 is the proposed site plan, Page 3 Areas A,R and N enlargement, Page 4 Areas P and Q enlargement, Page 5 Pics of proposed Marina Club, Page 6 proposed pool and amenities, Page 7 proposes Marina Market and Open Air farmers Market (a pedestrian friendly waterfront destination. Page 8 Aerial image, Page 9 Aerial image, and page 10 proposes Marina Building.

Open to Public: Seeing none

Motion: Kuenzler Second: Wilson To: Approve the Resolution

RCV: Wilson - yes ;Kirwan - yes ;Kuenzler - yes ;Steadman - yes ;
von der Hayden - yes ;Donnelly - yes ;Kosa - yes ;Pesic ;Leonard ;

Stafford Township Planning Board - Minutes
June 25, 2025 - Regular Meeting

Voucher Resolution: no vouchers

DISCUSSION:

Adjournment:

Motion: Kirwan

Time: 9:45 P.M.

Second: Stedadman

Aif: aye

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Linda Yockachonis', written over the typed name and title.

Linda Yockachonis
Planning Board Secretary

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