

**Mannington Township Planning Board  
Regular Meeting  
January 14, 2021**

**Present:**

Donald Asay, William DeCinque, Richard Eber, Luke Patrick, Donald Richman, John Sakewicz, Jessica Lynn Winkers, Michael Colletti, Kasey Carmer, Joan Adams, Corey Gaskill, David Cadwallader (7:18 pm), Nicholas Culver (7:18 pm)

**Absent:**

Carl Gaskill, Michael Sullivan

The meeting was called to order at 7:01 PM.

The Sunshine Law Statement was read.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Roll Call was taken to justify that there was a quorum in attendance.

The secretary of the planning board has given adequate notice of the meeting.

**Reorganization**

All Planning Board members were sworn in at this time.

Nominations were opened for Planning Board Chair.

Donald Asay nominated John G. Sakewicz for Planning Board Chair. Richard Eber seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Vice Chair.

John Sakewicz nominated William DeCinque for Planning Board Vice Chair. Jessica Lynn Winkers seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Secretary.

Donald Asay nominated Rebecca Gower Ferguson for Planning Board Secretary.

Richard Eber seconded the motion.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Solicitor.

Donald Asay nominated Joan Adams. John Sakewicz seconded the motion.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Engineer.

Donald Asay nominated Carl Gaskill/Fralinger Engineering. John Sakewicz seconded the motion.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planner.  
Donald Asay nominated CLARK CATON HINTZ. John Sakewicz seconded the motion.  
Nominations were closed at this time.  
All in Favor.

Donald Asay made a motion that the Planning Board meet on the second Thursday of the month at 7 pm and that the Planning Board continue to use the following papers for public notices: The South Jersey Times and The Elmer Times. John Sakewicz seconded the motion.  
All in favor.

### **Regular Meeting**

William Decinque made a motion to approve the minutes. Richard Eber seconded the motion.  
All in Favor.

#### Regular Meeting

##### Block 64, Lot 11 Completeness Hearing

Howard Melnicove presented the application. Greg Simonds was sworn in as the engineer and qualified as an expert. Mei Tang was sworn in. She is one of the owners of the property.

They are not seeking any approval regarding the rear apartment. There are no documents regarding the apartment. The apartment has been vacant since 2015.

Nicholas Culver and David Cadwallader arrived at the meeting at 7:18 PM.

Joan Adams referenced section 70 – 37 that if the apartment was abandoned and not utilized, it would need to be reviewed for a use variance. The applicant is not requesting that action at this time.

This property is a single-family dwelling that will be used for agricultural business. There is a pole barn to be built in a greenhouse.

The applicant is requesting a zoning permit to have buildings knocked down and rebuilt.

Donald Asay stated that there is a need to know the manner of the agricultural operation. There are seven buildings and one has been knocked down. Many were expanded upon their original footprint. There is one building that seems to be sitting on a septic field.

Joan Adams asked if the applicant was able to testify. Mr. Melnicove stated that the home is occupied by one of the primary owners.

Mr. Eber asked what type of agricultural business takes place on the property.

Ms. Tang stated that the current farm is rented to the previous owner of the property. The plan for the future is that a greenhouse will be utilized to grow vegetables. The previous owner will continue to rent as part of the agricultural use of the property. The new building will house agricultural equipment and agricultural products.

For clarity the buildings were numbered in a logical order on the map for purposes of this discussion.

Buildings number one, three, four and number six were enlarged beyond original footprint.

Building number two was constructed without a permit. This is new construction and is actually made of shipping containers. Joan Adam stated that shipping containers are not permitted.

Donald Asay stated that the building consists of two containers with the roof and poles down the side.

Building one will be a break room for agricultural workers. There is an office for work regarding that agricultural operation, this building will not be storage for agricultural products.

Building number two is the building consisting of shipping containers. This is currently being utilized for equipment storage. The applicant acknowledged that they may need to remove this structure.

Building number three has garage doors for vehicles and farm equipment.

Building number four has been expanded and is a two-story storage unit that goes around a main floor. The main floor will be utilized for packing and the second floor will be utilized for storage. The windows along the top are for light.

Building number five is an existing building it is a vacant cinderblock old building original to the farm. The finished product for loading and unloading product will be housed in it and this is what has been its historical use.

Building number six consists of the rear apartment and old garages it is currently filled with equipment.

Mr. Asay stated the building number six is actually constructed in the right-of-way for Tide Mill Road. Joan Adams stated that this is an illegal building and the board can require that applicant to take it down.

Mr. Melnicove stated that all of the expansion is in the interior. He is not arguing that it is legal but trying to get approvals to bring the application into conformity.

Mr. Asay stated that building number one is constructed on the septic system there was some discussion regarding where the septic is located.

Joan Adams stated the buildings could not be constructed on septic beds and septic pools are illegal. The septic beds must be placed on the plans in order for the application to be considered for completeness. Corey Gaskill agreed.

Mr. Eber asked if there were bathrooms in the building for the workers. Mr. Asay stated that the applicant had added a tremendous amount of impervious cover to the property.

Mr. Gaskill reviewed his letter dated November 2.

For item number B 15 Joan Adams asked if any of these buildings are affected by the flood lines? Mr. Gaskill stated that the flood lines for 100 and 500 years do not impact the buildings.

Item number B 18 is in the conservation area. The roadway may need to be removed.

Mr. Melnicove stated that the applicant is requesting all waivers identified in the letter.

There was some discussion regarding a 8 inch block wall utilize for storage that did not have a roof.

Mr. Melnicove reviewed that he would need to identify the septic system on a new plan. He needs to ensure that the causeway is identified on the plan and provide additional information. Mr. Asay stated that written descriptions and pictures of the buildings would be helpful.

There was some discussion regarding the requirements for preliminary and final site plan approval. This may be considered a non-conforming pre-existing variance and that will be part of the public hearing. This is called a technical variance.

Mr. Asay made a motion that the application be deemed incomplete. Mr. Eber seconded the motion. All in favor.

**Roll Call**

1. *Donald Asay – Yes*
2. *David Cadwallader – Yes*
3. *William DeCinque – Yes*
4. *Richard Eber – Yes*
5. *Luke Patrick – Yes*
6. *Donald Richman – Yes*
7. *John Sakewicz – Yes*
8. *Jessica Lynne Winkers – Yes*
9. *Michael Colletti – Yes*

Mr. Gaskill and the applicant solicitor will meet prior to the next meeting to review the information.

The zoning reports were presented for October, November and December.

Mr. Asay reported that Rita Shade and Andrew Buzby have both resigned from the Planning Board. Both were tremendous assets to the board.

In 2021 a reexamination report for of the master plan should be completed. Mr. Asay has been in touch with Michael Sullivan about beginning that work.

Corey Gaskill and Joan Adams both thanked the board for appointing them this year.

The planning board meeting was open to the public. The planning board meeting was closed to the public.

The meeting was adjourned at 9:05 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary