

**Mannington Township Planning Board  
Regular Meeting  
March 10, 2022**

**Present:**

Donald Asay, William DeCinque, Luke Patrick, John Sakewicz, Michael Colletti, Nicholas Culver, Gaynel Schneeman, Robert Schmid, Michael Aimino and Corey Gaskill

**Absent:**

David Cadwallader, Richard Eber, Donald Richman, Jessica Lynne Winkers, John Emel, Carl Gaskill, Michael Sullivan

The meeting was called to order at 7:01 PM by John Sakewicz, Chairman.

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.

William DeCinque made a motion to approve the January 2022 minutes. Donald Asay seconded the motion.

All in Favor.

**Salem County Vocational Technical School District Submerged ARC Welding Lab Addition Review**

Brooks Garrison reviewed the information. Dr. Bates, the School Business Administrator was also present to answer questions. Grant funds are being used to extend the welding program to include submerged arc welding. There is very little smoke involved. This addition will attach to the current welding shop in the rear of the building. The grade will be the same elevation and the emergency route will be straight out of the back of the building. There will be three stations and two tractor feeders. There will be an additional single bathroom in the existing shop. The current rear lighting fixture will be relocated to the rear of the addition. Dr. Bates explained that this program will be utilized by both secondary and post-secondary students. The grant application has been submitted to the state and the County Commissioners have designated the required matching funds. This is a coordinated programming effort for the Camden, Gloucester, Salem and Cumberland vocational technical schools.

Donald Asay mentioned that the welding program has historically had an excellent reputation. Dr. Bates stated that the program has a 33% female enrollment.

Corey Gaskill mentioned that there is no change to the impervious materials or designated parking area.

Luke Patrick made a motion to submit a letter supporting the construction and state that the plan is consistent with the master plan. Donald Asay seconded the motion. All in favor.

**Roll Call**

Donald Asay - Yes  
William DeCinque - Yes  
Luke Patrick - Yes  
John Sakewicz, - Yes  
Michael Colletti - Yes  
Nicholas Culver - Yes  
Gaynel Schneeman - Yes  
Robert Schmid - Yes

## Miscellaneous Business

### Ordinance #22-03 Proposed Land Use Amendment

This ordinance is intended to grandfather lots in that are nonconforming.

The planner has reviewed this ordinance and he does not find that it is inconsistent with the master plan.

William DeCinque made the motion to supporting the adoption of the ordinance. Luke Patrick seconded the motion.

#### **Roll Call**

Donald Asay - Abstain  
William DeCinque - Yes  
Luke Patrick - Yes  
John Sakewicz, - Yes  
Michael Colletti - Yes  
Nicholas Culver - Yes  
Gaynel Schneeman - Yes  
Robert Schmid - Yes

Luke Patrick made a motion to approve Resolution 07-2022. Nicholas Culver seconded the motion.

#### **Roll Call**

Donald Asay - Abstain  
William DeCinque - Yes  
Luke Patrick - Yes  
John Sakewicz, - Yes  
Michael Colletti - Yes  
Nicholas Culver - Yes  
Gaynel Schneeman - Yes  
Robert Schmid - Yes

RESOLUTION NO. 07-2022

RESOLUTION OF THE MANNINGTON TOWNSHIP PLANNING/ZONING BOARD  
MEMORIALIZING REPORT AND RECOMMENDATIONS ON  
PROPOSED LAND USE ORDINANCE PURSUANT TO *N.J.S.A.* 40:55D-26, -62, -62.1  
AND -64

PROPOSED ORDINANCE NO.: 22-03

AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS  
FOR CERTAIN PRE-EXISTING LOTS IN MANNINGTON TOWNSHIP'S  
A, RR AND CR ZONING DISTRICTS

WHEREAS, on March 3, 2022, the Mannington Township Committee referred Ordinance No. 22-03, a copy of which is attached as Exhibit A and made a part of this resolution, to the Mannington Township Planning Board for review pursuant to *N.J.S.A.* 40:55D-26, -62, -62.1, and -64; and

WHEREAS, the Board reviewed the proposed Ordinance at its March 10, 2022 meeting; and

WHEREAS, the Board has determined that the proposed Ordinance is not inconsistent with the Mannington Township Master Plan; and

WHEREAS, the Board has determined that the proposed Ordinance is either substantially consistent with the land use plan element and the housing plan element of the Mannington Township Master Plan, or is designed to effectuate such plan elements, or is not inconsistent with such plan elements; and

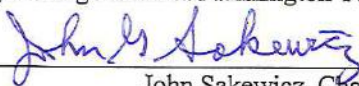
WHEREAS, the Board has determined that the proposed Ordinance does not include changes to zoning district classifications and boundaries, or any changes to bulk, density, or other requirements that could affect a fundamental or dramatic alteration in the intensity or character of future land use or development within any zoning district; and

WHEREAS, the Board has determined that the proposed Ordinance should be adopted as proposed by the Township Committee;

NOW, THEREFORE, BE IT RESOLVED, by the Mannington Township Planning/Zoning Board, that the Board recommends that the Mannington Township Committee should adopt the proposed Ordinance as drafted.

The undersigned Chairperson of the Mannington Township Planning/Zoning Board hereby certifies that the above is a true copy of a resolution as adopted by said Board on March 10, 2022 to memorialize its action taken on that date.

Planning/Zoning Board of Mannington Township



John Sakewicz, Chairperson

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Planning/Zoning Board of the Township of Mannington held on the 10th day of March 2022; by a vote 7 to approve, - to oppose and 1 to abstain.

*Rebecca G. Ferguson*

Rebecca Ferguson, Secretary

In favor of the resolution: *William DeCinqe, Luke Patrick, John Sakewicz, Michael Colletti, Nicholas Culver, Gaynel Schneeman and Robert Schmid*

Opposed to the resolution:

Abstained: *Donald Asay*

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

JIF Training

Mr. Aimino reviewed the Jif Training Manual with members of the board. The board was reminded that when in doubt, ask your planning board attorney. This cloaks you with immunity.

The meeting was adjourned at 7:51 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary