

**Mannington Township Planning Board**  
**Regular Meeting**  
**April 11, 2024**

**Present:**

Donald Asay, John Sakewicz, Richard Eber, Nicholas Culver, Gaynel Schneeman, Robert Schmid, Michael Aimino, Michale Colletti, Jessica Lynne Winkers, Dory Emel, Corey Gaskill, Andrew Carpenter, David Cadwallader (7:19 pm)

**Absent:**

William DeCinque, Donald Richman, Michael Sullivan and Carl Gaskill

The meeting was called to order at 7:00 PM by John Sakewicz.

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.

Nicholas Culver made a motion to approve the March 14, 2024 minutes. Michael Colletti seconded the motion.

All in Favor.

Donald Asay and Richard Eber stepped down from the board at this time.

**Block 3, Lot 18 and Block 3, Lot 20**  
**92 Warner Road**  
**Completeness Hearing**

John DiGregorio was sworn in.

Proof that taxes are paid will be a condition to hear the application, if deemed complete.

Cory Gaskill reviewed his letter dated April 9, 2024.

Michael Aimino will be submitting a memo to the board regarding the board. There are some serious issues that the applicant will need to address in regard to the wetland easement.

Michael Colletti made a motion to deem the application complete based on agreements verbally agreed upon and the requested waivers. Nicholas Culver seconded the motion.

Roll call vote.

YES: MC, JS, JW, NC, GS, DE & RS

NO: (none)

Abstain: (none)

Donald Asay and Richard Eber returned to the board at this time.

Block 20, Lot 22  
Green Pastures Horse Farm, LLC  
Completeness Hearing for a Major Subdivision Application

David Cadwallader joined the meeting.

Corey Gaskill reviewed his letter dated April 10, 2024

Proof that taxes are paid will be a condition to hear the application, if deemed complete.

Donald Asay asked a question about access and egress to the property.

Nicholas Culver made a motion to deem the application complete based upon the requested waivers and conditions. Michael Colletti seconded the motion.

Roll call vote.

YES: DA, DC, MC, RE, JS, JW, NC, GS and RS

NO: (none)

Abstain: (none)

Miscellaneous Business

The following items will be coming before the planning board.

- (1) Revising the stream corridor buffer ordinance.
- (2) Revising the conservation map for the conservation zone.
- (3) Utility Plan Element Review
  - a. The hospital owns the sewer line.
  - b. There are no residential sewer connections in Mannington.

The board was asked to think about a possible change for 3-5 paper copies and then reduced paper sizes (11x17).

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

The meeting was adjourned at 7:44 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary