

Mannington Township Planning Board
Regular Meeting
May 9, 2024

Present:

Donald Asay, John Sakewicz, Richard Eber, Gaynel Schneeman, Robert Schmid, Michael Aimino, Michale Colletti, Dory Emel and Corey Gaskil

Absent:

Donald Richman, Nicholas Culver, Andrew Carpenter, Jessica Lynne Winkers, David Cadwallader, Michael Sullivan and Carl Gaskill

The meeting was called to order at 7:01 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.

Richard Eber made a motion to approve the April 11, 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
Application for a Variance/Site Plan
John DiGregorio was sworn in.

Gaynel Schneeman made a motion to postpone the application to the June 13th meeting. The applicant will provide notice and the applicant has waived all statutory timeframes. Colletti seconded the motion.

All in Favor

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

Block 20, Lot 22
Green Pastures Horse Farm, LLC
Major Subdivision Application

Adam Telsey provided a brief overview of the property. The applicant is hoping to create a new lot and reduce the other lot. The purpose is to create a new lot to build a home for the applicants two adult relatives. The property is used as a horse farm. The new lot will have horses and animals on this lot as well. These are used for therapy purposed for the adult children. They are requesting variances. One is in regard to a side yard setback for an existing shed and the other to the existing house at the front of the property. This house will become a repurposed building for tack. This will not be used for a home.

The following people were sworn in.

Joe Maffei, Engineer and Planner

Nader Kameli, developer of the project and brother of the owner

Mr. Maffei was qualified as an expert.

Mr. Maffei reviewed exhibit A1, a color copy of the rendering. The variance regarding the shed was pointed out. This shed is being used for the farming operation. The existing cottage is in the existing front yard. This structure is 16.5 feet from the property line. It is an existing condition. The other structures in the front yard were pointed out. These would also include a variance. There was some discussion regarding the driveway. There was some discussion regarding the existing septic for the cottage. Could this be removed? The bathroom is often used for farm workers. The applicant is willing to do this but the preference is to keep it. The applicant stated that the septic system was just recently redone in 2021 for the small cottage.

The applicants engineer reviewed the items brought up in Cory Gaskill's letter dated May 2, 2024. The applicant prefers to request a waiver for item #3. #4 Sidewalks are required along the roadways for a Major Subdivision. The applicant is requesting a waiver. The new home will have a new septic and well.

#7 No objection to adding three additional trees.

#10 The applicant is requesting a waiver to maintain the current characteristics.

#11 No objection.

#14 & 15 No objection.

There will be no change in grades.

Mr. Kameli is very familiar with the operations of the facility and how it is operated. The proposed storage facility is on the property is separated. There a donkeys, goats and horses on the property. This will be the tack room for the feed, storage and a bathroom. There will be a refrigerator for the animals. The two disabled individuals have four caregivers. The shower would be disassembled, as would the kitchen.

The board asked several questions about the shed. The goal is to have one house on one lot.

There are stable facilities in the large show barn and smaller barn. None are used for long term stabling. The fencing will not change on the property.

There show ring will be on the new property. The hours of the horse farm are 9 am to 5 pm six days a week, not Sundays. There are two full time employees. There are no manure stockpiles. The property owners have trucks and they pick up the feed and supplies and bring it back to the property. There employee who lives on the property since before the owners purchased the property.

The property owners run group homes. This is a property that the family hopes to house the children past their parents' life.

The new home will be a three-bedroom house. The main house is having an in-law suite constructed

Corey Gaskill reviewed his letter dated May 2, 2024.

Mr. Aimino reminded the board of the criteria that must be considered.

Corey Gaskill provided a summary of the discussion and agreed upon waivers and variances.

Mr. Asay suggested that the driveway and powerline placement are a self-imposed hardship.

The meeting was opened to the public at this time.

The meeting was closed to the public at this time.

There are swales in the front. The trees should be back behind the swales.

Michael Colletti made a motion to grant the major subdivision application with the conditions discussed included waivers and variances, as agreed upon. Additionally, the septic system will be allowed to remain under the condition that the shower, kitchen and drain lines must be removed prior to the building permit being issued for the new home. Donald Asay seconded the motion.

Roll call vote.

YES: DA, MC, RE, RS, GS and DE

NO: (none)

Abstain: (none)

Miscellaneous Business

- (1) A water ordinance is being heard at the next township committee meeting. This only involves the water line because the sewer line is owned by the hospital.
- (2) The Flood Plan is also being reviewed.
- (3) The affordable housing legislation just went through requires 74 unites. Mannington has 500 homes. The preservation efforts don't seem to effect the calculations.
- (4) Mr. DeCinque has tendered his resignation. Nicholas Culver will be moving up to a regular member position.

The planning board meeting was open to the public.

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The meeting was adjourned at 8:37 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary