

**Mannington Township Planning Board  
Regular Meeting  
October 10, 2024**

**Present:**

Richard Eber, John Sakewicz, Gaynel Schneeman, Robert Schmid, Michael Aimino, Michael Colletti, Donald Asay, Corey Gaskill, Nicholas Culver, Donald Richman and Andrew Carpenter

**Absent:**

Dorey Emel, Jessica Lynne Winkers, David Cadwallader

The meeting was called to order at 7:00 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.

Richard Eber made a motion to approve the September 12, 2024 minutes. Nicholas Culver seconded the motion.

All in Favor.

**Block 57, Lots 5 and 7**

**Action Station Road**

**Application for a Lot Line Adjustment and Bulk Variance**

Rodney Dare was sworn in at this time. The Engineers letter was reviewed. Mr. Dare stated that he is the sole owner of the property. The plan was revised as outlined in the Engineers Letter. The request is for two bulk variances.

The meeting was opened to the public.

The meeting was closed to the public.

Mr. Eber made a motion to grant the minor subdivision with the two variances. Mr. Culver seconded the motion.

Motion Carried 9-0

YES: D.A., M.C., N.C., R.E., D.R., J.S., R.S., G.S., and A.C.

**Review of Ordinance to Adopt a New Flood Damage Prevention Ordinance, to Adopt Flood Hazard Maps, to Designate a Floodplain Administrator and Providing for Severability and an Effective Date**

Mr. Aimino reviewed the ordinance.

Mr. Asay stated that this is also required by FEMA.

Nicholas Culver made a motion recommend and approve that the ordinance is consistent with the Master Plan. Donald Richman seconded the motion.

Motion Carried 8-0-1

YES: M.C., N.C., R.E., D.R., J.S., R.S., G.S., and A.C.

Abstain: D.A.

Resolution 12-2024 “RESOLUTION MEMORIALIZING REPORT AND  
RECOMMENDATIONS ON PROPOSED LAND USE ORDINANCE PURSUANT TO  
*N.J.S.A.* 40:55D-26, -62, -62.1 AND -64

Nicholas Culver made a motion to adopt Resolution 12-2024. Donald Richman seconded the motion.

Motion Carried 8-0

YES: M.C., N.C., R.E., D.R., J.S., R.S., G.S., and A.C.

(RESOLUTION TO FOLLOW)

MANNINGTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 12-2024

RESOLUTION 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.: 24-06

AN ORDINANCE BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
MANNINGTON AMENDING THE MANNINGTON TOWNSHIP CODE TO REPEAL  
§ 70-39.1 "FLOOD DAMAGE PREVENTION", § 70-39.2 "FLOOD HAZARD AREAS", AND THE  
"FLOOD PRONE AREAS" MAP REFERENCED THEREIN; TO ADOPT NEW CHAPTER 57  
ENTITLED "FLOOD DAMAGE PREVENTION"; TO ADOPT FLOOD HAZARD MAPS; TO  
DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY  
AND AN EFFECTIVE DATE

WHEREAS, on October 3, 2024, the Mannington Township Committee referred the above  
referenced Ordinance 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 October 10, 2024 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 effect 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 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 Board hereby certifies that the  
above is a true copy of a resolution as adopted by said Board on **October 10, 2024** to memorialize its action  
taken on that date.

Attest:

  
Rebecca Ferguson, Secretary  
Mannington Township Planning Board

  
John Sakewicz, Chairperson  
Mannington Township Planning Board

There was no Miscellaneous Business.

The meeting was opened to the public.

The meeting was closed to the public.

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary