

**Mannington Township Planning Board
Regular Meeting
November 14, 2024**

Present:

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

Absent:

Jessica Lynne Winkers, David Cadwallader, Andrew Carpenter

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 October 10, 2024 minutes. Donald Richman seconded the motion.

All in Favor.

Block 57, Lots 5 and 7

Action Station Road

Resolution 13-2024

Mr. Asay made a motion to approve the resolution. Mr. Eber seconded the motion.

Motion Carried 7-0

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

RESOLUTION TO FOLLOW

RESOLUTION 13 - 2024
OF THE COMBINED PLANNING/ZONING BOARD OF THE TOWNSHIP OF
MANNINGTON REGARDING AN APPLICATION OF RODNEY DARE,
GRANTING MINOR SUBDIVISION APPROVAL AND BULK VARIANCE
APPROVALS FOR PROPERTY DESIGNATED AS BLOCK 57, LOTS 5 & 7
COMMONLY KNOWN AS FRONTING ON ACTON STATION ROAD

WHEREAS, an application has been submitted by Rodney Dare, (hereinafter “Applicant” or “Dare”) 52 Acton Station Road, Salem, New Jersey 08079, for a Minor Subdivision Approval and Bulk Variance Approvals for property known as Block 57, Lots 5 & 7 on the Tax Map of the Township of Mannington, commonly known as fronting on Acton Station Road, Mannington, New Jersey 08079, which property is owned by the Applicant; and

WHEREAS, the Applicant has given legal Notice as required by and in accordance with N.J.S.A. 40:55D-12, by serving proper Notice to property owners within 200 feet of the site, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

WHEREAS, the application was deemed complete by the Mannington Township Planning/Zoning Board, by vote of (9) in favor and zero (0) opposed and no abstentions, at its meeting on September 12, 2024. Waivers were granted for Schedule A, Item #5, Schedule C, Item #2, #11, and #18. Applicant agreed to provide proof of taxes paid prior to the technical hearing, to add a scale to the key map, provide the list of property owners within 200 feet prior to the technical hearing and to correct the zoning chart as required by Item #13 as a condition of approval.

WHEREAS, in support of the application the Applicant has submitted the following documents:

1. Application for Development Review, dated June 9, 2024; and

2. Checklists Schedule A and Schedule C; and
3. Waiver Request prepared by Engel Land Surveying, dated June 12, 2024; and
4. Plan of Lot Line Adjustment, prepared by Henry V. Engel, PLS, of Engel Land Surveying, P. O. Box 563, Alloway, New Jersey 08001, dated May, 19, 2024.

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has made its determination in this matter based on the following:

1. The documents set forth above; and
2. The representations made by the Applicant in its application and by the Applicant, Rodney Dare, at the time of the hearing before the Board on September 12, 2024; and
3. Letter from the Combined Planning/Zoning Board Engineer, Corey Ronald Gaskill, PE, CME, dated September 11, 2024, a copy of which is incorporated and made a part of this resolution by way of reference; and
4. Comments made by the Combined Planning/Zoning Board Engineer, Corey Ronald Gaskill, PE, CME, at the time of the hearing on September 11, 2024; and
5. At the time of the hearing, no one from the public spoke.

WHEREAS, based upon the testimony and information provided at the time of the hearing and in the application, and as set forth above and throughout this Resolution, as well as the advice and reports of the Board's professionals, the Combined Planning/Zoning Board of Mannington Township, makes the following findings of fact and conclusions of law:

1. The Applicant proposes a minor subdivision whereby a portion of Block 57, Lot 5 will be transferred and added to Block 57, Lot 7. Both of the lots are adjacent to the Mannington-Quinton Municipal boundary line, with adjacent

lots in Quinton Township, under the same ownership also being the subject of lot line adjustments. The existing size of Lot 7 is approximately 1.31 acres. After the subdivision, the size of Lot 7 will be approximately 1.95 acres. The existing size of Lot 5 is approximately 12.43 acres. After the subdivision the size of Lot 5 will be approximately 11.79 acres. The property is located in the Rural Residential Zoning District.

2. The Applicant seeks Bulk Variances for two (2) existing conditions, as follows:

A. The existing size of Lot 7 is approximately 1.31 acres. After the subdivision, Lot 7 will be approximately 1.95 acres. The minimum required lot size for the Rural Residential Zoning District is three (3) acres. The size deficiency is an existing condition which will be improved by the subdivision, however, will still be short of the required lot size. A variance is required and requested. For the reasons stated herein and on the record, the variance was granted by the Board.

B. The existing and proposed lot depth is 176.36 feet. The required minimum lot depth is 350 feet in the Rural Residential Zoning District, thus a variance is required and requested. For the reasons stated herein and on the record, the variance was granted by the Board.

3. The Applicant Rodney Dare testified regarding the application. He indicated that he is requesting a subdivision to take a portion of Lot 5 and add it to Lot 7 to make the lot more functional and compliant. He has already received subdivision approval from Quinton Township. He agreed as a condition of approval to provide the resolution approving the subdivision to the Board as a condition of approval.

4. The Board determined that the two non-conformities are pre-existing conditions. One of the deviations, specifically the lot size, while not compliant, improves the current nonconformity. The Board further determined that the benefits of granting the variances outweighed any potential negative impact, of which the Board finds there is no negative impact, and that the granting of the variances would not substantially impair the zoning ordinance or the master plan. Thus the Board granted the variances.

5. The Board determined that the Applicant had met all the requirements for the granting of the Minor Subdivision Approval, that the development was in keeping with sound planning, was in accordance with the Municipal Land Use Law and Township Ordinances, when considering the agreements, relief and improvements to be made in connection with this development.

WHEREAS, upon motion duly made and seconded to Grant the “Application for Land Development” for Minor Subdivision Approval and Bulk Variance Approval, the Board, by a vote of 9 in favor, 0 opposed and 0 abstentions, (Voting for: Asay, Culver, Eber, Colletti, Schmid, Sakewicz, Schneeman, Carpenter and Richman), voted to **GRANT** the application.

NOW, THEREFORE, BE IT RESOLVED, by the Combined Planning/Zoning Board of the Township of Mannington, the application of Rodney Dare, 52 Acton Station Road, Salem, New Jersey 08079, requesting Minor Subdivision Approval and Bulk Variance Approval for property designated as Block 57, Lots 5 & 7, and commonly known as fronting on Acton Station Road, Mannington, New Jersey 08079, is hereby **GRANTED** subject to and conditioned upon the testimony, submitted plans, representations and stipulations of the Applicant and their professionals and witnesses at the time of the hearing and in

their submissions, in the letters of their professionals to the Board and further specifically, subject to the following terms and conditions:

1. Subject to the Applicants complying with and obtaining any and all necessary approvals from any other local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval, including but not limited to the Salem County Planning Board; and

2. The Applicant shall comply with all conditions and contingencies contained herein and shall also comply with all of the requirements of the MLUL during all phases of the Project. The Applicant shall pay all escrows, costs and professional fees associated with the application within thirty (30) days; and

3. The Board Engineer shall review all plans and amended plans in order to determine compliance with the terms and conditions of the Board's approval. Any shortcomings noted by either shall be addressed to the satisfaction of the professionals before the plans are signed. The applicant shall submit appropriate escrow amounts, as determined by the Board Engineer for inspections; and

4. The Applicant shall comply with all the revisions and modifications requested by the Board's Engineer, Corey Ronald Gaskill, PE, CME, as set forth in his letter dated September 11, 2024, unless otherwise modified or noted herein; and

5. The Applicant shall submit all deeds, plats and/or legal descriptions for review and approval by the Board Engineer and Solicitor, prior to filing and thereafter shall be executed and filed with the County Clerk of the County of Salem at the expense of the Applicants with copies, after recording, to be supplied to the Combine Planning/Zoning Board of Mannington Township; and

6. Pursuant to the provisions of the Municipal Land Use Law (MLUL), including but not limited to N.J.S.A. 40:55D-18 which is incorporated into this resolution by way of reference, Mannington Township shall be entitled to enforce this resolution as contemplated under the MLUL; and

7. A scale shall be noted for the Key Map on the plan; and

8. The block/lot/area label for Lot 7 is not located within the bounds of said lot. A leader shall be added to the label or the label shall be relocated within the bounds of Lot 7; and

9. The distance for the Mannington Township portion of the 955.74' property line and the new distance along the municipal boundary line shall be shown on the plan; and

10. Markers for the new corners in Mannington Township should be set or if set, indicate same on the plan; and

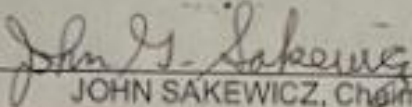
11. The point of beginning for each lot shall be added to the plan; and

12. A minimum of three (3) corners distributed around the tract shall indicate coordinate values per N.J.S.A. 46:26B-2b(8); and

13. A land surveyors certification shall be provided on the plan per N.J.S.A. 46:26B-2.b(12) & N.J.A.C. 13.40-5.1(m)3; and

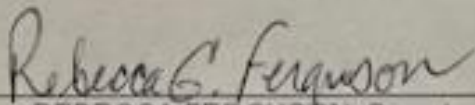
14. The Municipal Engineer's certification shall be revised to conform with N.J.S.A. 46:26B-2.b(14).

THE PLANNING BOARD OF THE
TOWNSHIP OF MANNINGTON


JOHN SAKEWICZ, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Planning/Zoning Board of the Township of Mannington held on the 9th day of October 2024; and such resolution was adopted by the Planning/Zoning Board of the Township of Mannington at a regular meeting held on November 14, 2024, by a vote 7 to approve, 0 to oppose and 0 to abstain.


REBECCA FERGUSON, Secretary

In favor of the resolution: D.A., M.C., R.E., D.F., J.S., R.S. + G.S.

Opposed to the resolution:

Abstained:

Block 40, Lot 9
Salem Farms, LLC
124 Swedes Bridge Road
Completeness Hearing/Application for a Site Plan Waiver

Mr. Aimino stated that he has spoken with the applicant's attorney. They have requested to hold the matter to the December meeting, waiving the statutory requirements.

Mr. Asay and Mr. Eber cannot vote on this matter.

Mr. Richman made a motion to carry the matter. Mr. Colletti seconded the motion.
All in favor.

Block 60, Lot 4
Mannington Mills Road
Completeness Hearing and Application for a Variance

Mr. Asay and Mr. Eber stepped down from the board at this time. This leaves a six member board. The applicant's attorney, Adam Telsey, stated that he is comfortable to proceed.

Mr. Gaskill reviewed his completeness letter dated 11/8/2024.

Michael Colletti made a motion to deem the application complete. Donald Richman seconded the motion.

Motion carried. 6-0

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

Adam Telsey presented the application. The previous tenant fell through. The new applicant would be making trusses for home construction. The application needs a use variance because there is more than one business on the lot. There will be no changes to the property. Zack Zehner, Executive Chairman of Mannington Mills and Robert Frogale, President of Arrandale Millwork were sworn in.

The Vinal Commercial Tile was discontinued ten years ago. The site is underutilized. The business conditions changed and the prior tenant needed to leave the lease. The Mannington site is probably not growing so they are looking for a sustainable, long-term tenant to offset expenses and bring jobs to the community. The truss assembly is for new construction.

The footprint of the building will not change. The truck traffic will be within 70% of the in and outbound of the previous vinal shipments. The building and lighting has been maintained. There will be no conflicts with the current operations coexisting. The property will be continuously maintained.

Mr. Frogale is a second generation business owner. They work mostly with national builders. This is the perfect site to manufacture roof trusses and it compliments flooring manufacturing. They will use the rail line and anticipate hiring 50 employees after 6

months. They will begin with one shift and hope to add a second shift. They will ship to DE, NJ and western PA. They use dust collectors to collect the wood/dust. At times this may be a seven day a week operation. Mostly it will be a six day a week operation. There is plenty of parking.

They expect truck deliveries. Mostly it will be railcars coming in and approximately 80 trucks coming out. The truck traffic is not planned to travel through downtown Salem City. Gaynel Schneeman cited concerns for the historic buildings.

Mostly production work will be on site. There will be a few offices located in the existing office building.

Mr. Gaskill reviewed the remainder of his letter. He sees no reason to require a site plan.

The goal is to be fully operational in late January. Adam Telsey reviewed the use variance sheet located within the application packet.

The meeting was opened to the public.

The meeting was closed to the public.

Michael Colletti made a motion to grant the use variance and site plan waiver. Gaynel Schneeman seconded the motion.

Motion carried. 6-0

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

There was no Miscellaneous Business.

The meeting was opened to the public.

Robert DiGregorio introduced himself and thanked the board for the work that they do.

The meeting was closed to the public.

The meeting was adjourned at 7:53 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary