

Mannington Township Planning Board
Regular Meeting
January 9, 2025

Present:

Richard Eber, Kenneth Dunham, Donald Richman, John Sakewicz, Gaynel Schneeman, Dory Emel, Robert Schmid, Donald Asay, Bethanne McCarthy, Michael Aimino and Corey Gaskill

Absent:

Andrew Carpenter, David Cadwallader, Michale Colletti, Nicholas Culver, Jessica Lynne Winkers and Michael Sullivan

The meeting was called to order at 7:03 pm PM by Rebecca Gower Ferguson, Secretary. 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.

Reorganization

Flag Salute

All planning board members were sworn in at this time.

Nominations were opened for Planning Board Chair.

Richard Eber nominated John Sakewicz for Planning Board Chair. Donald Richman seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Vice Chair.

Donald Asay nominated Nicholas Culver for Planning Board Vice Chair. Richard Eber seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Secretary, Resolution 01-2025.

Richard Eber nominated Rebecca Gower Ferguson for Planning Board Secretary. Gaynel Schneeman seconded the motion.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Solicitor, Resolution 02-2025.

Donald Asay nominated Michael Aimino. Richard Eber seconded the motion.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Engineer, 03-2025.

Richard Eber nominated Cory Gaskill/Fralinger Engineering. Bethanne Patrick seconded the motion.

Nominations were closed at this time.
All in Favor.

Nominations were opened for Planner, Resolution 04-2025.
Richard Eber nominated CLARK CATON HINTZ. Bethanne Patrick seconded the motion.
Nominations were closed at this time.
All in Favor.

Gaynel Schneeman made a motion that the Planning Board meet on the second Thursday of the month at 7 pm, Resolution 05-2025. Bethanne Patrick seconded the motion.
All in favor.

Gaynel Schneeman made the motion that the Planning Board continue to use the following papers for public notices: The South Jersey Times and The Elmer Times, Resolution 06-2025. Bethanne Patrick seconded the motion.
All in favor.

Mr. Asay took a moment to remember President Carter and noted that President Carter stayed in Mannington when he visited Salem County in 1985.

Reorganization was closed at 7:17 pm

(Reorganization Resolutions Below)

RESOLUTION 01-2025

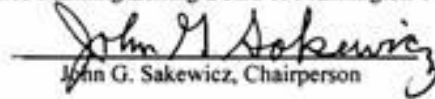
A RESOLUTION APPOINTING REBECCA GOWER FERGUSON AS SECRETARY TO SERVE THE COMBINED PLANNING/ZONING BOARD OF MANNINGTON TOWNSHIP FOR THE YEAR 2025 WHOSE TERM SHALL COMMENCE AS OF JANUARY 1, 2025 AND TERMINATE DECEMBER 31, 2025

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has need of the services of a secretary; and

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has reviewed the candidates and selected Ms. Rebecca Gower Ferguson as the most appropriate person to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington, that Ms. Rebecca Gower Ferguson is hereby appointed Secretary of the Combined Planning/Zoning Board of Mannington Township at an annual salary provided for by the Salary Ordinance for the year commencing January 1, 2025 and terminating December 31, 2025.

Combined Planning/Zoning Board of Mannington Township.


John G. Sakewicz, Chairperson

Attest:


Rebecca Gower Ferguson, Secretary

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 9th day of January, 2025.


Rebecca Gower Ferguson, Secretary

RESOLUTION 02-2025

A RESOLUTION OF THE MANNINGTON TOWNSHIP PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH MICHAEL A. AIMINO, ESQ., FOR PROFESSIONAL SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of an attorney for the year 2025, to render professional advice to the Planning/Zoning Board; and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, after advertising for the position pursuant to law, the Combined Planning/Zoning Board has selected Michael A. Aimino, Esq., as the most appropriate attorney to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. Michael A. Aimino, Esq., is hereby appointed Solicitor for the Mannington Township Combined Planning/Zoning Board for the year commencing January 1, 2025 and terminating December 31, 2025.

2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Michael A. Aimino, Esq., has special knowledge of the Municipal Land Use law and the conditions of the Township which knowledge is particularly valuable to the Planning/Zoning Board and has extensive experience in municipal land use. As such his services are of a nature where it is not possible to obtain competitive bids.

3. A copy of this Resolution shall be published once in the official newspaper, as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Combined Planning/Zoning Board are hereby authorized and directed to enter into a service agreement with Michael A. Aimino, Esq.

Attest

Combined Planning/Zoning Board of Mannington Township


Rebecca Gower Ferguson, Secretary


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 9th day of January, 2025.


Rebecca Gower Ferguson, Secretary

RESOLUTION 03-2025

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH THE ENGINEERING FIRM OF FRALINGER ENGINEERING PA., AND MR. CARL GASKILL, PE, PLS; PP; & CME AND MR. COREY GASKILL, PE FOR PROFESSIONAL ENGINEERING SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of a Professional Engineer for the year 2025, to render professional advice to the Combined Planning/Zoning Board on Planning/Zoning issues and to review applications for development, and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.,) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, the Combined Planning/Zoning Board has selected Mr. Carl Gaskill, PE., P.P., PLS, & C.M.E. and Mr. Corey Gaskill, PE of Fralinger Engineering as the most appropriate firm and individuals to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. Fralinger Engineering, PA., and its representatives, Mr. Carl Gaskill PE, PP, PLS & CME and Mr. Corey Gaskill, PE are hereby appointed Engineer for the Mannington Township Combined Planning/Zoning Board for the year commencing January 1, 2025 and terminating December 31, 2025.

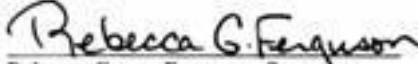
2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Fralinger Engineering and Mr. Carl Gaskill and Mr. Corey Gaskill have previously served as the Combined Planning/Zoning Board Engineer and have special knowledge of the conditions of the Township which knowledge is particularly valuable to the Planning/Zoning Board. As such its services are of a nature where it is not possible to obtain competitive bids;

3. A copy of this Resolution shall be published once in official newspaper, as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Combined Planning/Zoning Board are hereby authorized and directed to execute an agreement with Fralinger Engineering for services.

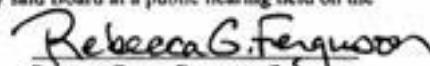
Attest

Combined Planning/Zoning Board of Mannington Township


Rebecca Gower Ferguson, Secretary


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 9th day of January, 2025.


Rebecca Gower Ferguson, Secretary

RESOLUTION 04-2025

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH CLARKE CATON HINTZ AND MICHAEL F. SULLIVAN, PP, AICP., FOR PROFESSIONAL PLANNING SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of a Professional Planning Services for the year 2025, to render professional advice to the Combined Planning/Zoning Board on Planning/Zoning issues and to review applications for development, and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, The Combined Planning/Zoning Board has selected the firm of Clarke Caton Hintz and Michael F. Sullivan, PP, AICP as the most appropriate firm and person to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Planning/Zoning Board of the Township of Mannington as follows:

1. The firm of Clarke Caton Hintz and Michael F. Sullivan, PP, AICP are hereby appointed Planner for the Mannington Township Planning/Zoning Board for the year commencing January 1, 2025 and terminating December 31, 2025.
2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Michael F. Sullivan, PP, AICP has previously served as the Planning/Zoning Board Planner and has special knowledge of the conditions of the Township which knowledge is particularly valuable to the combined Planning/Zoning Board. As such their services are of a nature where it is not possible to obtain competitive bids;
3. A copy of this Resolution shall be published once in official newspaper, as required by law within ten (10) days of its passage.
4. The Chairman and Secretary of the Planning/Zoning Board are hereby authorized and directed to execute an agreement with Clarke Caton Hintz, and Michael F. Sullivan, PP, AICP for planning services.

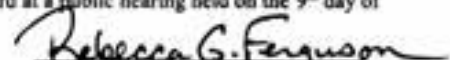
Attest


Rebecca Gower Ferguson, Secretary

Planning/Zoning Board of Mannington Township


John J. Sakewicz, Chairperson

The undersigned, Secretary of the Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 9th day of January, 2025.


Rebecca Gower Ferguson, Secretary

RESOLUTION 05-2025

**A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED
PLANNING/ZONING BOARD ESTABLISHING THE TIME AND PLACE OF ITS
PUBLIC MEETINGS FOR THE YEAR 2025**

BE IT RESOLVED by the **MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD** that the following schedule represents the time, place and date of each of the **PUBLIC MEETINGS** of the Mannington Township Combined Planning/Zoning Board for the year 2025 and provides for the reorganization in the year 2025 which resolution shall be published in the official newspapers of Mannington Township:

Time: 7:00 p.m.
Place: Mannington Township Municipal Building,
491 Route 45, Mannington, New Jersey 08079
Dates: Second Thursday of each month as follows:

January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025
October 9, 2025
November 13, 2025
December 11, 2025

Reorganization - January 9, 2026 at 7:00 o'clock P.M. to be followed by a Public Meeting.

Action may be taken at any of the meetings.

ATTEST **MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD**


Rebecca Gower Ferguson, Secretary


John G. Sakewicz, Chairman

I hereby certify the above to be a true copy of a Resolution as **Adopted** and **Memorialized** by the Planning/Zoning Board of the Township of Mannington, County of Salem at a meeting held on the 9th day of January, 2025 in the Municipal Building.


Rebecca Gower Ferguson, Secretary

RESOLUTION 06-2025

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD DESIGNATING THE SOUTH JERSEY TIMES AS THE OFFICIAL NEWSPAPER AND THE ELMER TIMES AS THE SECONDARY NEWSPAPER FOR NOTICES OF PUBLIC MEETINGS.

WHEREAS, Section 3d of the Open Public Meetings Act, Chapter 231 PL 1975 requires that certain notice of meetings be submitted to two (2) newspapers, one of which shall be the official newspaper; and

WHEREAS, both the official newspaper and the secondary newspaper which are designated by the Board should be ones which have the greatest likelihood of informing the public within the jurisdictional boundaries of this body of such meeting; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. The South Jersey Times and the Elmer Times are hereby designated to receive all notices of meetings as required under the Open Public Meetings Act.

2. It is the opinion of this body that The South Jersey Times shall be the official newspaper and the Elmer Times shall be the secondary newspaper and that these papers have the greatest likelihood of informing the public within the jurisdictional areas of this body of any such meetings.

This Resolution shall take effect immediately upon its passage on January 9, 2025

Attest


Rebecca Gower Ferguson, Secretary

Combined Planning/Zoning Board of Mannington Township


John J. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 9th day of January, 2025.


Rebecca Gower Ferguson, Secretary

Regular Meeting

Richard Eber made a motion to approve the December 12, 2024 minutes. Donald Asay seconded the motion.

All in Favor.

Resolution 07-2025

Richard Eber made a motion to approve Resolution 07-2025 Yearly Variance Report to Township Committee. Gaynel Schneeman seconded the motion.

All in Favor.

(Resolution below.)

RESOLUTION 07- 2025
OF THE COMBINED PLANNING/ZONING BOARD OF THE TOWNSHIP OF
MANNINGTON ADOPTING PURSUANT TO N.J.S.A. 40:55D-70.1 THE
ANNUAL REPORT REGARDING VARIANCES TO THE
TOWNSHIP MAYOR AND COMMITTEE

WHEREAS, the combined Planning/Zoning Board of the Township of Mannington is empowered by the Township and the Municipal Land Use Law (MLUL) to hear and decide applications for development, including the granting or denial of variances pursuant to the MLUL; and

WHEREAS, the MLUL, pursuant to N.J.S.A. 40:55D-70.1 requires that the Planning/Zoning Board of Adjustment, shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revisions, if any; and

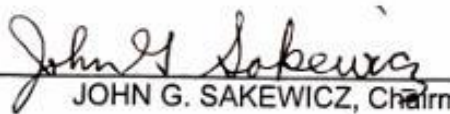
WHEREAS, the Secretary of the Combined Planning/Zoning Board of the Township of Mannington has prepared a report, a copy of which is attached hereto and made a part of this resolution as Exhibit A, which summarizes the activity of the Board from January 1, 2024 through December 31, 2024 and presents its findings on applications and appeals of the Zoning Ordinance provisions, which included variance requests, site plans and/or request for relief of conditions; and

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has reviewed the report at its regular meeting on January 9, 2025 and has determined it accurately reflects the activities of the Board during said time period; and

NOW, THEREFORE, BE IT RESOLVED, that the Combined Planning/Zoning Board of the Township of Mannington hereby adopts, pursuant to N.J.S.A. 40:55D-70.1,

the report attached hereto as Exhibit A, including any recommendations contained therein and authorizes this report to be forwarded to the Mayor and Township Committee for consideration.

THE PLANNING BOARD OF THE
TOWNSHIP OF MANNINGTON


JOHN G. SAKIEWICZ, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized by the Planning/Zoning Board of the Township of Mannington at a regular meeting held on January 9, 2025, by a vote 8 to approve, 0 to oppose and 0 to abstain.


REBECCA FERGUSON, Secretary

In favor of the resolution: D.A., R.E., D.R., J.S., G.S., R.S., F.D.E., B.P.

Opposed to the resolution: 0

Abstained: 0

MANNINGTON TOWNSHIP

Office of the Planning/Zoning Board

MEMO TO: MANNINGTON TOWNSHIP MAYOR AND COMMITTEE

RE: YEARLY REPORT ON VARIANCES GRANTED FOR 2024

Resolution 08- 2024 Block 61, Lot 16

Resolution granting minor site plan and bulk variance approvals property located at 204 Route 45, Mannington. Variances granted: Bulk Variances

Resolution 10- 2024 Block 20, Lot 22

Resolution granting major subdivision approval and bulk variance approvals for property located at 97 Compromise Road, Mannington. Variances granted: Bulk Variances

Resolution 13- 2024 Block 57, Lots 5 & 7

Resolution granting minor subdivision approval and bulk variances for property located at 52 Acton Station Road. Mannington. Variances granted: Bulk Variances

Resolution 14- 2024 Block 60, Lot 4

Resolution granting a use variance and waivers for site plan approval for property located at 75 Mannington Mills Road, Mannington. Variances granted: Use Variance

Rebecca Ferguson, Secretary

Dated: 12/15/2024

Block 40, Lot 9
Salem Farms, LLC
124 Swedes Bridge Road
Completeness Hearing/Application for a Site Plan Waiver
(Applicant has requested this matter be carried to the March Meeting.)

Mr. Aimino has been in contact with the applicant's attorney. There have been issues regarding deeds of easements. This application may also require a use variance.

Donald Asay made a motion to carry this matter to the March meeting. Bethanne Patrick seconded the motion. All in favor.

Miscellaneous Business

Corey Gaskill thanked the board for reappointing the engineering firm.

Donald Asay stated that the Planning Board will be asked to review the Fair Housing Act and how it impacts the township. The township has been in litigation regarding this matter. The sewer and water line to the hospital provide a window and must be addressed as part of the Master Plan. This must be completed by June 30th. This is a matter to plan for and look long term.

The planning board meeting was open to the public.

The planning board meeting was closed to the public.

The meeting was adjourned at 7:35 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary