

**Mannington Township Planning Board  
Regular Meeting  
September 11, 2025**

**Present:**

John Sakewicz, Donald Asay, Richard Eber, Donald Richman, Andrew Carpenter, Michael Aimino, Corey Gaskill, Tristan Harrison (representative from Clark, Caton & Hintz) and David Cadwallader (7:23 pm)

**Absent:**

Michael Sullivan, Bethanne McCarthy, Dory Emel, Gaynel Schneeman, Joanne Wright, Michael Colletti, Nicholas Culver and Robert Schmid

The meeting was called to order at 7:05 pm by John Sakewicz, Chairperson.

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.

**Regular Meeting**

Richard Eber made a motion to approve the August Regular Meeting minutes. Donald Richman seconded the motion. All in favor. Donald Asay and Andrew Carpenter abstained.

Block 39, Lot 33

Block 40, Lot 21

Block 45, Lots 1, 11, 11.02, 11.03 and 15

Block 46, Lots 5 and 6

Block 47, Lots 10, 12 and 16

Fenwick Creek Solar, LLC

2180 South 1300 East, Suite 500, Salth Lake City, Utah 84106

Application for a Favorable Interpretation of the Zoning Ordinance, or, in the Alternative, Use Variance Relief

The applicant has requested that this matter be carried until the November planning board meeting. They waive all statutory timeframes.

Richard Eber made a motion to approve this request. Donald Richman seconded the motion. All in Favor.

While waiting for additional board members to arrive the board addressed miscellaneous business. Mr. Aimino reminded the board that the question is if the Proposed Ordinance No. 25-05 is consistent with the Master Plan.

Richard Eber made a motion to recommend the adoption and that the Proposed Ordinance is consistent with the Master Plan. Andrew Carpenter seconded the motion.

Roll Call  
YES: DA, RE, DR, JS & AC  
NO:  
ABSTAIN:

Resolution 13-2025 RESOLUTION MEMORIALIZING REPORT AND  
RECOMMENDATIONS ON PROPOSED LAND USE ORDINANCE PURSUANT TO  
N.J.S.A. 40:55D-26, -62, -62.1 AND -64, AND N.J.S.A. 40A:12A-7.e.

Richard Eber made a motion to approve Resolution 13-2025. Andrew Carpenter  
seconded the motion.

Roll Call  
YES: DA, RE, DR, JS & AC  
NO:  
ABSTAIN:

(Resolution to immediately follow.)

**MANNINGTON TOWNSHIP PLANNING BOARD**

**RESOLUTION NO.: 13-2025**

**RESOLUTION MEMORIALIZING REPORT AND RECOMMENDATIONS ON  
PROPOSED LAND USE ORDINANCE PURSUANT TO *N.J.S.A. 40:55D-26, -62, -62.1  
AND -64, AND N.J.S.A. 40A:12A-7.e.***

**PROPOSED ORDINANCE NO.: 25-05**

**AN ORDINANCE AMENDING  
THE MEMORIAL HOSPITAL REDEVELOPMENT PLAN  
TO ENABLE DEVELOPMENT OF AFFORDABLE HOUSING**

WHEREAS, on September 4, 2025, 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 N.J.S.A. 40A:12A-7.e.*; and

WHEREAS, the Board reviewed the proposed Ordinance at its September 11, 2025 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 any zoning district classification and boundary changes that would be enacted by the proposed Ordinance have been recommended in the Mannington Township Master Plan, or in a periodic general reexamination of the Mannington Township Master Plan by the Planning Board pursuant to *N.J.S.A. 40:55D-89*; and

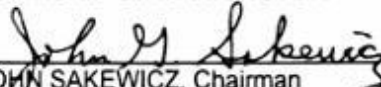
WHEREAS, the Board has determined that the proposed amended redevelopment plan is substantially consistent with, and designed to effectuate, the Mannington Township Master Plan; and

WHEREAS, the Board has determined that the proposed Ordinance and proposed amended redevelopment plan 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 and proposed amended redevelopment plan 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 September 11, 2025 to memorialize its action taken on that date.

THE PLANNING BOARD OF THE  
TOWNSHIP OF MANNINGTON

  
JOHN SAKEWICZ, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Planning/Zoning Board of the Township of Mannington held on the 11<sup>th</sup> day of September 2025, by a vote 5 to approve, 0 to oppose and 0 to abstain.

  
REBECCA FERGUSON, Secretary

In favor of the resolution: DA, RE, DR, JS & AC

Opposed to the resolution: 0

Abstained: 0

The two applications listed below are both Use Variance Applications. Adam Teslesy is representing both applicants. He met with the applicants to discuss the applications and concerns regarding the limited number of planning board members in attendance.

Block 45, Lot 7  
Block 42, Lot 5  
William and Donna Dolbow  
82 Dolbow Road  
Application for U-Pick Flowers and a Corn Maze

Block 61, Lot 1  
Salem County Arc  
150 Salem-Woodstown Road/P.O. Box 5  
Application for a Variance (for a Sign)

After discussion, Mr. Tesley addressed the board. Both applicants would like to have the applications carried until the October 9<sup>th</sup> meeting. The Use Variance required five affirmative votes and there are only five members in attendance. The applicants would like to have the additional two possible voting members for consideration.

Adam Teslesy stated that the applicants both agree to extend the time limits on the applications. No new notice is required.

### **Miscellaneous Business**

The planning board meeting was open to the public.

The planning board meeting was closed to the public.

David Cadwallader arrived at the meeting.

The meeting was adjourned at 7:24 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary