

Mannington Township Planning Board
Regular Meeting
October 9, 2025

Present:

Donald Asay, John Sakewicz, Richard Eber, Andrew Carpenter, Bethanne Patrick, Dory Emel, Gaynel Schneeman, Joanne Wright, Michael Colletti, Robert Schmid, Michael Aimino, Corey Gaskill, and Donna Miller (representative from Clark, Caton & Hintz)

Absent:

David Cadwallader, Nicholas Culver, Donald Richman, and Michael Sullivan

The meeting was called to order at 7:00 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 September Regular Meeting minutes.

Andrew Carpenter seconded the motion. All in favor.

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. The planning board secretary is working to confirm a location for the next meeting. Mannington Township School is unavailable.

Once the location is secured, notice will be given regarding the meeting location.

The next two matters are use variances. Donald Asay and Richard Eber stepped down from the board at this time.

Block 45, Lot 7

Block 42, Lot 5

William and Donna Dolbow

82 Dolbow Road

Application for U-Pick Flowers and a Corn Maze

The matter had been deemed complete in August. Adam Telsey presented the application. The property is preserved farmland. The applicant has obtained an SOE permit from the

Ag Board. Those events are not protected by right to farm. Mr. Telsey stated that they wanted to present this to the board and have the application approved. What the applicant is doing is primarily an agricultural use. The applicant does not anticipate any negative impact to neighbors. The events will be capped at 250 people, which will be capped by ticket sales. They will also work with the railroad to have a stop for events. The applicant is requesting a site plan waiver. There will be a porta potty and a temporary platform for the train. There will be no permanent structures.

David W. Dolbow was sworn in. Mr. Dolbow affirmed Mr. Telsey's statements. The applicant addressed the engineer's letter. They will have a platform to exit the train. The individuals will then load into a wagon, tour the farm, visit the flower area and maze. They will be timed tickets. It is anticipated that the guests will be on property for 2 ½ to 3 hours. The corn maze location will vary because they have crop location, unless the board prefers it stay in one place. Both the corn maze and flower area will be roughly 3 acres each. If they use all three parking locations they can accommodate 91 vehicles. This was identified on A1. There will be an entranceway for the maze and flow field.

There is only one area where people would cross the road this area will also have a crossing guard. On A2 the applicant showed the train platform and area. This would be moved by tractors.

There will be a pay area to pay for flowers. There will be a canopy tent and temporary table as the payment area. The applicant intends to use porta potties. There will be one near the train station and one near the corn field. There will be a trash barrel near the train station and one near the payment area.

The plan is to typically be open on the weekends, perhaps Friday, Saturday and Sundays. They plan to keep people in the farm fields. The wagon will carry people approximately six tenths of a mile. If they come in on the train they must get on the wagon. All of the locations will be on the applicant's property. The train platform will be part on the county land and part on the applicant's land. The applicant explained that the platform is down on the ground. The train company is responsible for the steps from the train on the county land.

No cars will be parked on the road.

Donna Miller asked about the parking area. The applicant stated that the area total is less than ½ acre. There will be only grass parking. It will not be impervious cover.

The applicant will put up parking signs. There will be a parking or exit sign on the property. The applicant anticipates stopping at dusk. If needed they could put a generator near the train. It would not run for more than 1 hour each night. There would be a temporary building on skids that would move by the tractor.

The shed would be covered by the SOE. 400 feet of nonpermanent station and platform. The shed will be under 200 square feet. This is specific to the applicant's property, not the railroad application to the county. Mr. Gaskill requested a copy of the documents.

There will be minimal noise from the generator. There will be noise from the people visiting.

The applicant does not believe that there will be any negative impacts. This will operate June through November. The SOE is 26 events. This was included in the State and County approvals that were already received.

There will be coordination between the farm and the train. The applicant will not be selling or buying food or alcohol.

Mr. Aimino confirmed that the applicant understands that they are subject to the SOE renewal. The applicant is also aware

Corey Gaskill reminded the applicant that they want to use the designated parking area first. The overflow lot should be secondary.

Motion to open to the public.

Patty Bomba from Carneys Point: This sounds like it would be similar to Dalton Farm in Gloucester County. She thinks its great!

Motion to close to the public.

Mr. Gaskill requested that the seasonal platform move at the end of the season and be put away. Mr. Dolbow agreed and stated that this is part of the SOE permit as well.

All of these things will be subject to the SOE permit. This is specific to the size of the area.

Mr. Aimino stated that the Master Plan does not permit this in the plan but encourages individuals to come before the board. This is in alliance with the Master Plan.

Michael Colletti made a motion to approve the use variance with the agreed upon terms. Gaynel Schneeman seconded the motion.

Roll Call

YES: MC, JS, GS, DE, AC, BP and RS

NO:

ABSTAIN:

Dorey Emel made a motion to approve the waiver of the site plan subject to the agreed upon terms. Robert Schmid seconded the motion.

Roll Call

YES: MC, JS, GS, DE, AC, BP and RS

NO:

ABSTAIN:

The board took a five-minute break.

Donna Miller left the meeting at this time.

Joanne Wright stepped down from the board due to a conflict.

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

Richard Loufick, board member from The Arc of Salem County was sworn in.

Colin Lane joined the meeting by Zoom and was sworn in.

The application was deemed complete at the August 2025 meeting. Adam Telsey, solicitor for the applicant, provided a review of the application. Electronic signs are not a permitted use, which is why the site plan waiver request has been made. This new sign would replace the current sign.

Mr. Lane provided the overview of the sign. He is the retail sales manager with Stewart Signs, which has been in business since 1968. The sign will be free standing and the active portion of the sign will be 2 ft by 7.4 ft. The sign is double sided and backlit. It will also have the company name. Mr. Lane explained the moving function of the sign and brightness. If approved, the brightness can always be adjusted and turned down. There is an external sensor and the sign is software based, which also allows scheduling. Other examples of this company's signs in the area are the FOP sign and the Alloway Township Ambulance sign. The programing is though signcomands.com, which is a cloud-based software. The sign does not emit noise. There is no fan.

Corey Gaskill reviewed his letter and comments. Adam Telsey stated that he does not anticipate any negative criteria and the positive criteria meets the needs of the community. The recommended brightness can be verified by the construction office. Mr. Lane stated the default is the recommended brightness setting. The applicant agrees to adjust the brightness based on the residents needs.

Richard Loufick, Secretary for the Arc Board of Directors was sworn in. He stated that The Arc would like to get messages out about events and activities. They would like it to run for 24 hours.

The meeting was opened to the public.

Patrick Bomba from Carneys Point stated that there are many signs throughout the County like this one proposed. Examples are the Vo-Tech, Carneys Point High School and the signs dim at night. Most are situated so they do not affect drivers.

The meeting was closed to the public.

Dorey Emel made a motion to approve the use variance with the agreed upon terms. Michael Colletti seconded the motion.

Roll Call

YES: MC, JS, GS, DE, AC, BP and RS

NO:

ABSTAIN:

Dorey Emel made a motion to approve the waiver of the site plan and bulk variances subject to the agreed upon terms. Michael Colletti seconded the motion.

Roll Call

YES: MC, JS, GS, DE, AC, BP and RS

NO:

ABSTAIN:

Miscellaneous Business

The planning board meeting was open to the public.

The planning board meeting was closed to the public.

The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary