

**Mannington Township Planning Board  
Regular Meeting  
November 13, 2025**

**MEETING RELOCATION**

The Regular Mannington Township Planning Board meeting was relocated in anticipation of high public attendance. The meeting was moved to the Ware Agricultural Office Complex located at 51 Cheney Road, Woodstown, New Jersey 08098.

**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) David Cadwallader, Nicholas Culver, and Donald Richman

**Absent:**

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**

Mr. Eber made a motion that the meeting cut off end time will be 10 pm. Nicholas Culver seconded the motion. All in favor.

Mr. Eber made a motion to approve the October Regular Meeting minutes. Andrew Carpenter seconded the motion. All in favor.

Block 45, Lot 7

Block 42, Lot 5

William and Donna Dolbow

82 Dolbow Road

Resolution 14-2025

Gaynel Schneeman made a motion to approve Resolution 14-2025. Andrew Carpenter seconded the motion.

ELIGIBLE TO VOTE: MC, JS, GS, DE, AC, BP and RS

Roll Call

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

NO:

ABSTAIN:

(Resolution to Follow)

**RESOLUTION 14-2025**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE TOWNSHIP OF**  
**MANNINGTON REGARDING AN APPLICATION FROM WILLIAM DOLBOW**  
**GRANTING A USE VARIANCE AND WAIVER OF SITE PLAN APPROVAL**  
**FOR PROPERTY LOCATED AT 82 DOLBOW ROAD,**  
**DESIGNATED AS BLOCK 42, LOT 5 & BLOCK 45, LOT 7**

**WHEREAS**, an application has been submitted by William Dolbow, (the “Applicant”), 82 Dolbow Road, Mannington, New Jersey 08079, for Use Variance Approval and Waiver of Site Plan Approval in order to operate a Special Occasion Event (“SOE”) in the form of a Corn Maze and U-Pick Flowers on the existing farm, on property known as Block 42, Lot 5 & Block 45, Lot 7, on the Tax Map of the Township of Mannington, commonly known as 82 Dolbow Road, Mannington, New Jersey 08079, which property is owned by the Applicant; and

**WHEREAS**, the application was deemed complete by the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, by a vote of seven (7) in favor, zero (0) opposed and zero (0) abstentions, at its meeting on August 14, 2025. No waivers were required or granted with the exception of the Applicant’s request for Waiver of Site Plan Approval. The Applicant agreed to provide an Affidavit of Ownership.

**WHEREAS**, the Applicant has given legal Notice as required by and in accordance with N.J.S.A. 40:55D-12 and Mannington Township Ordinances, 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**, in support of the presentation, the Applicant provided the following:

1. Application for Development Review & Application for Variance (Use) with Site Plan Waiver, dated 07/08/2025; and
2. Narrative Statement, undated; and
3. Checklist Schedule A (General Requirements) form; and
4. SADC Special Occasion Events Application, dated 04/22/2025; and
5. Salem County Agriculture Development Board, Resolution #2025-4, Dolbow SOE Application Approval, dated 06/25/2025; and
6. Application for Farmland Assessment & Supplemental Farmland Assessment Gross Sales Form for Block 45, Lot 7, Tax Year 2025, dated 07/17/2024, Approved 09/09/2024; and
7. Application for Farmland Assessment & Supplemental Farmland Assessment Gross Sales Form for Block 42, Lot 5, Tax Year 2025, dated 07/17/2024, Approved 09/09/2024; and
8. Deed of Easement, NJ Agriculture Retention and Development Program, Block 42, Lot 5 & Block 45, Lot 7, Book 1233, Page 80, dated 03/24/2006; and
9. Copy of NJSA §4:1-32.17, Special occasion event, preserved farmland, compliance , Farmland Preservation Program; and

10. Statement of Taxes Paid, dated 07/07/2025; and
11. Two (2) Site Sketches showing proposed activities ovetop aerial photography, not dated; and
12. At the time of the hearing the Applicant marked and entered into the record the following:
  - A-1 Aerial Photograph, SADC Interactive Web Map, showing the corn maze and u-pick flower areas; and
  - A-2 Aerial Photograph, SADC Interactive Web Map, showing the train stop area.

**WHEREAS**, the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, 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's representative, David Dolbow and the Applicant's Attorney, Adam I. Telsey, Esq., at the time of the hearing before the Board on October 9, 2025; and
3. A letter from the Board's Engineer, Corey Ronald Gaskill, PE, CME, CFM, dated August 13, 2025, which is incorporated and made a part of this resolution by way of reference; and
4. A letter from the Board's Planners, Michael F. Sullivan, ASLA, AICP and Tristan Harrison, PP, AICP, dated September 4, 2025, which is incorporated and made a part of this resolution by way of reference; and
5. Comments made by Corey Ronald Gaskill, PE, CME, CFM, the Board Engineer, and by Michael A. Aimino, Esq., the Board Solicitor, at the time of the hearing on October 9, 2025; and
6. Comments made by Donna Miller, the Board Planner, at the time of the hearing on October 9, 2025; and
7. At the time of the hearing the matter was opened to the public and the following individual spoke:
  - A. Patty Bomba. Ms. Bomba indicated that the project sounded like the Dalton Farm in Gloucester County. She thinks it sounds great and is in favor of the application.

**WHEREAS**, based upon the information provided at the time of the hearing and in the application, the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, makes the following findings of fact and conclusions of law:

1. The Applicant has filed an application for a Use Variances and for a Waiver of Site Plan Approval in order to operate a Special Occasion Event

("SOE") in the form of a Corn Maze and U-Pick Flowers on its existing preserved farmland within the A – Agricultural District. The proposed SOE involves five (5) acres, including 1.5 acres for seasonal U-Pick Flowers during the summer months and 2.5 acres for a Corn Maze attraction during the fall months. Other temporary site improvements include portable toilet facilities, off-street parking and a 400 square-foot portable train station platform. The Applicant has applied for and received an SOE permit from the Salem County Agricultural Development Board to host the proposed activities and installations on the property.

2. The site consists of two (2) qualified farmland parcels (Block 42, Lot 5 & Block 45, Lot 7) that are under common ownership and bisected by Dolbow Road. The total site area is approximately 127.2 acres. The parcel east of Dolbow Road (Block 42, Lot 5) consists of 66.8 acres and contains farmland, a farmhouse and agricultural buildings. The parcel to the west of Dolbow Road (block 45, Lot 7) consists of 60.4 acres of farmland. A tributary of the Mannington Creek is located on Block 42, Lot 5, outside of the proposed SOE areas. The surrounding area contains large parcels of farmland. A single-family dwelling abuts the northern boundary of the site. The Woodstown Central Railroad line abuts the southern boundary of Block 45, Lot 7.

3. The Applicant's Attorney, Adam I. Telsey, Esq. provided the Board with an overview of the application. The Applicant intends to operate Special Occasion Events in the form of a Corn Maze and U-Pick Flowers on its existing preserved farm. The events will take place from approximately June 1<sup>st</sup> to November 1<sup>st</sup> of each year, from noon to dusk. The idea is to take advantage of the natural light. The Applicant will limit the number of people on the site to 250 people through the use of a online ticket sale program. The online ticket program will be coordinated with the railroad to limit the combined sales to 250 tickets. The Applicant has obtained an SOE permit from the Salem County Agricultural Board. It is the Applicant's position that the activities are typical agricultural activities, but having obtained the SOE permit they are now required to obtain approval from the Board.

4. A representative of the Applicant, David Dolbow testified. He confirmed that comments that had been made by Mr. Telsey. He stated that on the south end they will set up a temporary platform where the railroad will make a stop. The individuals will then be loaded into a wagon and transported to the areas where the events will take place. it is anticipated that people will stay on the farm 2 to 2&1/2 hours. The tickets will be timed along those lines and staggered. There will be a limit of 250 tickets. Referring to A-1, Mr. Dolbow showed the Board the areas where the Corn Maze, the U-Pick Flowers and parking will take place. The parking areas will be able to handle at least 91 cars. There will be area with a tent and a table that will be used for people to pay for the U-Pick Flowers. Porta-Potties will be located at the railroad platform and in the area of the U-Pick Flowers. It is not expected that the events will generate much in the way of trash. Trash barrels will be placed at the railroad platform and at the area where payment for the U-Pick Flowers takes place.

5. Using A-2, Mr. Dolbow discussed the area where the train platform will be located. There will be a temporary pressure treated platform that can be

relocated with a tractor. The platform will be flat to the ground and approximately 10' x 40' in size. It will be removed during the winter when the events are not taking place. There will also be a 10' x 16' temporary shed which will be constructed on skids. It too will be removed in the winter months after the events are no longer taking place. As a condition of approval, the Applicant agreed to comply with requirements of the construction office regarding the shed. The platform and the shed will be located on the farm property, not the railroad property. The County will have to take care of the area from the railroad to the platform.

6. Mr. Dolbow testified that they expect the events to take place on the weekends, Friday, Saturday and Sunday. They could open it up during the week for a special group like a school trip. If there was a major rain they would not open on that day.

7. Parking will take place in the exception area. They have two (2) areas for overflow parking. After discussion with the Board, the Applicant agreed that cars will be parked in the exception area first. If there is a need for overflow parking, they will then utilize the two (2) other parking areas. There will be signage to direct vehicles to the correct parking area. ID signs could be located within the property, showing parking and exits. There is little need for lighting since the events will end at dusk. They will provide tower light with a generator at the railroad platform if needed. No real noise will be generated other than the people on the farm and the sound of the wagon. They will not be providing alcohol nor will they be selling food. They won't be selling anything other than the U-Pick Flowers.

8. A discussion took place with the Board regarding any required approvals from the County and/or the railroad. The Applicant agreed as a condition of approval to provide any such approvals to the Board when obtained. The issue of the removal of the platform when the events were over for the year was discussed. The Applicant agreed as a condition of approval that the railroad platform will be removed once the events are done for the year. The Applicant noted this was a requirement of SADC as well.

9. Mr. Dolbow testified that he did not believe that there was any negative impact as a result of the proposed events. In his opinion, the events would be a positive for the County. The Applicant supplied a narrative regarding the support for the Use Variance and Waiver of Site Plan, which the Board incorporates into this resolution by way of reference.

10. The Applicant confirmed that the ability to hold the SOE's is contingent upon the Applicant maintaining an active and valid SOE permit. The Applicant further confirmed that the ability to hold the SOE's was subject to complying with any per-event municipal application requirements that may in the future be enacted by the Township pursuant to N.J.S.A. 4:1C-32.17.b.(4)(a) and (b) of the Special Occasion Events law, or any amendments thereto.

11. The Board weighed the positive and negative criteria and determined that special reasons exist for the granting of the Use Variance

requested. The farm is particularly suited for these type of special events which are consistent with the typical agricultural activities that take place on a farm. There will be no negative impact to the surrounding community as the activities will be out of sight of the general public. The events will be a positive for the residents in the community. There is no substantial impact to the zoning code or master plan as the propose SOE's as the Master Plan specifically encourages individuals who seek to conduct SOE's on preserved farmland to seek a Use Variance as the Applicant has done. The Board further incorporates the arguments made by the Applicant in the narrative that was supplied with its application in support of the granting of the Use Variance.

12. The Board further determines that a Waiver of Site Plan Approval is appropriate for the situation in question. The platform area for the railroad stop is temporary and will be removed when the events are not taking place. The Corn Maze and U-Pick Flower area will essentially blend in with the current farming activities. As such, the Board determined that the criteria for the granting of a site plan waiver were met and the Board granted the Waiver of Site Plan Approval, subject to the conditions set forth herein.

**WHEREAS**, upon motion duly made and seconded to Grant the "Application for Land Development" to GRANT the Use Variance, the Board, by a vote of 7 in favor, 0 opposed and 0 abstentions, (Voting for: Colletti, Schneeman, Sakewicz, Carpenter, Emel, Patrick and Schmid), voted to **GRANT** the application; and

**WHEREAS**, upon motion duly made and seconded to Grant the "Application for Land Development" to GRANT the Waiver of Site Plan Approval, the Board, by a vote of 7 in favor, 0 opposed and 0 abstentions, (Voting for: Colletti, Schneeman, Sakewicz, Carpenter, Emel, Patrick and Schmid), voted to **GRANT** the application; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the Township of Mannington, sitting as a Zoning Board of Adjustment, the application of William Dolbow, 82 Dolbow Road, Mannington, New Jersey 08079 requesting a Use Variance and Waiver of Site Plan Review Approval, to allow a Corn Maze and U-Pick Flowers on the existing farm, for property located at 82 Dolbow Road and known as Block 42, Lot 5 & Block 45, Lot 7, is **HEREBY APPROVED**, subject, however, to the testimony, representations and stipulations of the Applicant and their representatives, professionals and witnesses at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to the Applicant 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; and

2. In accordance with the code provisions of the Township of Mannington, no permits, approval or certificate shall be issued until all contingencies provided for herein are satisfied and no Certificate of Occupancy

shall be issued, until all other contingencies provided for herein are satisfied and all bills and escrows relating to this property have been paid in full; and

3. The Applicant will comply with all provisions of the Township Engineer's letter of August 13, 2025 and the Township Planner's letter of September 4, 2025, unless specifically modified herein or on the record at the time of the hearing; and

4. The Board Engineer shall review all plans and amended plans and inspect the site of the development (inspections by the Twp. Engineer as appropriate) in order to determine compliance with the terms and conditions of the Board approval. Any shortcomings noted by either shall be addressed to the satisfaction of the professionals before the issuance of a Certificate of Occupancy. The Applicant shall submit appropriate escrow amounts, as determined by the Board Engineer or Township Engineer and applicable law, for inspections; and

5. The Applicants will comply with all of the representations, findings and agreements set forth in the Board's findings of facts set forth above, as well as, all agreements and representations made by the Applicant on the record at the time of the hearing; and

6. The Applicant shall pay all escrows, costs and professional fees associated with the application pursuant to the Mannington Township ordinances and the MLUL within thirty (30) days of notice of said fees and costs, absent any challenge by the Applicant as to the correctness or amounts of such fees and costs; and

7. The Applicant must comply with all per-event municipal application requirements that may in the future be enacted by the Township pursuant to N.J.S.A. 4:1C-32.17.b.(4)(a) and (b) of the Special Occasion Events law, or any amendments thereto; and

8. The Applicant's ability to hold the approved SOE's is contingent upon the Applicant maintaining an active and valid SOE permit; and

9. The Applicant agreed to comply with requirements of the construction office regarding the construction and location of the shed in the railroad platform area; and

10. The Applicant shall insure that cars are parked in the exception area first and if there is a need for overflow parking, they will then utilize the two (2) other parking areas; and

11. The Applicant shall provide the Board with any required approvals from the County and/or the railroad when they have been obtained; and

12. The Applicant shall remove the railroad platform once the events are done for the year; and

13. The Applicant's ability to hold the approved SOE's is subject to complying with any per-event municipal application requirements that may in the future be enacted by the Township pursuant to N.J.S.A. 4:1C-32.17.b.(4)(a) and (b) of the Special Occasion Events law, or any amendments thereto.

THE PLANNING/ZONING BOARD OF THE  
TOWNSHIP OF MANNINGTON

  
JOHN SAKIEWICZ, 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 9<sup>th</sup> day of October 2025; and such resolution was adopted by the Planning/Zoning Board of the Township of

Mannington at a regular meeting held on November 13, 2025, by a vote 7 to approve, 0 to oppose and 0 to abstain.

  
REBECCA FERGUSON, Secretary

In favor of the resolution: MC, JS, DE, AC, BP & RS

Opposed to the resolution: 0

Block 61, Lot 1  
Salem County Arc  
150 Salem-Woodstown Road/P.O. Box 5  
Resolution 15-2025

Andrew Carpenter made a motion to approve Resolution 14-2025. Dory Emel seconded the motion.

ELIGIBLE TO VOTE: MC, JS, GS, DE, AC, BP and RS

Roll Call  
YES: MC, JS, GS, DE, AC, BP and RS  
NO:  
ABSTAIN:

(Resolution to Follow)

**RESOLUTION 15-2025**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE TOWNSHIP OF**  
**MANNINGTON REGARDING AN APPLICATION FROM THE ARC OF**  
**SALEM COUNTY, INC. GRANTING A USE VARIANCE, BULK VARIANCE**  
**APPROVALS AND WAIVER OF SITE PLAN APPROVAL FOR PROPERTY**  
**LOCATED AT 150 NJSH ROUTE 45, DESIGNATED AS BLOCK 61, LOT 1**

**WHEREAS**, an application has been submitted by The Arc of Salem County, Inc., (the “Applicant”), 150 NJSH Route 45, Mannington, New Jersey 08079, for Use Variance Approval, Bulk Variance Approvals and Waiver of Site Plan Approval to allow an electronic sign, on property known as Block 61, Lot 1, on the Tax Map of the Township of Mannington, commonly known as 150 NJSH Route 45, Mannington, New Jersey 08079, which property is owned by the Applicant; and

**WHEREAS**, the application was deemed complete by the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, by a vote of seven (7) in favor, zero (0) opposed and zero (0) abstentions, at its meeting on August 14, 2025. No waivers were required or granted with the exception of the need for the Applicant to request a Waiver of Site Plan Approval. The Applicant will provide a Affidavit of Ownership and documentation regarding the Non-Profit status of the Applicant.

**WHEREAS**, the Applicant has given legal Notice as required by and in accordance with N.J.S.A. 40:55D-12 and Mannington Township Ordinances, 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**, in support of the presentation, the Applicant provided the following:

1. Application for Development Review, dated 07/10/2025; and
2. Application for Variance, dated 07/14/2025 and
3. Checklist Schedule A (General Requirements) form; and
4. Use Variance Statement, Witness List & Aerial Site Photograph, not dated; and
5. Email from the Mannington Twp. Tax Collector state that the property is exempt from real estate taxes, dated 06/23/2025; and
6. Corporate Status Report, dated 06/30/2025; and
7. Elevation Sketch, not dated & Details by Stewart Signs, dated 06/09/2025; and
8. An Affidavit of Ownership, undated; and
9. Letter from Adam I. Telsey, Esq. of Telsey Law, LLC, dated August 26, 2025, amending the application to include a request for Waiver of Site Plan Approval’

**WHEREAS**, the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, 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’s representative, Richard Loufrik, Secretary of the Board of Directors, Colin

Lane, a representative of the sign company and the Applicant's Attorney, Adam I. Telsey, Esq., at the time of the hearing before the Board on October 9, 2025; and

3. A letter from the Board's Engineer, Corey Ronald Gaskill, PE, CME, CFM, dated August 12, 2025, which is incorporated and made a part of this resolution by way of reference; and

4. Comments made by Corey Ronald Gaskill, PE, CME, CFM, the Board Engineer, and by Michael A. Aimino, Esq., the Board Solicitor, at the time of the hearing on October 9, 2025; and

5. At the time of the hearing the matter was opened to the public and the following individual spoke:

A. Patrick Bomba. Mr. Bomba noted similar signs in the area and that the electronic signs are becoming very popular in allowing businesses and facilities to get their messaging out to the public.

**WHEREAS**, based upon the information provided at the time of the hearing and in the application, the Mannington Township Planning/Zoning Board, sitting as a Zoning Board of Adjustment, makes the following findings of fact and conclusions of law:

1. The Applicant has filed an application for a Use Variance and for a Waiver of Site Plan Approval in order to install an electronic in place of an existing freestanding sign.

2. Pursuant to Ordinance §70-40B(2) Electronic signs which use mechanical or electrical devices to revolve, flash or display movement or the illusion of movement are prohibited. The Applicant requires and has requested a Use Variance to allow the proposed electronic sign.

3. The following Bulk Variances are required and requested:

A. Pursuant to Ordinance §70-40A(5)(a), a sign with a maximum size of 12 square feet is permitted. The Applicant proposes a sign that is 26.89 square feet, thus a bulk variance is required. The Board, for the reasons stated on the record at the time of the hearing and throughout this resolution granted the Use Variance.

B. Pursuant to Ordinance §70-40A(5)(b), a maximum sign height of 6 feet is permitted. The Applicant proposes a sign that is 6.67 feet in height, thus a bulk variance is required.

The Board, for the reasons stated on the record at the time of the hearing and throughout this resolution granted both Bulk Variances.

4. The Applicant's attorney, Adam Telsey, Esq. gave the Board an overview of the project and the approvals being sought. The Applicant is seeking a Use Variance, Bulk Variances and a Waiver of Site Plan Approval in order to install an electronic sign in place of an existing freestanding sign at the front of The Arc property. This will provide better messaging to their customers and to the general public.

5. A representative of the sign company, Colin Lane testified regarding the sign. The sign is fully programable such that it can have moving functions, video clips, pictures, letters only and special effects. The sign automatically adjusts to the time of day and external brightness. The brightness can also be set for specific times of the day. Programming is done through an internet site, "signcommand.com" The Arc intends to program it so that the brightness of the sign is turned down from 10pm to 6am. The sign does not produce any noise.

6. Mr. Lane testified that the sign company, Stewart Sign has been in business since 1968. They are not a re-seller. They make and sell the signs.

7. The new electronic sign will be placed as close as possible to the location of the prior sign. It will be similar to the size of the sign that is presently in front of the Arc.

8. The Board Engineer, Mr. Gaskill noted that the overall brightness of the sign could be reviewed by the code official. The sign automatically dims at night. As a condition of approval, the Applicant will set the sign such that it is no greater than its default setting and if it becomes a light nuisance, the Applicant will work with the township to adjust the brightness.

9. Patrick Loufrik, the Secretary of the Arc Board testified regarding their reasons for wanting the electronic sign. The sign will help them to get their message out to the general public better. They can advertise their activities and events to their current customers, as well as to potential new families. The sign will also help to ID the facility for the general public looking to find the location facility.

10. The Board weighed the positive and negative criteria and determined that special reasons exist for the granting of the Use Variance requested. The location of the sign is particularly suited for the Applicant being able to better inform its customers and the public of the facilities activities and events, as well as the location of the facility. There will be no negative impact to the surrounding community as the sign will be programmed to minimize the level of brightness as night so as not to be a nuisance. There is no substantial impact to the zoning code or master plan as these types of signs, with the programable features are more and more prevalent in their use.

11. The Board further determines that a Waiver of Site Plan Approval is appropriate for the situation in question, as there are no proposed changes to the site. The sign will be placed in the same location as the existing sign. As such, the Board determined that the criteria for the granting of a site plan waiver were met and the Board granted the Waiver of Site Plan Approval, subject to the conditions set forth herein.

**WHEREAS**, upon motion duly made and seconded to Grant the "Application for Land Development" to GRANT the Use Variance, the Board, by a vote of 7 in favor, 0 opposed and 0 abstentions, (Voting for: Colletti, Schneeman, Sakewicz, Carpenter, Emel, Patrick and Schmid), voted to **GRANT** the application; and

**WHEREAS**, upon motion duly made and seconded to Grant the "Application for Land Development" to GRANT the Bulk Variances and Waiver of Site Plan Approval, the

Board, by a vote of 7 in favor, 0 opposed and 0 abstentions, (Voting for: Colletti, Schneeman, Sakewicz, Carpenter, Emel, Patrick and Schmid), voted to **GRANT** the application; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the Township of Mannington, sitting as a Zoning Board of Adjustment, the application of The Arc of Salem County, Inc., 150 NJSH Route 45, Mannington, New Jersey 08079 requesting a Use Variance, Bulk Variances and Waiver of Site Plan Review Approval, to allow for the installation of an electronic sign, for property located at 150 NJSH Route 45 and known as Block 61, Lot 1, is **HEREBY APPROVED**, subject, however, to the testimony, representations and stipulations of the Applicant and their representatives, professionals and witnesses at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to the Applicant 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; and
2. In accordance with the code provisions of the Township of Mannington, no permits, approval or certificate shall be issued until all contingencies provided for herein are satisfied and no Certificate of Occupancy shall be issued, until all other contingencies provided for herein are satisfied and all bills and escrows relating to this property have been paid in full; and
3. The Applicant will comply with all provisions of the Township Engineer's letter of August 12, 2025, unless specifically modified herein or on the record at the time of the hearing; and
4. The Board Engineer shall review all plans and amended plans and inspect the site of the development (inspections by the Twp. Engineer as appropriate) in order to determine compliance with the terms and conditions of the Board approval. Any shortcomings noted by either shall be addressed to the satisfaction of the professionals before the issuance of a Certificate of Occupancy. The Applicant shall submit appropriate escrow amounts, as determined by the Board Engineer or Township Engineer and applicable law, for inspections; and
5. The Applicants will comply with all of the representations, findings and agreements set forth in the Board's findings of facts set forth above, as well as, all agreements and representations made by the Applicant on the record at the time of the hearing; and
6. The Applicant shall pay all escrows, costs and professional fees associated with the application pursuant to the Mannington Township ordinances and the MLUL within thirty (30) days of notice of said fees and costs, absent any challenge by the Applicant as to the correctness or amounts of such fees and costs; and
7. The Applicant shall set the sign such that it is no brighter than its default setting and if the sign becomes a light nuisance, the Applicant will work with the township to adjust the brightness.

THE PLANNING/ZONING BOARD OF THE  
TOWNSHIP OF MANNINGTON

John M. Sakewicz  
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 9<sup>th</sup> day of October 2025; and such resolution was adopted by the Planning/Zoning Board of the Township of Mannington at a regular meeting held on November 13, 2025, by a vote 7 to approve, 0 to oppose and 0 to abstain.

Rebecca Ferguson  
REBECCA FERGUSON, Secretary

In favor of the resolution: MC, IS, DE, AC, BP & RS

Opposed to the resolution: 0

Abstained: 0

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 had requested that this matter be carried until tonight's planning board meeting. The applicant waived all statutory timeframes until the November meeting.

This is a zoning board matter so Mayor Asay and Committeeman Eber have to step down.

Due to a conflict, Michael Colletti stepped down.  
Due to a conflict, David Cadwallader stepped down.  
Due to a conflict, Andrew Carpenter stepped down.

This is a Zoning matter so 7 members will vote.

Keith Davis and Dan Brown are the attorneys for the applicant. Keith Davis provided an overview of the application.

This is a 635 acre tract.

The solar aspect is not a farm but the shepherding aspect is through the duration of the entire project.  
The applicant believes that this is a permitted conditional use.

Tiffany Morrissey and Laura Kellogg were sworn in as witnesses for the applicant.

Laura Kellogg introduced herself. She is the development manager for the project. Fenwick Creek is affiliated with AES, which is a Fortune 500 company. Since 2012 they have focused on clean energy. They have 9.1 gigawatts of active projects. They have 50 gigawatts in the pipeline. They have activity in nearly all 50 states. They have a total of 13, 500 solar arrays managed through sheep grazing across the United States. This includes New York, Virginia and Pennsylvania. There is constant vegetation management. This is a symbiotic relationship. This is supplemented with landscaping services one or two times a year. The sheep grazing operation will be handled on the Waldac Farm, kept in the barns during the winter. The overall estimated budget is 116 million investments. Why in Mannington? NJ needs energy resources. Solar is the cheapest and fastest to be built in today's world. It is also clean. This is an area where it crosses the grid. The Cadwallader Family will become responsible for the sheep. They have lived on the farm since the civil war. The dairy industry has consolidated. The Cadwalladers will be leasing the property to the project and continue to live on the property. This is a grid project. It will go on a 69KV line which is close to the distribution system. This will go to two different sub stations. This will be the Mannington Mills

Substation and Woodstown sub station. The electricity will help to serve the area and beyond. For interconnection to the PJM grid, it is a many years' process. AES has an application with an executed agreement. The grid crosses the property. This is not an easy find. The land and interconnection are both needed for this project. AC electric will own the switchyard that brings the electric onto the grid. They will build the switch yard to ensure control of the schedule. The NJ Board of Public Utilities has a competitive energy solar program. This is a 15-year contract that generates payments to the contract for the SREC. These siting regulations have been met and they were granted this award. This is a conditional award. They must supply milestone reports and build within the timeframe that the award allows.

Exhibit A1 Letter dates June 5, 2024

The solar panel process was discussed. The inverters are within the array. There will be 10 different inverters. A medium voltage line will be 3 ft underground. Then they become one NV line to the substation.

It is expected that this project will last 35 years. The project will be decommissioned and then the land will be returned to the original use. A bond would be posted with the local municipality. There are review periods every 5 or 10 years and the bond is adjusted at that time. Then the municipality could decommission the site.

The fenced site is closer to 300 acres. If possible, farming will continue outside of the fenced area. The company has engaged with the community over the last year or so. They held an open house about a year ago, they took out an ad in the paper, posted on Facebook, spoken with neighbors and residents. They have looked for ways to help the community. They donate to Mannington Marshalltown Heritage Foundation, Meals on Wheels and Scouting America. They would like to engage with 4H and have interest with Rutgers. They have met with neighbors and have moved panels for neighbors, as requested. They will use union labor. This is also part of the BPU regulation. Construction will be approximately a year and a half. They plan is to break ground in the first quarter of 27 and be energized in 2027 4<sup>th</sup> quarter.

Mr. Sakewicz asked if the current facility can house over 500 sheep. Ms. Kellogg responded that they Cadwalladers stated that they can. The sheep would be driven across the roadways – they will not be walking across the road.

Joanne Wright asked about the grant deadlines. Ms. Kellogg stated that the project was extended 6 months with an additional 9 months to September 2028. The BPU allows for petitioned extensions.

Ms. Wright asked when they anticipate the sheep would be on site.

Ms. Kellogg stated that there will be a pollinator plan. The sheep herd will be organically grown. This does take some time.

Ms. Wright asked about the award letter.

Ms. Wright asked about the arrangement with ACE. Ms. Kellogg stated that she can submit the agreement. The applicant will provide a copy of the interconnect agreement with Atlantic City Electric.

There is an option to build the switchyard, which the applicant has elected to do. They will build to the AC Electric specs. This is located off of Quakerneck Road. The route from the solar panels to the substation has not been established. The applicant would need to come back for a use variance for the underground pathway that is established for the separate use variance for that.

The applicant does have some draft agreements and has a pathway picked out. They are waiting on establishing the regulatory ability to do this. This would be through right away or private property owners. The path would be in a right-a-way. There are several ways to going down an easement.

Mr. Davis stated that this would be a separate application. If this were in a right-a-way, the applicant would not come back to the board.

Ms. Wright spoke about the other places that the state prioritizes. Why prime farmland?

Ms. Kellogg stated that not every area is able to put electricity on the grid this is why about 80% of applications get rejected. Yes, the BPU knows that in order to meet the energy goals that they have there must be a certain amount of farmland. They allocated 2.5% of Solar that can go on prime farmland in the state, based on the county and this projects considered in the calculations for Salem County. This application is considered in that cap.

Ms. Kellogg stated this came together though a group of landowners looking to diversify and find additional income for their families. AES met with the BPU and they are integrating agriculture

Ms. Wright asked if AES has any experience decommissioning solar.

Ms. Kellogg stated that she is not aware of a decommissioned project. The projects are reviewed by engineers and they hope to recycle materials. The BL England plant was recently decommissioned. Other types of energy utility sites have been decommissioned.

Ms. Wright asked about the materials and soil compaction. Ms. Kellogg could not speak to the specific materials or the distance between the pilings.

Ms. Wright noted concerns regarding soil compaction and fire hazards.

Ms. Kellogg stated that she has met with the Mannington Fire Department. She discussed the process. The applicant asks that the Fire Departments not enter the property. They allow the fire to burn out and replace the panels. They ask the fire department simply keep the fire contained on site. There will be health and safety training and PPE training for anyone who might enter the site. The switchyard will be permanent and will not be decommissioned.

The size of the tract, agreement of property owners, and ability to connect is important to the application. The area was identified. They found enough landowners to meet the 38-megawatt application. This is the only planned AES interconnection location in NJ at this time. They have a number of different projects in various stages of development. The applicant has a well-established relationship with PJM.

Donna Miller asked about the transfer of electricity, it goes onto the 69kv line to go to the Mannington Mills substation and Woodstown Substation. There are many farms along the line.

Ms. Kellogg stated that the area of interest was identified and many different land owners were identified.

Ms. Miller reviewed that this application is for the solar array. The substation is on a different parcel. There is no identified plan as to how to get the power from the solar array to the substation. What is PJM's involvement and AC Electric.

Ms. Kellogg: PJM is an electric transmission operator. Several different states are part of PJM. AC Electric is the local transmission operator. They handle resources coming on and dispatching electric. The renewable energy credits are accounted for. Then the remaining energy can be sold. They can sell the power directly through PPA's. A power purchase agreement allows for a longer-term agreement purchased at a steady, contracted rate.

How does this make you a public utility? Ms. Morrissey will address this through her testimony.

Ms. Miller – application said 1k? Ms. Kellogg stated approximately 600 but it is a flexible population. You would not need as many sheep when the grass is not growing. When sheep can't keep up there will be 2 x a year mowing.

This is an interim use. Ms. Miller asked if the electricity would not be needed in 35 years. The applicant could not speak to that.

Corey Gaskill asked about the transmission line that they are hoping to run underground. The applicant would be decommissioning those as well.

The BPU prices that will be sold can be sold. Mr. Aimino asked if the price was regulated. The applicant did not know.

Ms. Wright asked if it was faster to build on farmland. The applicant said yes, but the state has identified the percentage of farmland.

Mr. Davis stated that the BPU has identified that this is the amount of farmland that needs to be used to meet their goals. He believes that this is inferred.

Ms. Wright disagrees with this interpretation.

Ms. Wright asked if the applicant attempted to purchase nonfarm sites. They did not.

Ms. Kellogg stated that solar helps to preserve farms. The sheep will be raised on this farm.

There was a 5-minute break.

Donna Miller asked about the relationship with Atlantic City Electric.

Ms. Kellogg cannot speak to the commercial side.

Ms. Miller stated that she was trying to understand if they were an electric public supplier or a public utility.

Ms. Wright asked about the concerns. Ms. Kellogg stated that they moved as many panels as they could regarding homeowners concerns. If they are able to do more during the permitting process, they will.

Ms. Wright asked if they had other contract documents with CSI. Ms. Kellogg stated that the letter is the agreement.

Ms. Wright asked about the nature trails.

Ms. Kellogg stated that the nature trails were removed and the plans, and website, should be updated.

Ms. Morrissey is a LPP in NJ. She was qualified as a professional.

Mr. Davis asked Ms. Morrissey share her interpretation regarding if this could be considered a public utility application. She provided the definition of a public utility. She quoted the MLU law, citing electricity distribution. Ms. Morrissey provided rationale for her legal interpretation. It is her professional opinion that this application in partnership with ACE is in fact a public utility.

Mr. Schmid stated that electrical production is not included in the definition.

Ms. Miller stated that the testimony is that the arrays generate the electricity that go into the substation. The substation will be Atlantic City Electrics that will be distributing the electric.

Mr. Davis stated that the PPA agreement is going into the grid through the Atlantic City Switch yard.

Ms. Miller stated that in that interpretation anyone with solar panels on their homes would be considered a public utility.

This concluded the applicants testimony regarding this portion.

Mr. Gaskill stated that what is being presented is not part of his purview. He can speak to design standards and plans.

Ms. Miller stated that as she laid out in the report, she does not feel that this is an accurate representation of a public utility. She cited the November 6, 2025 letter to the board. Based on the testimony anyone with solar panels on their home would be considered a public utility and that is absurd.

Mr. Schmid agrees.

Ms. Wright stated that the BPU recognizes the four distributors in NJ.

Ms. Patrick stated that this is a township and state level discussion.

Mr. Aimino stated that it is the boards obligation to determine if this is applicable.

Ms. Schneeman stated that the key word is distribution. When you come to the idea of how you determine a supplier vs. a public utility.

Mr. Aimino stated that a motion must be made in the affirmative according to Roberts rules. If you vote yes, you agree with the applicant. If you vote no, you are disagreeing with the applicant.

Ms. Miller stated that this is also regarding the nature of the business.

Nicholas Culver made a motion to determine that the nature of the business is a public utility. Dorey Emel seconded the motion.

ELIGIBLE TO VOTE: NC, DR, JS, GS, RS, DE and BP

Roll Call

YES:

NO: NC, DR, JS, GS, RS, DE and BP

ABSTAIN:

Mr. Davis continued, presenting the Use Variance application.

Mr. Davis stated that the applicant believes that the use is inherently beneficial in nature.

The following individuals were sworn in:

Paul Hughes

Sarah Leaskey

Jeffrey Allen

Scott Welsh

Paul Hughes – LPE in state of NJ. Has worked for 17 years. He was qualified as an expert.

A2- Exhibit

Ms. Wright asked about the familiarity with the master plan. He is not a planner.

He is an engineer.

Mr. Welsh reviewed the site plan. The site is mostly agricultural.

There will be approximately 10 inverters on the site. The bounded fenced in area is approximately 300 acres. The existing site is single family homes and farming. Some of the homes will include families who will be part of the farming operations.

The solar panels are the slightly lighter green. These are single access panels that move north south. He identified the lighter green areas as to where the panels are located.

This is a bifurcated application. This is a concept plan but the site plan has not been finalized. They have not reviewed stormwater management. The fencing and landscape buffering is planned. There are no other structures identified. There will be lightning masts on the substations. The panels do not count as coverage as a matter of law. They are essentially the piles.

Ms. Wright asked about the solar panels not being considered impervious surface.

Mr. Hughes stated that they are H piles.

122,000 solar panels, approximately 10,000 poles. He is not the structural engineer. They are steel. This is a conceptual plan. These are single access trackers. There would be a motor at the end of each table/row.

Mr. Culver asked the percentage of impervious coverage.

Mr. Hughes identified Exhibit A3. Sheet Z-00. It is 1.44% of the total acreage. There will be temporary coverage during construction.

There will be roads and the substation.

Mr. Culver asked about the improvement to the soil. Mr. Hughes was not able to answer.

Ms. Miller asked about the lightning rods.

Mr. Hughes stated that they could be up to 50 feet tall.

Ms. Miller stated that she believes that this would be a D6 Variance.

The applicant reserves the right to supplement the application regarding the masts and if this is not done, this could be discussed at the next meeting.

Ms. Miller asked if any of the lots have a house and arrays. Mr. Hughes stated yes. He was not able to identify specific lots on the map. Several sites were identified. There is no plan to subdivide lots.

Ms. Wright asked about water troughs for the sheep. This will be answered by the shepherd.

Mr. Sakewicz asked about the field drain tiles. Mr. Hughes stated that they would plan to work around the field tiles. The repair and decommissioning would also be included.

This was the conclusion of the testimony.

The next meeting will be December 11<sup>th</sup> at 7 pm here.  
The applicant does not need to provide additional notice.

### **Miscellaneous Business**

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary  
*Revised 12/9/25*