

**Mannington Township Planning Board
Regular Meeting
February 12, 2026**

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:

Michael Colletti, Nicholas Culver, Robert DiGregorio, Richard Eber, Donald Richman, John Sakewicz, Gaynel Schneeman, Dory Emel, Andrew Carpenter, Larry Pompper, Jr., Neal Sheppard, Joanne Wright, Tristan Harris (representative from Clark, Caton & Hintz), Cory Gaskill, Justin White, Esquire, David Cadwallader (7:20 pm)

Absent:

Michael Sullivan

The meeting was called to order at 7:00 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.

Richard Eber made a motion to approve the January Regular Meeting minutes. Nicholas Culver seconded the motion. All in favor.

Joanne Wright was sworn in.

Block 3, Lots 17 & 19

Robert DiGregorio

80 Warner Road

Application for a Variance for U-Pick Flowers and Pumpkins

Richard Eber and Rober DiGregorio stepped down from the board at this time.

Justin White provided an overview.

Preserved farmland has restrictions. Commercial farms are different. This property is both preserved and commercial. Special occasion events, such as weddings, parties and festivals are not specific to farming. These must be granted approval.

The request for U-Pick flowers and the corn maze are under the right to farm rules and do not need approval.

Robert DiGregorio was sworn in.

Mr. DiGregorio read from the SOE Law.

David Cadwallader joined the meeting 7:20 pm.

Mr. DiGregorio read the setback requirements

Justin White referred to the document Mr. DiGregorio was reading from. This is AMP for On-Farm Direct Marketing Facilities, Activities, and Events [N.J.A.C 2:76-2A.13]

The SOE standard are the same as the Right to Farm Act.

Mr. DiGregorio stated that there will be no land disturbance. There will be no building on the property. There will be no food preparation on site, food and alcohol would be by a caterer. Port-a-potties would be provided. According to the SOE only 6 events may have 250 or more. Mr. DiGregorio is willing to cap events at 250 people.

Mr. DiGregorio again read from the Right to Farm Law. He stated that he would be subject to any new rules regarding SOEs, regardless of any approval tonight.

Mr. DiGregorio showed pictures of his farm with pumpkins and sunflowers. Marked A4 – four pages

Mr. DiGregorio would like to have the SOE's. They have been holding these events already. They have had events from 50 to 250 people on the property. They live on the property and want to know who is coming onto the property. At the end of the year he must submit a report. This is to stay in compliance with conducting SOEs on preserved farmland.

Ms. Wright asked about the events he'd already held. He stated that the participants are able to park on the cut field.

Mr. DiGregorio is required to get a bonfire permit. He provided a copy marked A3. He has bonfires for the SOE's.

Mr. Gaskill asked about lighting in the evening. Mr. DiGregorio stated that this would be roll on, roll off lighting. There will be no impervious coverage added.

There was a question regarding the deed and the SOE law. SOEs are limited to weekends and holidays.

The applicant has a tractor and wagon that can transport people. There is a trail and there will be people by the road to assist people crossing the road.

Mr. White asked if Mr. DiGregorio was comfortable withdrawing his variance request for the U-pick items. Mr. DiGregorio agreed.

The board will vote on the SOE use variance application only. The planner stated that the concerns in their report have been addressed.

Ms. Wright asked about reports for past events. Mr. DiGregorio stated that he believed that he had submitted those in the application packet.

Mr. DiGregorio stated that parking is shown on the map. Mr. DiGregorio has hired a retired officer on Warner Road to help direct traffic and keep people moving at a slow speed.

The applicant can be capped for the number of events. It is limited to 26 events and only 6 of these can have as many as 250 guests according to the SOE regulations.

This is the standard analysis of a standard D Variance. Mr. White reviewed the legal requirements.

The County Ag Board or SADC can send someone out to inspect. Mr. DiGregorio stated that the ambulance and fire department can access the property. There are sanitary stations next to the animals.

Ms. Wright spoke about the possible conflict in the Master Plan.

Mr. Harris spoke about the intent of the Master Plan, not specifically designed to completely prohibit the SOE's.

Mr. DiGregorio stated that his application, if granted, should be subject to any new regulations.

Ms. Wright asked if the applicant advertises. He stated that he does not because he would like to be able to regulate who comes onto the property. His business is word of mouth.

Mr. Carpenter asked about the parameters that the board can control.

Mr. DiGregorio asked that the board follow what was approved for the Dolbow. He stated that he would be willing to cap events at 250 people.

The law currently caps at 26 events a year. There was some discussion regarding the number of events and the impacts to the neighbors.

Mr. Emel stated that the U Pick items are not under this application.

The meeting was opened to the public.

Patience Oaks – 138 Warner Road – Thank you to Mr. DiGregorio for helping to get the road plowed. She asked that the board visit the road. There are two blind spots and one spot where you can't get out of the way. 40 years ago, her brother and his wife were killed on a small bridge in Mannington. While Bob has been very careful trying to keep people safe. The road is a one and a half way road. This can be very scary, especially when individuals drive large trucks. Two events a month are a lot for a small road. She really appreciates Bob's efforts but she is concerned if Bob leaves, the variance stays. She also asked about ADA. She stated that everyone on the road showed up tonight, uncoordinated.

Dory Emel asked about the variance. The variance runs with the land.

Maury Kiger – 64 Warner Road – This whole thing is ridiculous for Warner Road. She stated that he has soccer moms who don't pay attention to the speed limit on the road. He has Turkey Trots, filled with people. Her home is 300 feet from the barn. She hears all of the music and noise from the events. It is supposed to be country. They have had a couple of close calls already. She doesn't want to change the lifestyle of the road. Truckloads of

hunters are always out there. She wants to be a good neighbor but this is the end all be all.

Susan Kelly – 140 Point Airy Road but owns the property at the end where the Cooke’s live. She ran a nonprofit in Monmouth and she stated that events will grow. There can be a lot of noise generated from events. It doesn’t take long for the noise to travel though the area. She is concerned about people parking all day. What will prevent people from trespassing onto the other properties. She is concerned about proper oversight. She asked about the number of people attending the events. She asked about the location of the U Pick fields. She also has a concern about the placement of outhouses. Lastly, when special events are at night, she has concerns about lighting.

Mike Cooke – 140 Warner Road – They live in the back and Warner Road is a bit of a challenge. They have had someone pass them and almost had a head on collision. There is also hunting on the road, that might be a concern.

Sherri May – 43 Warner Road – They are the first house that you arrive to. They have had issues with people coming to their property. Cars come head on. People go 55 miles per hour as they go around the bend.

Susan Kiger – 172 Black Road - Is a future owner of a house on Warner Road – This is a one lane, one-way, dead-end road. U Pick can be May though November. Very concerned regarding noise. The events don’t always end on time.

The meeting was closed to the public.

Mr. DiGregorio is open to rules that limit events. He is open to limiting U-Pick operations. He would be willing to limit u pick activities. He would be willing to not have SOE activities on U Pick days. He is willing to limit hours if that makes it easier. If the number 249 is to high, he is open to capping the events.

Mr. Colletti asked if Mr. DiGregorio could request attendees to carpool to events.

Mr. DiGregorio stated that he would be willing to have the variance sunset when he sells the property.

Ms. Wright asked what is the positive criteria?

Mr. DiGregorio stated that many local organizations like to have events on the farm. It helps him market his crop. Youth programs like to hold events locally.

Ms. Schneeman stated that she has heard the concerns from the neighbors. She doesn’t feel like many people are benefiting and it is adversely impacting the neighbors.

Mr. White stated that there must be five affirmative votes. If the chair allows this, the applicant could withdraw his application and go speak with the neighbors. Then, after a conversation, he could come back. The applicant can absolutely ask for a vote tonight, that is his right.

Mr. Colletti stated that there seems to be concern about the U Pick. The neighbors are concerned with the traffic and the noise. Each event is insured.

Mr. Sakewicz stated that the public should speak to the Ag Board about the U Pick.

Mr. DiGregorio stated that he appreciates that the neighbors are here tonight. He is willing to concede and find a middle ground.

He is willing to put stipulations in.

Mr. White asked if a site plan would be beneficial? Corey Gaskill stated that the plan outlines the parking and bathrooms. A traffic study could be done. The road is not getting wider. It is a 33 ft wide road.

Mr. DiGregorio stated that the road is a public road. The use of the road, who governs this? He will address the sound concerns. He is willing to have a stop time at an earlier hour. He is willing to add traffic control.

Mr. DiGregorio would like to limit the number to 150 maximum people. End times at 8 pm. The number of Special Events would be limited to 15.

Neal Sheppard stated that he could ask township committee to add signage to the road.

There was discussion regarding a portable speed bump.

Michael Colletti made a motion to carry the matter to the April 9th meeting. Nicholas Culver seconded the motion. The applicant will not need to readvertise.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call

YES: DC, MC, NC, DR, JS, GS & NS

NO:

ABSTAIN:

Block 7, Lot 13

Cal-Maine Foods, Inc.

249 and 249A Fenwick Road

Application for a Variance for Current Home to Remain on Property While New Home Built

Larry Pompper stepped down from the board at this time.

Adam Telsey presented the application.

Michael Colletti made a motion to deem the application complete. Nicholas Culver seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call

YES: DC, MC, NC, DR, JS, GS & NS

NO:
ABSTAIN:

There is a family of five who lives in the house. They would like 120 days from the adoption of the resolution to have the home remain while the new home is built. The client has a blow up of the survey where the proposed building will be located. No variances are being requested.

Ted Brown was sworn in. He is the construction project manager for Cal-Maine Foods. The home will tie into the existing well but they will have a whole new septic system. It will require health department approval. They would need 30 days to move from the old house to the new house and demolish.

The meeting was opened to the public.
Ricky Watts - 65 Ceder Lane – Asked if he has to sign anything. This doesn't bother him.

The meeting was closed to the public.

Neil Sheppard made a motion for a D1 use variance to temporarily have two homes on the property with the agreed upon conditions. Donald Richman seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call
YES: DC, MC, NC, DR, JS, GS & NS
NO:
ABSTAIN:

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 (**Continued from the November 2025 Meeting and will be carried until March 12, 2026**)

Block 60, Lot 4
Mannington Mills Road
Resolution 08-2026

Nicholas Culver made a motion to approve Resolution 08-2026. Gaynel Schneeman seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS
Roll Call
YES: DC, MC, NC, DR, JS, GS & NS
NO:

ABSTAIN:

(Resolution to immediately follow)

RESOLUTION NO. 08-2026

MANNINGTON TOWNSHIP PLANNING / ZONING BOARD

**USE VARIANCE APPLICATION of MANNINGTON MILLS, INC.
75 MANNINGTON MILLS ROAD
BLOCK 60, LOT 4**

WHEREAS, Mannington Mills, Inc. (the "Applicant") has made application before the Planning / Zoning Board of Mannington Township in Salem County, New Jersey (the "Board"), seeking a use variance pursuant to N.J.S.A. 40:55D-70(d)(2) and Chapter 70 of the Township Code, for property Applicant owns at 75 Mannington Mills Road, Block 60 Lot 4 (the "Property"); and,

WHEREAS, the Property is located in the Township's Industrial / "I" zone; and,

WHEREAS, the Applicant's application for a use variance is further described as a request to expand an existing, non-conforming use to allow a portion of the existing premises known as the "Resin Building" to be used by a third-party for the storage of lumber needed in connection with the manufacture of wooden trusses; and,

WHEREAS, the aforesaid third-party is identified as Applicant's tenant, Annandale Millwork and Allied Systems Corporation ("Annandale"); and,

WHEREAS, the Board previously granted Applicant a use variance to allow two principal uses at the Property, one such use being the manufacturing activities of Annandale at the Property, and as memorialized by Resolution 14-2024; and,

WHEREAS, Applicant now proposes to expand the scope of this use, the aforesaid manufacturing activities, thus necessitating a use variance pursuant to N.J.S.A. 40:55D-70(d)(2); and,

WHEREAS, the Applicant also requests a waiver of site plan; and,

WHEREAS, the Applicant's Development Application included:

- A. A completed Application for Development Review Form dated November 19, 2025;
- B. A completed Schedule "A" Mannington Township Land Development Application Checklist;
- C. A copy of Resolution 14-2024;
- D. An Affidavit of Ownership of the Property (undated);

- E. A list of witnesses to testify on behalf of Applicant (undated);
- F. A stockholder disclosure statement (undated);
- G. A sketch / drawing depicting an overview of the Property and its layout (no author and undated);
- H. A Project Narrative and Variance Justification Statement by Applicant's counsel;
- I. Proof of paid taxes dated December 2, 2025;
- J. A 200' property owners list;
- K. Proof of Publication, thereby confirming the Applicant's compliance with the requirements of N.J.S.A. 40:55D-12(a);
- L. An Affidavit of Proof of Service, thereby confirming the Applicant's compliance with the requirements of N.J.S.A. 40:55D-12(i);

WHEREAS, the Board having considered the comments of its municipal engineer, as set forth in the Report of Corey Ronald Gaskill, PE, CME, CFM of Fralinger Engineering, P.A., dated December 8, 2025; and,

WHEREAS, the Board having considered the comments of its municipal planner, as set forth in the Report of Michael F. Sullivan, ASLA, AICP and Donna Miller, AICP, PP, CFM of Clarke Caton Hintz dated December 9, 2025; and,

WHEREAS, at a public hearing conducted on January 8, 2026, the Applicant appeared and was represented by counsel, Adam I. Telsey, Esq. and offered the following proofs and/or elicited the following in support of Applicant's application:

1. Items A-L of the Application, such items described above, were received and considered by the Board.
2. A document showing the overview of the Mannington Mills site was marked for identification as **A-1**, which was received and considered by the Board.
3. The Application was deemed as complete by a unanimous vote, with seven (7) Board members in favor and zero (0) opposed.
4. **Victor Giudice** of Mannington Mills, Inc. was sworn and gave testimony.
5. Mr. Giudice is the Applicant's Director of Safety, Health, and Environment. He is familiar with the site and the various operations thereon.
6. Applicant proposes an extension of operations currently taking place at the site.

7. Applicant's tenant, Annandale, manufactures roof trusses and related products. The proposed expansion of this use will include a storage area in what is referred to as the "Resin Building."

8. More specifically, the Resin Building will be used to store lumber and other materials used in the manufacturing operations of Annandale.

9. Also, an area outside of the Resin Building will be used as a "laydown" area for the temporary storage and staging of lumber and other supplies and materials. The laydown area will be approximately 180' x 230'.

10. Mr. Giudice believes that a few new jobs may be created if the expansion of use is granted.

11. The proposed expansion of use will not alter the hours of operation of Mannington Mills and/or Annandale. The hours of operation will remain 7:00 AM through 8:00 PM.

12. The proposed expansion of use will not significantly change the volume or timing of traffic and/or trucks going to and from the Property.

13. No new parking is required or requested.

14. No expansion and/or change in impervious coverage is proposed.

15. The Applicant's counsel made argument as to the so-called "positive" factors with regard to the criteria for a "d(2)" variance. The proposed expanded use is in direct relationship to the manufacturing activity already taking place. The site is particularly well suited for manufacturing and has been used for such purpose for many years, first by Mannington Mills and now by Annandale.

16. Applicant's counsel further submits that denial of the requested variance will cause undue hardship. If denied, Applicant could lose Annandale as a tenant. This would result in the Resin Building having no user and essentially serving no purpose other than to cause unnecessary expense to the Applicant.

17. Counsel also made argument as to the so-called "negative" factors with regard to the criteria for a use "d(2)" variance. There will be no negative effect. There will be no detriment to the zone or master plan. The Resin Building is well within the Mannington Mills complex. Its operations will not be seen from the road or by the neighbors. There will not be objectionable noise, lights or odors.

18. Applicant requests a waiver of site plan. No new construction is proposed and the physical layout of the site is not being changed. Accordingly, the Board's engineer has no objection to this waiver request.

WHEREAS, the meeting was opened for public comment, and no person appeared to offer opposition or comment as to the relief requested by the Applicant;

WHEREAS, the Board considered the testimony offered by the Applicant's witness to be credible; and,

WHEREAS, in addition to the conclusions set forth above the Applicant has fulfilled the procedural requirements of the use variance request; and,

WHEREAS, the Mannington Township Planning / Zoning Board finds that the proposed use variance can be approved pursuant to N.J.S.A. 40:55D-70(d)(2). The Board is satisfied that there exists in this particular case special reasons to allow departure from the Township's Land Use Ordinance, and that departure from same in this particular case will not be detrimental to the public good, but rather will promote the general welfare and the overall intent and purpose of the Master Plan and the Land Use Ordinance; and,

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

1. The Application of Mannington Mills, Inc., as aforesaid, is deemed to be complete.
2. The Applicant's request for a waiver of site plan is **GRANTED**.
3. The Applicant has offered sufficient proof to establish cause for receiving a use variance for use of the "Resin Building" as a storage area for lumber and other materials used in the manufacturing of roof trusses and related products, as well as the use of an area outside of the aforesaid Resin Building comprising 180' x 230' as a "laydown" area for the temporary storage and staging of lumber and other supplies and materials. Applicant has carried its burden of showing that the benefits of granting a use variance from the Land Use Ordinance outweigh any detriment that may result from granting the variance.
4. The use variance pursuant to N.J.S.A. 40:55D-70(d)(2) requested by Mannington Mills, Inc. for the use of the Resin Building as a storage area for lumber and other materials used in the manufacturing of roof trusses and related products, as well as the use of an area outside of the aforesaid Resin Building comprising 180' x 230' as a "laydown" area for the temporary storage and staging of lumber and other supplies and materials, upon the property located at 75 Mannington Mills Road, and known on the Official Tax Maps of the Township of Mannington as Block 60, Lot 4, be and hereby is **GRANTED**, subject to the following conditions:
 - a. The Board relied upon the testimony of the Applicant and factual finding discussed above in this Resolution, and such testimony and findings are incorporated as conditions of this approval as though set forth herein.
 - b. Compliance with all federal, state, county and local laws, rules, regulations and other governmental approvals which may be required in implementation of this development, including but not limited to: (i) the Township of Mannington

Construction Office; (ii) the Salem County Planning Board; and (iii) the Salem County Soil Conservation District.

- c. If another governmental agency grants a waiver or variance of a regulation, affecting this approval or the conditions attached to it, then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend same.
- d. The Applicant shall pursue with good faith and due diligence any and all additional approvals as may be required and shall provide the Board with copies of all reports and approval from same, including copies of any and all applications filed.
- e. The Applicant shall pay all escrows, costs and professional fees associated with this Application pursuant to the Township's 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.

5. The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees. In the event that the Applicant does not perfect this approval should § 70-22E of the Ordinance be applicable, this approval shall be void, unless, for good cause shown, the Applicant seeks extension thereof.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the Applicant's attorney, and that notice of the actions recited herein shall be published in accordance with prevailing law.

The vote upon the Motion made to grant the Applicant's request for a use variance was recorded, as follows:

	MOVED	SECOND	AYES	NAYS	ABSTAIN	RECUSE	ABSENT
John Sakewicz			X				
David Cadwallader		X	X				
Nicholas Culver			X				
Michael Colleti	X		X				
Donald Richman			X				
Gaynell Schneerman			X				
Neal Sheppard (II)			X				
Richard A. Eber, Jr. (I)					X		
Robert DiGregorio (III)					X		
Dory Emel, Alt 1							
Andr. Carpenter, Alt 2							
Joanne Wright, Alt 3							
Lry. Pompper, Jr., Alt 4							

AND BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Applicant and to all who request a copy for a reasonable fee. In addition, a copy of this Resolution shall be filed in the Office of the Clerk of the Township of Mannington.

By: Rebecca Ferguson
Rebecca Ferguson, Board Secretary

By: John G. Sakewicz
John Sakewicz, Chairman

Miscellaneous Business

Review of Proposed Ordinance 26-01 & Resolution 09-2026

Nicholas Culver made a motion to approve Resolution 09-2026. Gaynel Schneeman seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call

YES: DC, MC, NC, DR, JS, GS & NS

NO:

(Resolution to immediately follow.)

MANNINGTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 09-2026

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

PROPOSED ORDINANCE NO.: 26-01

AN ORDINANCE AMENDING MANNINGTON TOWNSHIP CODE CHAPTER 70
"LAND DEVELOPMENT" TO CONFIRM THAT DATA CENTERS ARE PROHIBITED
USES/STRUCTURES IN ALL ZONING DISTRICTS AND TO LIST THEM
SPECIFICALLY, AS SUCH

WHEREAS, on February 5, 2026, 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

WHEREAS, the Board reviewed the proposed Ordinance at its February 12, 2026 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 does not affect or implicate such plan elements; and

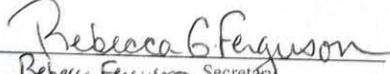
WHEREAS, the Board has determined that the proposed Ordinance does not include changes to zoning district classifications and boundaries, or any changes to bulk, density, or other requirements that could effect a fundamental or dramatic alteration in the intensity or character of future land use or development within any zoning district; and

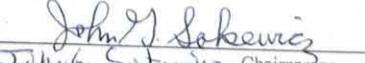
WHEREAS, the Board has determined that the proposed Ordinance should be adopted as proposed by the Township Committee;

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 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 **February 12, 2026** to memorialize its action taken on that date.

Attest:


Rebecca Ferguson, Secretary
Mannington Township Planning Board


John J. Sobewicz, Chairperson
Mannington Township Planning Board

Review of Proposed Ordinance 26-02 & Resolution 10-2026

Nicholas Culver made a motion to approve Resolution 010-2026. Gaynel Schneeman seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call

YES: DC, MC, NC, DR, JS, GS & NS

NO:

(Resolution to immediately follow.)

MANNINGTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 10-2026

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

PROPOSED ORDINANCE NO.: 26-02

AN ORDINANCE AMENDING MANNINGTON TOWNSHIP CODE CHAPTER 70
"LAND DEVELOPMENT" TO CREATE AN AFFORDABLE HOUSING-1 (AH-1)
INCLUSIONARY HOUSING ZONE

WHEREAS, on February 5, 2026, 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 and -64*; and

WHEREAS, the Board reviewed the proposed Ordinance at its February 12, 2026 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

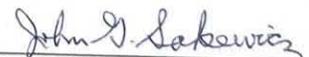
WHEREAS, the Board has determined that the proposed Ordinance should be adopted as proposed by the Township Committee;

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 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 **February 12, 2026** to memorialize its action taken on that date.

Attest:


Rebecca Ferguson, Secretary
Mannington Township Planning Board


John G. Subewicz, Chairperson
Mannington Township Planning Board

Review of Proposed Ordinance 26-03 & Resolution 11-2026

Nicholas Culver made a motion to approve Resolution 11-2026. Gaynel Schneeman seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS & NS

Roll Call

YES: DC, MC, NC, DR, JS, GS & NS

NO:

(Resolution to immediately follow.)

MANNINGTON TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 11-2026

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

PROPOSED ORDINANCE NO.: 26-03

AN ORDINANCE AMENDING THE MANNINGTON TOWNSHIP CODE TO REPEAL
CHAPTER 46, ARTICLE IV "DEVELOPMENT FEES"; TO REPEAL CHAPTER 89, ARTICLE
VI "MUNICIPAL HOUSING LIAISON"; AND TO ENACT NEW
CHAPTER 4 "AFFORDABLE HOUSING"

WHEREAS, on February 5, 2026, 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

WHEREAS, the Board reviewed the proposed Ordinance at its February 12, 2026 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 the proposed Ordinance does not include changes to
zoning district classifications and boundaries, or any changes to bulk, density, or other requirements that
could effect a fundamental or dramatic alteration in the intensity or character of future land use or
development within any zoning district; and

WHEREAS, the Board has determined that the proposed Ordinance should be adopted as proposed
by the Township Committee;

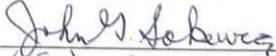
NOW, THEREFORE, BE IT RESOLVED, by the Mannington Township Planning Board, that
the Board recommends that the Mannington Township Committee should adopt the proposed Ordinance as
drafted.

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 **February 12, 2026** to memorialize its action
taken on that date.

Attest:



Rebecca Ferguson, Secretary
Mannington Township Planning Board



John G. Habweg, Chairperson
Mannington Township Planning Board

The meeting will be at this same location, the Ware Building.

Miscellaneous Business

The representative from the Elmer Times said how nice the community discussed neighborly disputes and concerns together.

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary