

**Mannington Township Planning Board**  
**Regular Meeting**  
**November 9, 2017**

**Present:**

Andrew Viola, Solicitor, Andrew Buzby, Donald Richman, John Sakewicz, Dante Spina, Sr., Cory Gaskill, Engineer, David Cadwallader, Cody S. Mitchell, John Emel (7:14 pm)

**Absent:**

Philip Caton, Planner, Carl Gaskill, Engineer, Donald Asay, Mayor, Joanne Catalano, Kasey Carmer, Zoning Officer, William DeCinque, Rita Shade, Jessica Lynne Winkers, Richard Eber,

The meeting was called to order at 7:06 PM by Andrew Buzby, Chair.

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**

The Sunshine Law Statement was read.

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.

John Sakewicz made a motion to approve the Reorganization and Regular January 2017 minutes. Donald Richman seconded the motion.

Motion carried.

Resolution 2017-1

John Sakewicz made a motion to approve Resolution 2017-1. Dante Spina seconded the motion. All in favor.

Resolution 2017-2

John Sakewicz made a motion to approve Resolution 2017-2. Donald Richman seconded the motion. All in favor.

Resolution 2017-3

John Sakewicz made a motion to approve Resolution 2017-3. Donald Richman seconded the motion. All in favor.

Resolution 2017-4

John Sakewicz made a motion to approve Resolution 2017-4. Donald Richman seconded the motion. All in favor.

Variance Application  
Ralph & Jill Johnson  
73 Sandy Ridge Road  
Mannington, NJ 08079

The following people were sworn in:  
Ralph Johnson  
Robert Gaydos

Cory Gaskill reviewed his letter.

This is a request for a temporary residence because of a house fire. Mr. Gaskill recommended that there be a timeframe attached to the application to the temporary trailer removed once the CO is received by the homeowner. The fire occurred on July 5<sup>th</sup>. Mr. Gaydos stated that the trailer will be leased and removed. It will never be in the homeowner's possession.

The board discussed a bond and other possible conditions to attach to this application.

Cody Mitchell made a motion to approve the application with the condition that the CO will not be issued until the trailer is removed from the property.. No bond will be required. Donald Richman seconded the motion.

Members eligible to vote on the application:

1. John Emel (Mayors Designee) - YES
2. Andrew Buzby - YES
3. John Sakewicz - YES
4. Dante Spina, Sr. - YES
5. Donald Richman (Alternate #1) - YES
6. Cody Mitchell (Alternate #3) - YES

6- YES            0 - NO

Cody Mitchell stepped down from the board at this time.

Minor Subdivision Application  
Block16, Lot 3  
Scott & Esther Mitchell  
100 Hackett Road  
Woodstown, NJ 08098

The following people were sworn in:  
Scott and Esther Mitchell

Mr. Gaskill reviewed his letter. This application will have three small lots cut from the big lot.

Donald Richman made a motion to deem the application complete. John Emel seconded the motion.

Members eligible to vote on the application:

1. John Emel (Mayors Designee) - YES
2. Andrew Buzby - YES

3. John Sakewicz- YES
4. Dante Spina, Sr. - YES
5. Donald Richman (Alternate #1) - YES

Mr. Gaskill reviewed the rest of his letter and plan requirements. There was some discussion about the requirements and site plan deficiencies.

John Sakewicz made a motion to approve the application with the required corrected submissions being submitted prior to the deeds being signed. John Emel seconded the motion.

Members eligible to vote on the application:

1. John Emel (Mayors Designee) - YES
2. Andrew Buzby - YES
3. John Sakewicz- YES
4. Dante Spina, Sr. - YES
5. Donald Richman (Alternate #1) - YES

Cody Mitchell rejoined the board at this time.

#### **Zoning Officer Report**

The meeting was opened to the public at this time.

Charles DeStefano spoke about concerns regarding a possible application.

The meeting was closed to the public at this time.

#### **Miscellaneous Business**

- Updated Farmlands Preservation Map – John Emel stated that there are approximately 800 acres in the pipeline at this time.
- Charles DeStefano Letter

The meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Rebecca Gower Ferguson  
Planning Board Secretary