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Telephone
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◆ TOWNSHIP OF STAFFORD ◆

Refer To:

OCEAN COUNTY

260 EAST BAY AVE • MANAHAWKIN, NEW JERSEY • 08050-3329

January 22, 2009

RECEIVED

JAN 27 2009

CMX INC.

Benjamin L. Spinelli, Executive Director
NJ Office of Smart Growth
Department Of Community Affairs
101 South Broad Street
P.O. Box 204
Trenton, NJ 08625-0204

**RE: Submission of Additional Planning and Zoning Documents
Request for "Advanced" Plan Endorsement (Full Endorsement under New Rules)**

Dear Mr. Spinelli:

It is my firm belief that Stafford Township, throughout the past several years has shown its dedication and commitment to the Plan Endorsement Process. As such, we have enclosed additional documentation to supplement our petition. These documents have either been identified in the Stafford Planning and Implementation Agenda (PIA) or were discussed at a meeting on April 15, 2008, which was attended by the Township's Director of Community Development, Bonnie Flynn, and our Township Planners, David Roberts and Jamie Sunyak of CMX.

Enclosed please find one hard copy, as well as an electronic CD containing the following documents:

1. Adopted Riparian Buffer (Stream Corridor) Ordinance (Ordinance 2008-57).
2. Adopted Small Wind Energy Systems Ordinance (Ordinance 2008-94).
3. Updated PIA that provides the status of each planning activity to-date.
4. Copy of the meeting minutes from the series of Planning Board public workshops held every other week between February and June of 2007, as well as the two public hearings held by the Planning Board leading up to the adoption of our 2007 Master Plan in June 2007. These minutes were requested at the April 15th meeting by your staff as support for a determination that your visioning requirements under the Plan Endorsement Guidelines adopted by the State Planning Commission on October 17, 2007 have been satisfied.
5. Resolution (2008-194) of the Township Council appointing a Plan Endorsement Advisory Committee (PEAC), as well as the public notice, and meeting minutes of the public hearing by the Township Council prior to the adoption of the Resolution. This step, also established in the October 17th Guidelines was recommended, but not mandated by your staff at the April 15th meeting. It is our expectation that our PEAC will be used as a resource by our Planning Board and Township Council on future planning initiatives and updates to the Master Plan and development regulations.
6. Stafford Township Biennial Report.

TO: Benjamin Spinelli, Executive Director

January 22, 2009

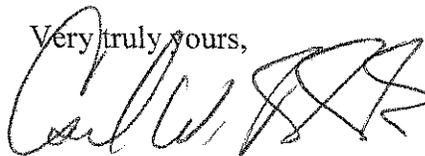
Page 2

7. Zoning Board of Adjustment 2008 annual report.

It is my understanding through communications between your office and our Township Planner that our Initial Plan Endorsement will be considered as the equivalent of a Certificate of Eligibility under the newly adopted Plan Endorsement Guidelines. Assuming that the additional documentation provided as part of this submission is acceptable to address the visioning and PEAC issues, **I believe that the Township be considered for full Endorsement under the new Rules. If the Office of Smart Growth feels any additional Action Items need to be addressed, we suggest that an Action Plan/MOA outline timeframes and parties responsible.**

Please feel free to contact me with any issues or concerns. I look forward to your favorable response to this letter.

Very truly yours,



**Carl W. Block, Mayor
Township of Stafford**

CWB/jg

Enclosures:

Adopted Riparian Buffer (Stream Corridor) Ordinance (Ordinance 2008-57)

Adopted Small Wind Energy Systems Ordinance (Ordinance 2008-94)

Updated PIA that provides the status of each planning activity to-date

Copy of the meeting minutes from the series of Planning Board public workshops held every other week between February and June of 2007, as well as the two public hearings held by the Planning Board leading up to the adoption of our 2007 Master Plan in June 2007

Resolution 2008-194, public notice, and meeting minutes

Biennial Report

Zoning Board of Adjustment 2008 annual report



ENCLOSURES

1

ORDINANCE NO. 2008 - 57**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 211 OF
THE TOWNSHIP CODE OF THE TOWNSHIP OF
STAFFORD, ENTITLED "ZONING," SO AS TO CREATE
A NEW SECTION 38, ENTITLED "RIPARIAN BUFFER
CONSERVATION ZONE"**

BE IT ORDAINED, by the governing body of the Township of Stafford,
County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend Chapter 211 of the Township Code entitled "Zoning," so as to create a new *211-38, entitled "Riparian Buffer Conservation Zone," as follows:

§ 211-38. Riparian buffer conservation zone model ordinance.

A. Intent and purpose. The governing body of Stafford Township finds that riparian lands adjacent to streams, lakes, or other surface water bodies that are adequately vegetated provide an important environmental protection and water resource management benefit. It is necessary to protect and maintain the beneficial character of riparian areas by implementing specifications for the establishment, protection, and maintenance of vegetation along the surface water bodies within the jurisdiction of Stafford, consistent with the interest of landowners in making reasonable economic use of parcels of land that include such designated areas. The purpose of this ordinance is to designate Riparian Buffer Conservation Zones, and to provide for land use regulation therein in order to protect the streams, lakes, and other surface water bodies of Stafford; to protect the water quality of watercourses, reservoirs, lakes, and other significant water resources within Stafford; to protect the riparian and aquatic ecosystems of Stafford; to provide for the environmentally sound use of the land resources of Stafford, and to complement existing state, regional, county, and municipal stream corridor protection and management regulations and initiatives. The specific purposes and intent of this ordinance are to:

- (1) Restore and maintain the chemical, physical, and biological integrity of the water resources of Stafford;

- (2) Prevent excessive nutrients, sediment, and organic matter, as well as biocides and other pollutants, from reaching surface waters by optimizing opportunities for filtration, deposition, absorption, adsorption, plant uptake, biodegradation, and denitrification, which occur when stormwater runoff is conveyed through vegetated buffers as stable, distributed sheet flow prior to reaching receiving waters;
 - (3) Provide for shading of the aquatic environment so as to moderate temperatures, retain more dissolved oxygen, and support a healthy assemblage of aquatic flora and fauna
 - (4) Provide for the availability of natural organic matter (fallen leaves and twigs) and large woody debris (fallen trees and limbs) that provide food and habitat for small bottom dwelling organisms (insects, amphibians, crustaceans, and small fish), which are essential to maintain the food chain;
 - (5) Increase stream bank stability and maintain natural fluvial geomorphology of the stream system, thereby reducing stream bank erosion and sedimentation and protecting habitat for aquatic organisms;
 - (6) Maintain base flows in streams and moisture in wetlands;
 - (7) Control downstream flooding; and
 - (8) Conserve the natural features important to land and water resources, e.g., headwater areas, groundwater recharge zones, floodways, floodplains, springs, streams, wetlands, woodlands, and prime wildlife habitats.
- B. Statutory authority. The municipality of Stafford is empowered to regulate land uses under the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., which authorizes each municipality to plan and regulate land use in order to protect public health, safety and welfare by protecting and maintaining native vegetation in riparian areas.

C. Definitions.

ACTIVITY – Any land disturbance, including any development for which an application for development is necessary.

CATEGORY ONE (C1) WATERS – The meaning ascribed to this term by the Surface Water Quality Standards at N.J.A.C. 7:9B-1.15, which have been identified for protection from degradation in water quality characteristics because of their clarity, color, scenic setting, and other characteristics of

aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources.

CATEGORY TWO WATERS – Those waters not designated as Outstanding Natural Resource Waters or Category One in the Surface Water Quality Standards at N.J.A.C. 7:9B-1.15 for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d).

FLOODWAY – The meaning ascribed to this term by the Flood Hazard Area Control Act and regulations promulgated there under published at N.J.A.C. 7:13 et seq., and any supplementary or successor legislation and regulations from time to time enacted or promulgated.

HYDROLOGIC UNIT CODE (HUC 14) – An area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

INTERMITTENT STREAM – Surface water drainage channels with definite bed and banks in which there is not a permanent flow of water. Streams shown as a dashed line on either the USGS topographic quadrangle maps or the USDA County Soil Survey Maps of the most recent edition that includes hydrography are included as intermittent streams.

LAKE, POND, OR RESERVOIR – Any impoundment, whether naturally occurring or created in whole or in part by the building of structures for the retention of surface water, excluding sedimentation control and stormwater retention/detention basins and ponds designed for treatment of wastewater.

LAND DISTURBING ACTIVITY – Any grading, scraping, excavating or filling of land, clearing of vegetation, and any other construction or additional to footprint of a structure.

PERENNIAL STREAM – A stream that flows continuously throughout the year in most years.

RIPARIAN BUFFER CONSERVATION ZONE (RBCZ) – An area of land or water within or adjacent to a Surface Water Body within the municipality.

SURFACE WATER BODY – Any perennial stream, intermittent stream, lake, pond, or reservoir, as defined herein. In addition, any state open waters identified in a letter of interpretation issued by the New Jersey Department of Environmental Protection Land Use Regulation Program shall also be considered surface water bodies.

STREAM (WATERWAY) - Any perennial stream or river that is portrayed as a solid line on a US Department of Agriculture Soil Survey Map of the most recent edition; and any intermittent stream or river that is portrayed as a dashed line on a US Department of Agriculture Soil Survey Map of the most recent edition; any lake or impoundment that does not lie entirely within a single parcel of land. For the purposes of this section, the buffer does not apply to man-made stormwater management facilities, farm ponds, foundations and/or ornamental ponds.

TOP OF BANK - The upper ridgeline of the confining channel.

D. Applicability.

- (1) For all major subdivisions, minor subdivisions and site plans that are located within regulated waterbodies and their associated riparian buffer conservation zones.
- (2) The Flood Hazard Area Control Act, N.J.S.A. 7:13 et seq. requirements and provisions limit the type of disturbance and activities within all surface waters and their associated buffers.
- (3) Any activities occurring within the Pinelands jurisdiction are subject to Pinelands Comprehensive Management Plan.

E. Establishment of riparian buffer conservation zones.

- (1) Riparian Buffer Conservation Zones (RBCZs) shall be delineated as follows:
 - (a) In the case of Category One (C1) waters and perennial or intermittent streams that drain into or upstream of the C1 waters within the associated HUC 14 drainage, the RBCZ shall extend 300 feet.
 - (b) For areas adjacent to surface water bodies designated Category Two Waters for Trout Production (FW2-TP) the RBCZ shall be measured from the defined edge of the intermittent or perennial stream, or centerline if the bank is not defined, and from the defined edge of a lake, pond or reservoir at bank-full flow or level, and shall extend 150 feet horizontally outward from the perpendicular. Where steep slopes (in excess of 10 percent) are located within the designated widths, the RBCZ shall be extended to include the entire distance of this sloped area.

- (c) For areas with Threatened and Endangered Species Habitat, trout resources and acid soil waters and the land one mile upstream from such areas, the buffer shall extend 150 feet.

For areas adjacent to other surface water bodies, the RBCZ shall be measured from the top of bank of an intermittent or perennial stream, or centerline if bank is not defined, and from the defined edge of a lake, pond or reservoir at bank-full flow or level, and shall extend 50 feet horizontally outward from the perpendicular. Where steep slopes (in excess of 15 percent) are located within the designated widths, the RBCZ shall be extended to include the entire distance of this sloped area to a maximum of 300 feet.

- (d) For areas adjacent to surface water bodies for which the Floodway has been delineated, the RBCZ shall cover the entire Floodway area, or the area described in Section E(1)(a) or E(1)(b), whichever area has the greatest extent. Floodway delineations shall be based upon the State's adopted floodway delineations. However, requests for alterations to the adopted delineations can be provided to the New Jersey Department of Environmental Protection for consideration if site specific information is available.

- (2) A RBCZ is an overlay to the existing zoning districts. The provisions of the underlying district shall remain in full force except where the provisions of the RBCZ differ from the provisions of the underlying district, in which case the provision that is more restrictive shall apply. These provisions apply to land disturbances resulting from or related to any activity or use requiring application for any of the following permits or approvals:

- (a) Building permit;
- (b) Zoning variance;
- (c) Special exception;
- (d) Conditional use; or
- (e) Subdivision/land development approval.

- (3) The applicant or designated representative shall be responsible for the initial determination of the presence of an RBCZ on a site, and for identifying the area on any plan submitted to Stafford in conjunction with an application for a construction permit, subdivision, land

development, or other improvement that requires plan submissions or permits. This initial determination shall be subject to review and approval by the municipal engineer, governing body, or its appointed representative, and, where required, by the New Jersey Department of Environmental Protection.

F. Uses permitted and performance standards for riparian buffer conservation zones.

- (1) Permitted uses are governed and shall comply to N.J.A.C. 7:8-5.5(h) and 7:13-10.2, unless otherwise exempt.
- (2) All encroachments proposed RBCZs and other waters shall comply with the requirements at N.J.A.C. 7:8-5.5(h) and N.J.A.C. 7:13-10.2 and shall be subject to review and approval by the New Jersey Department of Environmental Protection, unless exempt.

G. Activities regulated by flood hazard area control act.

- (1) Any action that includes or results in one or more of the following constitutes a regulated activity if undertaken in a regulated area, as described at N.J.A.C. 7:13-2.3:
 - (a) The alteration of topography through excavation, grading and/or placement of fill;
 - (b) The clearing, cutting and/or removal of vegetation in a riparian zone;
 - (c) The creation of impervious surface;
 - (d) The storage of unsecured material;
 - (e) The construction, reconstruction and/or enlargement of a structure; and
 - (f) The conversion of a building into a private residence or a public building.
- (2) The landowner or applicant shall engage in a regulated activity in a regulated area without a flood hazard area permit as required by N.J.A.C. 7:13.

H. Nonconforming structures and uses in riparian buffer conservation zones. Nonconforming structures and uses of land within the RBCZ are subject to the following requirements:

- (1) Legally existing but nonconforming structures or uses may be continued.
 - (2) Any proposed enlargement or expansion of the building footprint within a RBCZ shall comply with the standards in N.J.A.C. 7:8-5.5(h) and 7:13-10.2.
- I. Submission requirements. Any application subject to the requirements of this ordinance must submit an Environmental Impact Statement in accordance with
 - J. Boundary interpretation, appeals procedures, inspections. The Township of Stafford has no jurisdiction to dispute the boundaries of an RBCZ. Any boundary interpretation or appeal must be subject to approval by NJDEP.
 - K. Enforcement. A prompt investigation shall be made by Stafford of any person or entity believed to be in violation hereof. If, upon inspection, a condition which is in violation of this ordinance is discovered, a civil action in the Special Part of the Superior Court, or in the Superior Court, if the primary relief sought is injunctive or if penalties may exceed the jurisdictional limit of the Special Civil Part, by the filing and serving of appropriate process. Nothing in this ordinance shall be construed to preclude the right of Stafford, pursuant to N.J.S.A. 26:3A2-25, to initiate legal proceedings hereunder in Municipal Court. The violation of any section or subsection of this ordinance shall constitute a separate and distinct offense independent of the violation of any other section or subsection, or of any order issued pursuant to this ordinance. Each day a violation continues shall be considered a separate offense.

SECTION 2. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Municipal Planning Board for its review and comment. The Township Clerk shall also send copies of this ordinance to all adjoining municipalities pursuant to N.J.S.A. 40:55D-15, and to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16 by certified mail at least ten (10) days prior to the proposed second reading and adoption of this ordinance.

SECTION 3. This ordinance shall take effect after certification by the Pinelands Commission in accordance with N.J.A.C. 7:50, Subchapter 3, approval by the

county review agency, second reading and publication as required by law, and filing of the ordinance with the Ocean County Planning Board, and twenty (20) days after passage by the governing body pursuant to N.J.S.A. 40:69A-18.1 and N.J.S.A 40:49-2.

SECTION 4. After adoption of this ordinance on second reading, the Township Clerk shall file a certified copy of this ordinance with the Ocean County Planning Board.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 2nd day of June, 2008, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 17th day of June, 2008, at 7:00 p.m., at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.


BERNADETTE M. PARK, RMC, CMC
Township Clerk, Township of Stafford

MSD:nmc
#837

Handwritten notes:
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10/1/08

ORDINANCE NO. 2008- 94

AN ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 130 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF STAFFORD, ENTITLED "LAND USE AND DEVELOPMENT," SO AS TO CREATE A NEW SECTION 130-64, ENTITLED "SMALL WIND ENERGY SYSTEMS"

WHEREAS, it is the purpose of this ordinance to promote the safe, effective and efficient use of small wind energy systems to reduce the on-site consumption of utility-supplied electricity; and

WHEREAS, the Mayor and Township Council of the Township of Stafford find that:

(1) Wind energy is an abundant, renewable, and nonpolluting energy resource;

(2) Converting wind to electricity will reduce our dependence on nonrenewable energy resources, and decrease the air and water pollution that results from the use of conventional energy sources;

(3) Distributed small wind energy systems will also enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify the State's energy supply portfolio; and

(4) Small wind energy systems make the electricity supply market more competitive by promoting customer choice; and

WHEREAS, New Jersey's Renewable Portfolio Standards (RPS) require each supplier/provider, as defined at N.J.A.C. 14:8-1.2, that sells electricity to retail

customers in New Jersey to provide a percentage of their retail electricity sales from renewable energy sources, beginning at 3.5 percent in 2004 and increasing to 22.5 percent by 2021; and

WHEREAS, existing local zoning regulations do not address wind power, which while not intended to discourage the installation of small wind turbines, can substantially increase the time and costs required to obtain necessary local land use permits; and

WHEREAS, the Mayor and Township Council of Stafford Township find that it is necessary to standardize and streamline the requirements for small wind energy systems so that this clean, renewable energy resource can be utilized in a cost-effective and timely manner in our municipality.

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend Chapter 130 of the Township Code, entitled "Land Use and Development," so as to create a new § 130-64, entitled "Small Wind Energy Systems," as follows:

§ 130-64. Small Wind Energy Systems.

- A. Purpose. The purpose of this ordinance is to:
- (1) Facilitate the permitting of small wind energy systems.
 - (2) Preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a small wind energy system.
- B. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

METEOROLOGICAL TOWER or MET TOWER – A structure designed to support the gathering of wind energy resource data, and includes the tower, base plate, anchors, guy cables and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

OWNER – The individual or entity that intends to own and operate the small wind energy system in accordance with this ordinance.

ROTOR DIAMETER – The cross sectional dimension of the circle swept by the rotating blades of a wind-powered energy generator.

SMALL WIND ENERGY SYSTEM – A wind energy system, as defined in this section, that:

- (1) is used to generate electricity;
- (2) has a nameplate capacity of 100 kilowatts or less; and
- (3) is as high as necessary to capture the wind energy resource at a height determined to be necessary for optimum energy generation through prior testing with a met tower at the proposed location of the wind energy system.

TOTAL HEIGHT – In relation to a wind energy system, the vertical distance from the ground to the tip of a wind generator blade when the tip is at its highest point. Additionally, the total height of the tower shall not exceed the distance from the location of the tower to the closest property line.

TOWER – A monopole, freestanding, or guyed structure that supports a wind generator.

WIND ENERGY SYSTEM – A wind generator and all associated equipment, including any base, blade, foundation, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component necessary to fully utilize the wind generator.

WIND GENERATOR – Equipment that converts energy from the wind into electricity. This term includes the rotor, blades and associated mechanical and electrical conversion components necessary to generate, store and/or transfer energy.

- C. Standards. A small wind energy system shall be a permitted use in the following zones subject to the following requirements:
- A. Medical/Medical Commercial
 - B. Highway Commercial
 - C. Stafford Business Park
 - D. Highway Medical Commercial
 - E. Mixed Use
- (1) Setbacks. A wind tower for a small wind energy system shall be set back a distance equal to the town's building setback requirements. If overhead power lines are located in close vicinity to the wind tower, the Zoning Officer may increase the setback requirement as necessary to reduce any public safety issue. No portion of the wind generator shall extend beyond the setback line, nor into the following:
- (a) any public road right of way, unless written permission is granted by the government entity with jurisdiction over the road right of way;
 - (b) any overhead utility lines, unless written permission is granted by the utility that owns and/or controls the lines.
- (2) Access.
- (a) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
 - (b) The tower shall be designed and installed so as not to provide step bolts, a ladder, or other publicly accessible means of climbing the tower, for a minimum height of eight feet above the ground.
 - (c) All towers shall be constructed so as to limit access to only authorized personnel and shall contain appropriate safety measures to assure compliance with all federal and state occupational safety requirements.
- (3) Lighting. A small wind energy system shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration.
- (4) Appearance, Color, and Finish: The wind generator and the tower shall remain painted or finished in the color or finish that was

originally applied by the manufacturer, unless a different color of finish is approved in the zoning approval. All components of the system shall be maintained in accordance with the most current requirements contained within the Property Maintenance Code and the Uniform Construction Code adopted by the township.

- (5) Signs. There shall be no signs that are visible from any public road posted on a small wind generator system or any associated building, except for the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
- (6) Utility notification and interconnection. Small wind energy systems that connect to the electric utility shall comply with the New Jersey's Net Metering and Interconnection Standards for Class I Renewable Energy Systems at N.J.A.C. 14:4-9 *et seq.*
- (7) Met towers. A met tower shall be permitted under the same standards, permit requirements, restoration requirements and permit procedures as a small wind energy system.

D. Permit Requirements.

- (1) Permit. A zoning permit shall be required for the installation of a small wind energy system.
- (2) Documents: The zoning permit application shall be accompanied by (3) three sets of a plot plan which includes the following:
 - (a) Property lines and physical dimensions of the property;
 - (b) Location, dimensions, and types of existing major structures on the property;
 - (c) Location of the proposed small wind energy system tower;
 - (d) The right-of-way of any public road that is contiguous with the property;
 - (e) Any overhead utility lines within 300 feet of the outbound property lines;
 - (f) Small wind energy system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed);

- (g) A plot plan showing all of the adjacent properties and the current zoning for all adjacent properties.
 - (h) A study conducted by a licensed professional engineer certifying to the viability and feasibility of the small wind energy system at the proposed location.
- (3) Fees. The application for a zoning permit for a small wind energy system must be accompanied by the fee required for a zoning permit in addition to a fee in the amount of \$1,000 to cover the costs for engineering review.
- (4) Expiration. A permit issued pursuant to this ordinance shall expire if:
- (a) The small wind energy system is not installed and functioning within 24 months from the date the permit is issued; or
 - (b) The small wind energy system is out of service or otherwise unused for a continuous 18-month period.
- (5) Building Permit. All applicants must file the required information and documentation with the Construction Official and meet all of the requirements to obtain a building permit pursuant to the Uniform Construction Code.

E. Abandonment.

- (1) A small wind energy system that is out-of-service for a continuous 18 -month period will be deemed to have been abandoned.
- (2) The Administrative Officer may issue a Notice of Abandonment to the owner of a small wind energy system that is deemed to have been abandoned. The notice shall be sent return receipt requested.
- (3) The owner shall have the right to respond to the Notice of Abandonment within 30 days from notice receipt date, documenting evidence of why the small wind energy system should not be deemed abandoned. Such documenting evidence may include, but not be limited to, certifications, affidavits, photographic and videographic evidence and electric utility bills.
- (4) If the owner provides sufficient information that demonstrates the small wind energy system has not been abandoned as defined in subsection E(1) above, the Administrative Officer shall withdraw

the Notice of Abandonment and notify the owner that the notice has been withdrawn.

- (5) If the Administrative Officer determines that the small wind energy system has been abandoned, the owner of the small wind energy system shall remove the wind generator and the tower at the owner's sole expense within 6 months after the owner receives the Notice of Abandonment.
- (6) If the owner fails to remove the wind generator and the tower in the time allowed under (5) above, the Administrative Officer may pursue legal action to have the wind generator removed at the owner's expense.

F. Zoning Permit Procedure.

- (1) An owner shall submit an application to the Administrative Officer for a zoning permit for a small wind energy system. The Administrative Officer shall submit a copy of the application to the Township Engineer for review and recommendation.
- (2) The Administrative Officer shall issue a permit or deny the application within ten days as consistent with Municipal Land Use Law of the date on which the application is received.
- (3) If the application is approved, the Administrative Officer will return one signed copy of the application with the zoning permit and retain the other copy with the application.
- (4) If the application is rejected, the Administrative Officer will notify the applicant in writing and provide a written statement of the reason why the application was rejected. The applicant may appeal the Administrative Officer's decision pursuant to the appropriate appeals authority. The applicant may reapply if the deficiencies specified by the Administrative Officer are resolved.

G. Violations.

- (1) It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance.
- (2) Small wind energy systems installed prior to the adoption of this ordinance are exempt from the requirements of this ordinance, except for the provisions at Section 130-64(E) regarding abandonment.

H. Administration and Enforcement.

- (1) This ordinance shall be administered by the Administrative Officer or other official as designated by the Township Administrator.
- (2) The Administrative Officer may enter any property for which a permit has been issued under this ordinance to conduct an inspection to determine whether the conditions stated in the permit have been met.
- (3) The Administrative Officer may issue orders to abate any violation of this ordinance.
- (4) The Administrative Officer may issue a citation for any violation of this ordinance.
- (5) The Administrative Officer may refer any violation of this ordinance to legal counsel for enforcement.

I. Penalties.

- (1) Any person who fails to comply with any provision of this ordinance shall be subject to enforcement and penalties as stipulated in chapter and section of the appropriate zoning code.
- (2) Nothing in this section shall be construed to prevent the appropriate Stafford Township Board with jurisdiction from using any other lawful means to enforce this ordinance.

SECTION 2. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Municipal Planning Board for its review and comment. The Township Clerk shall also send copies of this ordinance to all adjoining municipalities pursuant to N.J.S.A. 40:55D-15, and to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16 by certified mail at least ten (10) days prior to the proposed second reading and adoption of this ordinance.

SECTION 3. This ordinance shall take effect after certification by the Pinelands Commission in accordance with N.J.A.C. 7:50, Subchapter 3, approval by the county review agency, second reading and publication as required by law, and

filing of the ordinance with the Ocean County Planning Board, and twenty (20) days after passage by the governing body pursuant to N.J.S.A. 40:69A-18.1 and N.J.S.A. 40:49-2.

SECTION 4. After adoption of this ordinance on second reading, the Township Clerk shall file a certified copy of this ordinance with the Ocean County Planning Board.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

NOTICE

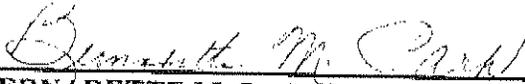
NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 19th day of August, 2008, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 16th day of September, 2008, at 7:00 p.m., at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.


BERNADETTE M. PARK, RMC, CMC
Township Clerk, Township of Stafford

MSD:nmc
#837

CERTIFICATION

I, **BERNADETTE M. PARK**, Municipal Clerk of Stafford Township do hereby certify that the foregoing ordinance was duly adopted by the Stafford Township Council at a meeting held on the 16th day of **September, 2008**.



BERNADETTE M. PARK, RMC/CMC
Municipal Clerk

Land Use Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Land Development Ordinances/Zoning Changes			
Update Master Plan so that it is consistent with the revised Regional Center and Planning Area boundaries and related State Plan criteria. The Master Plan should also include the Stafford Business Park redevelopment area in its analysis, and incorporate growth projections that the Township used in its Plan Endorsement and COAH petitions. If there are significant revisions, the Township shall inform OSG and COAH and provide justification.	OSG, Township	Short-8/16/07	Completed
Manage growth within Regional Center through zoning, density controls, and ensuring consistency with the existing sewer service areas.	DEP, OSG, Township	Short to Long	Ongoing
Revise any zoning and redevelopment plans for areas outside the Regional Center and Suburban Planning Area to prohibit uses and development that would adversely affect the environmentally sensitive features in those areas.	DEP, OSG, Township	Short to Long	Completed
Prepare ordinances for zoning, resource protection, and site plan and subdivision review revisions to ensure the implementation of appropriate environs protection measures.	DEP, OSG, Township	Short to Long	Completed
Undertake a comprehensive revision of the Township's Land Use and Development including procedures, definitions, use standards, regulations and design standards. Eliminate obsolete uses. Incorporate MLUL requirements into the Zoning Ordinance.	Township	Short to Medium	Completed
Revisit miscellaneous regulations to ensure compatibility with the Municipal Land Use Law, specifically for child-care and daycare facilities.	Township	Short to Medium	Completed
Review Zoning Board Annual Reports for inconsistencies in zoning.	Township	Short	Completed (reviewed annually)
Update the Zoning Map to reflect the designated Stafford Business Redevelopment area, and the changes recommended on the Zoning Changes Maps.	Township	Short	Completed
Eliminate RA-3 standards on the Eagles Lake Golf Course tract, otherwise known as the Sivi property.	Township	Short	Completed
Create coordinated "gateway" design standards along Route 9 between Bay Avenue and Hilliard Boulevard.	Township, Route 9 Corridor Coalition	Short to Medium	Completed
Create a visioning strategy to attract more traditional retail and pedestrian oriented uses along Route 9 and Bay Avenue.	Township, Route 9 Corridor Coalition	Short to Medium	Completed
Create a civic and historic hub connecting the Township's civic and quasi-public uses (Municipal Complex, Post Office, Library, Schools, Parks, etc.).	Township	Short to Medium	Completed
Develop infill design standards for residential development and rehabilitation projects ensuring consistency with the existing fabric and character of the neighborhoods, as well as historic homes within proximity to the downtown and along Bay Avenue.	Township, Township Historical Society	Medium	Completed
Update signage and parking standards, ensure coordinated street furniture lighting, banners and landscaping standards.	Township	Short to Medium	Completed
Rezoned all municipal parks as ML-P and county parks as C-P.	Township	Short	Completed
Add parks and playgrounds as a permitted use to all residential zoning districts.	Township	Short	Completed
Create new rural residential districts (RA-4 and RA-5), with a minimum lot size of 4 acres and 5 acres, respectively.	Township	Short	Completed

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Land Use Recommendation	Responsible Party/Funding Source	Time Frame (specific dates have been provided where applicable)	Status
Land Development Ordinances/Zoning Changes			
Expand the NMC district west along Route 72, and to south side of Barnacle Drive in order to accommodate any future plans for SOCH Village expansion.	Township	Short	Completed
Expand the HMC District to correspond with the SOCH concept plan.	Pinelands Commission, Township	Short to Medium	Completed
Review each of the commercial district's minimum lot sizes and bulk standards, specifically the RB and LB zones, in order to ensure appropriate buffering, building coverage and impervious coverage standards. Given their proximity to environmentally sensitive lands, new standards should be customized to address commercial development in a matter that is sensitive to the environment, and incorporates green building designs.	Township	Short	Completed
Review the CC Community Commercial district provisions, including minimum lot size, frontage and permitted uses to determine if the existing standards are too restrictive and provide a hindrance on future development.	Township	Short	Completed
Rezoned approved cemetery on the east side of Route 9 as CM district.	Township	Short	Completed
Protect environmental constrained lands (lands with threatened and endangered species, C-1 category streams and associated buffers, significant wetlands, lands that are outside of the Regional Center, within PA-4 and PA-5 and have no sewer service) by rezoning as P Preservation District.	Township	Short	Completed
Remove single family as a permitted use in the Conservation and Preservation Districts.	Township	Short	Completed
Rezoned the existing HC District lands located on Route 72, at the entrance to Mill Creek Road to NC District.	Township	Short	Completed
Extend MU along entire stretch of Bay Avenue from Hilliard Boulevard to Route 9, and north to Cedar Bridge Road (south)/Hilliard Boulevard.	Township	Short	Completed
Revisit MU permitted uses to include antique shops, cafes, restaurants, bookstores, art galleries, coffee shops, more upscale and diversified retail uses.	Township	Short	Completed
Revisit MU bulk standards and maximum permitted densities. Evaluate appropriate multi-family residential densities.	Township	Short	Completed
Establish Design Standards, including architectural and signage provisions for the Mixed Use Corridor.	Township	Short	Completed
Ensure environmentally sensitive design and encourage green building such as LEED as part of new development or alteration.	Township	Short	Completed
Encourage communication and coordination with the school districts and hospitals; incorporate their long-range planning strategies into the Township's revitalization efforts.	Township, Township School District, Southern Regional School District, SOCH	Short to Medium, ongoing	Ongoing
Establish provisions for wireless facilities and associated telecommunications equipment see Telecommunications Element.	Township	Short	Underway
Coordinate strategic plan of Southern Ocean County Hospital, and other institutional uses into the Township's Master Plan and development regulations.	Township, Township School District, Southern Regional School District, SOCH	Short to Medium, ongoing	Ongoing
Codify the HMC PUD provisions into the Township's Zoning ordinance.	Township	Short	Completed
Create a new zone called PU Public Utility to reflect the Southern Ocean Treatment Control Facility, and the NJ Natural Gas facility.	Township	Short	Completed
Grandfather height and bulk requirements for existing residential dwellings on 1 acre lots.	Township	Short	Completed

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Circulation Recommendation	Responsible Party/Funding	Time Frame ¹ (Specific dates)	Status
Implement roadway and intersection improvements along Route 72 and Route 9 in a manner consistent with improving the connectivity for local trips while minimizing the impact of through traffic.	NJDOT, Township	Short to Medium-3/28/10	Planned for 3/28/10
Implement strategies identified in the Route 9 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, support mixed-use commercial development and increase transit (bus) usage along the corridor.	NJDOT, Township	Short to Medium	Ongoing
Review all future development or redevelopment applications for consistency with the guidelines of the NJ Access Code, the Route 72 Access Management Code, the NJDOT Mobility & Community Form and the principles set forth by the Route 9 Corridor Coalition.	NJDOT, Township, Route 9 Corridor Coalition	Medium-9/28/08	Ongoing
Continue to require traffic impact study for each application in order to continually monitor and evaluate the appropriateness of the Township road system.	Township	Ongoing	Ongoing
Improve the pedestrian features and amenities throughout the Township, particularly in areas consisting of local business, residential, parks/schools, Township facilities and downtown corridors (Route 9 and Bay Avenue).	NJDOT, Ocean County, Township	Medium	Underway
Continually evaluate the most frequent accident locations within the Township to ensure that the State and County roadway/intersection improvements focus on the issues. Any location or intersection under Township jurisdiction should be evaluated such that recommendations can be included in the Capital Improvement Program.	NJDOT, Ocean County, Township	Ongoing	Ongoing
Consider the possibility of implementing other strategies to try to reduce the impact of its commuter traffic on the roadways within town. Strategies such as ridesharing, vanpooling and increased transit service should be considered.	NJDOT, Ocean County, Township	Medium-8/16/07	Medium to Long
Continue to evaluate the commercial and truck traffic through the Township. Currently, the commercial traffic utilizes the state and county road system with little to no impact on the local road system. Although it is not envisioned to be a problem, the future evaluation would consider the addition or elimination of certain roadways for use by commercial and truck traffic.	NJDOT, Ocean County, Township	Ongoing-8/16/07	Ongoing
Coordinate hazard mitigation and evacuation planning with Long Beach Island municipalities. This activity should include consideration of strategic improvements on Route 72 as well as appropriate land use planning along the corridor.	NJDOT, Ocean County, Township, Long Beach Island	Medium	Ongoing
Update circulation plan to incorporate concepts and standards from DOT's Mobility and Community Form guidelines.	NJDOT, Township	Short-8/16/07	Completed
Prepare an analysis to determine whether enough capacity exists on the state highways and their immediately adjacent roadway network to accommodate the traffic generated by build-out based upon the current zoning.	NJDOT, Ocean County, Township	Short to Medium-8/16/07	Recommended
If the bus priority shoulder lane project on Route 9 extends to this part of the County, work with NJ TRANSIT and DOT to ensure that any future plans for the re-design of the carriage way and/or intersections incorporate bus priority traffic signal improvements (e.g., queue jumps and/or green time extensions) and/or bus pull-ins and pull-outs in key locations.	NJ TRANSIT, NJDOT, Township	Conditional/Ongoing	Ongoing

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Open Space and Recreation Recommendation	Responsible Party/Funding Source	Time Frame (specific dates have been provided where applicable)	Status
Prepare open space & recreation element for Master Plan to ensure provision of accessible regional- and neighborhood-level open space and recreation facilities to serve existing population and new growth. The plan must identify and examine open space and recreation resources important to the municipality, and map out an	Township	Short-8/16/07	Completed
Continue to preserve and acquire open space parcels through open space trust funds and Green Acres Program.	NJDEP, Ocean County, Township	Ongoing	Ongoing
Pursue acquisition of the 20.57 acre Ridge Avenue / Cedar Bridge Road parcel adjacent to the Southern Regional High School, and the former Clayton tract	Township	Short	Ongoing
Acquire open space for greenways along stream corridors and other critical environmental areas to protect the streams and freshwater wetland areas, and maximize connectivity for pedestrians, hikers, and bicyclists throughout the Township. Greenways should include improved pedestrian and bicycle amenities including strategically located toilet facilities, bike racks, benches, and roadway markings for	NJDEP, Ocean County, Township	Short to Medium	Ongoing
As federal, state, or county open space lands become available, evaluate the desirability of acquiring as many as these properties that are of significant environmental importance. Explore opportunities to partner with neighboring municipalities, state, county, private sector as well as the Ocean County Natural Lands Trust and the Trust for Public Lands, to acquire additional open space and recreation parcels, and to protect and conserve shared natural environments, wildlife habitats.	NJDEP, Ocean County, Township, adjacent municipalities, Ocean County Natural Lands Trust, Trust for Public Lands	Ongoing	Ongoing
Work with the US Fish and Wildlife Service to identify parcels, where appropriate, for acquisition to implement the goals of the expansion of the Edwin B. Forsythe National	US Fish and Wildlife Service, Township	Ongoing	Ongoing
Work with the NJDEP to identify parcels, where appropriate, for expansion and acquisition of Stafford Forge and Manahawkin Wildlife Management Areas.	NJDEP, Township	Ongoing	Ongoing
As architecturally significant historic properties become available for sale, evaluate these properties for potential use, acquisition, and preservation, and make appropriate recommendations to Township Council.	Township, Township Historical Society, Township Council	Ongoing	Ongoing
Seek funding from NJDEP Green Acres Program for development of additional recreation land and facilities, and acquisition of additional lands to address open space and facility deficiencies itemized in the Needs Analysis of the Open Space and	NJDEP, Township	Ongoing	Ongoing
Place the following properties on the ROSI: Nautilus Park and Community Center, Doc Cramer Park, Mill Creek Park, Jennings Road Recreation Center, Newell Avenue Park, Beach Avenue Park, & Heritage Park.	NJDEP, Township	Short	Recommendations in MP

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Historic Preservation Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Continue to work with the Historical Society of Stafford to identify potential historic landmarks and districts.	Township, Township Historical Society	Ongoing	Ongoing
Supersede existing zoning of historic properties and districts in the event of adoption of Historic Preservation Ordinance. The ordinance must articulate the design guidelines or standards for regulating these properties in order to prevent their unauthorized loss, alteration, or demolition, and where applicable, empower a local historic preservation commission to Upon the adoption an Ordinance designating historic landmarks or districts update records for designated properties to reflect this historic designation so the planning and zoning offices, Construction Official, Township Tax Assessor, and Township Clerk have current records. Incorporate historic preservation design standards town wide so that important historic features be preserved or recovered on existing buildings, when feasible. Incorporate design standards that will also govern infill development in areas where there are historic structures. Develop rehabilitation guidelines for eligible areas in conjunction with Historic Preservation Commission. Guidelines should be based on the U.S. Secretary of the Interior's Standards for the Treatment	Township, Township Historical Society	Short to Medium-	Recommended as part of MP
Expand public activities that showcase the Township's historic structures.	Stafford Township Historical Society	Short to Medium	Ongoing
Utilize public awareness efforts to illustrate how historic preservation and development can be combined.	Stafford Township Historical Society	Short to Medium	Ongoing
Encourage the development of additional historic and cultural institutions and combine public education efforts where appropriate.	Stafford Township Historical Society	Short to Medium	Ongoing
Continue to recognize historic individuals of Stafford and enhance the appearance of historically significant areas within the Township.	Stafford Township Historical Society	Short to Medium	Ongoing
Conduct activities honoring local residents and businesses active in historic preservation.	Stafford Township Historical Society	Short to Medium	Ongoing
Work with the Stafford School District(s) to expand education efforts to instill pride and interest in historic preservation.	Stafford Township Historical Society, Township School District,	Short to Medium	Ongoing
Establish a development review process with Stafford Township Historic Preservation Commission and the approving board.	Township, Township Historical Society, Zoning Board, Planning Board	Short	Complete
Consider a historic preservation zoning overlay to encourage the reuse of historic features and establish design guidelines for commercial redevelopment, renovations, and new construction.	Township, Township Historical Society	Short	Recommended as part of MP
Encourage new construction to reflect the historical aesthetics of existing buildings.	Township, Township Historical Society	Short	Completed
Coordinate overall historic preservation efforts with the revitalization of Bay Avenue.	Township, Township Historical Society	Short	Recommended as part of MP

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Historic Preservation Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Develop an overall strategy and plan for cultural and heritage tourism and marketing in Stafford. Continue to support the Stafford Township Historical Society and its expansion of programs and services which can impact positively on Stafford's local economy.	Township, Township Historical Society Township	Medium Ongoing	Ongoing Ongoing

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Community Facilities Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Municipal Facilities			
Update the Zoning Ordinance Bulk Schedule to accurately reflect the permitted uses and	Township	Short	Completed
Update the site plan checklist for applicants to indicate how their project is or is not consistent with Master Plan recommendations and the Zoning Ordinance.	Township	Short	Recommended as part of MP.
Require development plans for all major developments and subdivisions be provided electronically.	Township	Short	Recommended as part of MP.
Police			
Increase staff and equipment to accommodate the needs of community.	Township, Police Department	Ongoing	Ongoing
Continue to hire civilian workers as dispatchers, training, payroll, secretary, and public relations staff, as well as additional fire alarm operators, and mechanics.	Township, Police Department	Ongoing	Ongoing
Schools			
Continue to cooperate with the Stafford Township Board of Education and the Southern Regional School District in long-range facility planning for schools.	Township, Township BOE, Southern Regional BOE	Ongoing	Ongoing
Maintain quality and quantity of schools.	Township, Township BOE, Southern Regional BOE	Ongoing	Ongoing
Improve pedestrian friendly access surrounding the community facilities including municipal complex, libraries, schools, and parks.	Township	Short to Medium	Ongoing
Improve linkages to encourage more walking, bicycling and safe pedestrian activity.	Township	Short to Medium	Ongoing
Library			
Evaluate the existing library facility to meet the changing needs of residents, businesses, and other library users in the Township.	Township	Short	Ongoing
Continue to plan for, and incorporate, new technologies into library operations, programs,	Township	Ongoing	Ongoing
Emergency Services			
Maintain and improve existing facilities.	Township, Township EMS	Ongoing	Ongoing
Plan for adequate daytime first aid service and coverage by recruiting volunteers, coordinate with police and fire departments, and improving response times.	Township, Township EMS	Ongoing	Ongoing
Plan for the future improvement or replacement of first aid facilities.	Township, Township EMS	Ongoing	Ongoing
Continue to cooperate with the Southern Ocean County Hospital and other institutional uses in their long-range planning.	Township, SOCH	Ongoing	Ongoing

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Environmental Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Upon adoption of the Flood Hazard Area Control Act rules, prepare a Stream Corridor Protection/Preservation Ordinance for effective and enhanced stream corridor.	Township	Short to Medium-3/28/09	Completed
Incorporate a green building incentive program for all major subdivisions and site plans, and redevelopment projects to strengthen Stafford's commitment to sustainable	Township	Short to Medium	Completed
Consider and implement green design and alternative site plan design techniques if not	Township	Short to Medium	Completed
Prepare a Sustainability Plan which incorporates smart growth strategies and design and planning techniques to make the community more enjoyable, reduce dependence on the car, enable residents to work and shop in town, and encourage social sustainability.	Township	Medium	Completed
Research appropriate locations for wind generation facility(s) to reduce on-site energy costs and to protect the environment.	Township	Ongoing	Ongoing
Consider alternative designs for wind turbines that are compact, stackable, and bird- and	Township	Ongoing	Ongoing
incorporate renewable energy systems and energy-efficient equipment into municipal operations, and utilize grants and rebates offered via the New Jersey Clean Energy	Township	Short to Medium	Ongoing
As replacement trees are selected as per the Township's Tree Conservation ordinance, consider native and indigenous plants to control the invasive plant problem identified by	Township	Short	Ongoing
incorporate a Threatened and Endangered Species Analysis (TESA) as a requirement of the Environmental Impact Statement for all major subdivisions and site plans.	Township	Short	Completed
Update the Township's Water Conservation and Drought Management Plan subject to any modifications to the Township's Water Allocation Permit.	Township	Ongoing	Water Conservation and Drought Management Plan was submitted to the NJDEP on July 6, 2007. The next update may be due in two years (July 2009).
Upon further guidance in crafting such a Plan, prepare a Habitat Conservation Plan that builds from its existing planning documents to create, enhance, restore, purchase, and/or preserve plant and animal species habitat in Stafford.	Township	Short to Medium-3/28/10	Awaiting guidance from OSG/DEP.
Review and evaluate changes to Stormwater Management Rules.	NJDEP, Township	Ongoing-8/16/07	Ongoing
Revise and implement Wellhead Protection Plan in accordance with DEP model plans and	NJDEP, Township	Short-3/28/09	Completed
Continue to address natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal	Township	Ongoing-8/16/07	Ongoing
Continue to incorporate water conservation into the Township's planning efforts.	NJDEP, Township	Short to Medium-3/28/09	Ongoing
Expand flood mitigation planning to address other repetitive damage and emergencies in the Township such as forest fires.	Township	Short	Underway
Seek funding to acquire land in flood prone areas.	NJDEP, Township	Ongoing	Ongoing

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Utilities			Status
Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	
Review Wastewater Management Plan annually to ensure sewer service area is consistent with designated growth area. Amend as needed consistent with a comprehensive update.	NJDEP, Township	Review annually and amend as needed. Update every 6 years	Ongoing
Submit to Ocean County and DEP a draft amended Wastewater Management Plan that accommodates new development and redevelopment within the limits of the Regional Center and Planning Area 2 and removes lands that are outside these areas from the sewer service area limits, unless already served by existing sewer connections or have a documented pre-existing sanitary health problem due to on-site wastewater disposal. The updated Wastewater Management Plan must be noticed for approval by DEP prior	NJDEP, Ocean County, Township	Short-6/15/07	Completed
Provide sewer and water connections as needed within the Township's Regional Center and Planning Area 2, and also in outside existing developed areas such as Mayetta, Royce Run, and Mallard Island if public health and safety issues arise (e.g. from failed	NJDEP, Ocean County, Township	Ongoing	Ongoing
in accordance with the Township's Septic Management Plan, establish the strategies and implementation measures necessary to ensure that septic systems are properly maintained and that new systems are located, designed, installed and maintained in accordance with State statute and regulation so as to protect ground water quality and to	Township	Short-3/28/09	Ongoing
DEP review and action on the amended Wastewater Management Plan	NJDEP, County	6 months after County submits to DEP	Ongoing

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Telecommunications Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Adopt telecommunication facilities provisions that allow municipal owned property uses by right and allow telecommunications as a permitted use or conditional use in chosen	Township	Short to Medium	Underway
Promote collocation of cellular carriers at existing telecommunications facilities.	Township	Short to Medium	Ongoing
Encourage communications companies to lease ground space on municipal property. In order to address security concerns regarding sites which host water tanks or water distribution facilities, existing towers and antennas mounted on water tanks should be removed, and new towers or poles should be prohibited from such location.	Township, communications companies	Short to Medium	Ongoing
Alter the current zoning ordinance permit hosting of temporary cellular sites known as a COW (Cell on Wheels) on municipally owned and/or chosen zoning classifications.	Township	Short to Medium	Underway
Adopt building/construction ordinances that allow for the construction of approved micro-site infrastructure through the normal building permit process. This would require the Township to determine a reasonable cut off point for items such as radio emissions, structure height, etc. in order to qualify as a micro-site. Such cut-offs may be: use of 60 amp (or less) electrical service, maximum antenna height of 65' AGL, maximum antenna	Township	Short to Medium	Underway

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

Recycling Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Update the Township's Recycling Ordinance as amendments to the Recycling Act and Municipal Land Use Law occur.	Township	Ongoing	Anticipated
Continue to increase public awareness about recycling through such forums as the Township website, newsletters, school programs, and displays at community events and festivals within formation about schedules and recyclable materials.	Township	Ongoing	Ongoing

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Relationship to Other Plans Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where applicable)	Status
Submit to the Pinelands Commission to NJDEP and Department of Community Affairs Office of Smart Growth the adopted master plan and subsequent land use ordinances.	Pinelands Commission, NJDEP, DCA, Township	Short-8/16/07	Completed
Submit a report to the Department of Community Affairs Office of Smart Growth concerning the terms of the Township's Planning Implementation Agenda and related efforts pursuant to NJAC 5.85-7.12(c) by March 28, 2008.	Township	Short-5/16/08 and ongoing	Ongoing
Coordinate the planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning regional planning, transportation, economic development, tourism, natural resource protection, and open space and recreation.	State, County, Township, adjacent municipalities, LBI municipalities	Ongoing	Ongoing
As a result of Plan Endorsement, consider the option to work with state agencies to outline an action plan and timetable to attain the new standards for the benefit of additional state assistance. Pursue advanced plan endorsement through the OSG	OSG, Township	Ongoing-90 days after new rules and guidelines are adopted	Ongoing
Continue coordination with the Pinelands Commission; ensure preservation and conservation of Planning Area 5, lower density in Planning Area 4, and medium density of mixed uses in Planning Area 2.	Pinelands Commission, Township	Ongoing-12/31/07	Completed
Provide for areas of concentrated growth, including senior and affordable housing accessible to basic public and retail services, primarily in the Regional Center and Pinelands Regional Growth Areas.	Pinelands Commission, Township	Ongoing	Ongoing

¹ In effort to plan for implementation, the following time frames have been developed: short (0-2 years); medium (2-4 years); and long (4+ years).

General				Status
Recommendation	Responsible Party/Funding Source	Time Frame ¹ (specific dates have been provided where)		
Revise filed COAH Plan as necessary pursuant to any COAH rule changes following the January 2007 Appellate Court decision.	COAH, Township	12/31/08		Completed
Ensure appropriate levels of affordable housing through implementation of COAH-certified Housing Plan.	COAH, Township	Ongoing		Ongoing
Implement Stafford Business Park Redevelopment Plan.	Pinelands Commission, OSG, DOT, COAH, Township	Ongoing		Ongoing

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Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, February 15, 2007
7:00P.M.

Please note the fire exits.

Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Present
Mr. James Vaughn -	Arrived at 7:32PM
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Absent
Mr. Jeffrey Jaekel –	Present
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Present
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Robert Ulaky, Esq.
 John Hess, P.P., PE
 Samuel Melillo, CLA
 Jason Tronco, CLA,
 John McCormack, Traffic Engineer
 Dave Roberts, Planner, Schoor DePalma
 Jamie Sunyak, Planner, Schoor DePalma

Also Present:

Martha Kremer, Director of Community Development

**Stafford Township Planning Board
Meeting, Minutes, February 15, 2007**

Mayor Block informed the Planning Board and the public that under the Smart Growth application to the state, we are required to submit documentation and have a public hearing on any map changes. During this process the state gets to suggest changes to our maps and application. A previous public hearing was held with the State Planning Commission, there was a miscommunication on the advertisement, public comment was taken, the hearing was re-noticed, and a second hearing took place with public comment. After that hearing, the DEP had suggested changes and at the Direction of the Office of Smart Growth an additional hearing should be conducted on the DEP changes once the staff has reviewed them. This portion of the meeting is only on the map changes to complete the file.

Presentations:

State Plan Endorsement Process – Final Map Changes:

Dave Roberts addressed the board and public explaining we are getting down to the parcel scrutiny. Jamie Sunyak made a presentation to the Planning Board and the public explaining the changes as indicated in black on the map.

Motion: Campagnolo	Second: McKenna	To: Open Public Mtg: Aye
Motion: Campagnolo	Second: McKenna	To: Close Public Mtg: Aye
Motion: Block	Second: Taylor	To: Endorse the changes

presented by the professional planner as it relates to changes in the certified Regional Growth Center for Smart Growth and the planning area changes as outlined by the professionals.

RCV: Raylman – Yes	Campagnolo – Yes	Vaughn – Yes	Baglio – Absent
Block – Yes	Taylor – Yes	Ruemeli – Absent	Jaekel – Yes
Cotte – Yes	McKenna – Yes	Roth – Absent	

Representatives:

Dave Roberts, Dept. Manager, Planner, Schoor DePalma
Jamie Sunyak, Project Manager, Schoor DePalma

**Stafford Township Planning Board
Meeting, Minutes, February 15, 2007**

Discussions:

Masterplan Update – 2007:

COAH Update:

Dave Roberts, Planner, explained to the Planning Board that the COAH Third Round Petition had failures in it. Stafford Township was short one document from getting third round certification, however, COAH is willing to still work with towns that were this close. Stafford Township has already adopted Growth Share ordinances.

Smart Growth Update:

The Planning and Implementation Agreement provided by Schoor DePalma, will be used as a guide. Mr. Roberts explained the Stafford Township Master Plan Housing Element is basically done.

MasterPlan:

A discussion took place amongst the board members and the following are to be considered:

Conservation Element – incorporating LEED Building Site Design
Rt 9 Corridor – Bay Avenue – McKinley Ave to Eagleswood border –
Bay Avenue – Rt. 9 Vision out what should be built there
Environmental Element – extending C-1 designations
Circulation Element – almost complete, needs to be put on paper
Land Use Element – Expand Environmental Sustainable Development
Cell Towers – possible Element – need to look at Legal and Planning aspects
Energy Element - Solar
Revised tree and Impervious coverage ordinances.

Telecommunications Element – there seems to be a demand for more sites at a lower elevation. Homeland Security does not want any antennas located on water towers. Eliminating third party access to our water supply.

John Hess to evaluate any ordinance changes as a result of planning board applications. Sign ordinance needs to be addressed.

Sam Melillo to look at the recreation – open space elements.

John McCormack to look at traffic element, Rt 72 & Rt. 9 & McKinley Avenue, Site lines and easements

**Stafford Township Planning Board
Meeting, Minutes, February 15, 2007**

Library site to be considered.

The Long Range Facility plan needs to be incorporated with the Master Plan – need to tie in with Southern Regional and Intermediate school sites, enrollment projections.

County Facilities to be added.

Historic Preservation Inventory
Environmental Sustainability

In closing, Dave Roberts and Jamie Sunyak will be gathering information from all professionals, and keep Martha Kremer, Director of Community Development updated. The March 1, 2007 meeting will encompass all items to be considered.

A sign in sheet was passed around to all members in the audience.
The secretary will e-mail all public present in the event future meetings are canceled.

Public:

Sal Sorce, 31 Popper Street, Island Woods Estate, addressed the board stating he brought to the Mayor's attention his concern regarding the 35' cell tower proposed at the school.

Sal Sorce, 31 Popper Street, Island Woods Estates, Attended All Saints School, "Evac Attack", concerned with evacuation route

Raul Barbeito, 92 Deerfield Drive, Atlantic Hills
Feels the board has the power to properly zone and enforce the ordinances.

Tim Hart, Historic Commission, Would like to see a Rail Trail addressed in the master plan, create historic resources in community, preservation of historic sites.

Stafford Township Planning Board
Meeting, Minutes, February 15, 2007

Reminder:

The next scheduled Master Plan workshop meeting:

Thursday, March 1, 2007 – 7:00PM

Adjournment:

Time: 9:10PM

Motion: Campagnolo
Aif: Aye

Second: McKenna

Respectfully Submitted

Annemarie Sillitoe
Annemarie Sillitoe, Secretary

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, March 1, 2007
7:00P.M.

Please note the fire exits.

Salute to the Flag: 7:05PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Absent
Mr. James Vaughn -	Absent
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Present
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Arrived at 7:10PM
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Robert Ulaky, Esq.
 John Hess, P.P., PE, Birdsall Engineering
 Jason Tronco, CLA, Melillo & Bauer Assoc.
 John McCormack, Traffic Engineer, Schoor DePalma
 Dave Roberts, Planner, Schoor DePalma
 Jamie Sunyak, Planner, Schoor DePalma

Also Present:

Paul Shives, Township Administrator left 8:10PM

**Stafford Township Planning Board
Meeting, Minutes, March 1, 2007
Page 2**

Master Plan - update

Mayor Block informed the board that he was notified regarding the petition for the Office of Smart Growth, that for the DEP to consider its portion of the OSG report we are required to have a sewer or 208 water quality plan update draft and a land use draft element filed officially with them before they can review and issue their OSG related comments. The county technically submits as a whole, the county is having some area discrepancies with other towns as a whole so we have agreement with DEP to consider our plan separately because we have the pending OSG plan for review, so we can get an accelerated review independently, and as the county submits for its review, ours will dovetail into it. Mr. Taylor asked if this would assist the golf course with their permitting, Mayor Block said we do not have in our draft the Silvi property because their approval is with the septic. We did withdraw the Mayetta Hamlet, one of the issues was and the OSG told us if you want to adjust or include some of the existing structures on septic in the South end of town and put them on sewer you can put them on your request to be considered in the sewer service area. These are items we would like to submit as part of the draft, Silvi would be done separately if they communicate that to us in writing.

Jamie Sunyak discussed the whole process of eliminating Mayetta Hamlet, was that there are properties that have water and sewer and properties on septic, in the event there is a problem with septic, it was always indicated that if there was a need to, they could have water and sewer for public health and safety reasons if there was a need to extend. Mayor Block said they wanted it to be put in the draft of the 208 amendment to be considered through their formal process.

Update on Sewer Master Plan

Forward sewer and land use for plan endorsement

Drafts to DEP – late next week, following week, send OSG & give Planning Board a copy March 9 to OSG

Mr. Shives summarized what Water and Sewer Engineer has submitted as a narrative that will probably go to OSG. In the narrative he goes into the history of waste water management and where it stands today. In the early 1990's the MUA had plan referred to as 208 Plan. The MUA prepared a sewer master plan, this was forwarded to the Ocean County Planning Board to consolidate our plan into the county's overall wastewater management plan. The County Plan in recent history was never approved by the DEP, so there for ours has never received final approval. The OSG has asked us to submit a graph, waste water management plan. We will submit a Sewer Master Plan Map to OSG. We had proposed that we would be permitted to sewer existing developed properties along Rt. 9 south area. Currently existing grinder pumps service about 150 – 200 properties, there will be more in the Beachview area in the future. There are CAFRA restrictions on Cedar Run Dock Rd., parts of Mallard Island and parts of the

**Stafford Township Planning Board
Meeting, Minutes, March 1, 2007
Page 3**

Beachview area . The township is seeking to have DEP review the township' s Master Plan, adopted October, 2006, which will be forward to OSG to satisfy the threshold requirement that the DEP needs to trigger them to review and approve the additions.

Jamie Sunyak stated with the GIS mapping capability we have been able to overlay the existing sewer layers on top of the planning area map. Mr. Shives informed the board that currently there is approximately 92% of the township serviced with sewer and about 62% serviced with water. The Ocean Acres water project will increase this. The last area of town to extend sewer service is the Beachview area. Mayor Block informed the board that since the MUA was dissolved, the town has adopted a Sewer/Water Master plan which came before the board and the amendments have come back as part of the process. Jamie Sunyak said it is the intent to forward the sewer masterplan map as well as the land use plan for plan endorsement.

Land Use Plan

Jamie Sunyak narrated the power point presentation. The land use element basically describes what the existing land uses are and what the proposed changes any proposed developments down the road in comparison to the zoning and how that relates to what you envision the community to be within the next 10, or so years, working towards the 2014 map.

The last master plan calculated out as far as county and state land as one third, now the township has 50% of its land designated as open space and recreation.

Value of town breakdown
3.9% vacant
9.5% Commercial
86.5% Current Homes built

Silvi Property

It is suggest to Eliminate RA-3 / Golf Course, rezone to ROS ~ no houses permitted, this will clean up map.

Existing Land Use Map –

Business Park is a major component – residential and commercial

There will be fine tuning of the zoning maps. The Land use plan map.
The land use map shows policy and zone changes.

**Stafford Township Planning Board
Meeting, Minutes, March 1, 2007
Page 4**

Next meeting will be March 15th, visioning session on Bay Ave. and more land use. March 29th, Community Facilities, Historic Preservations, April 2nd Open space and recreation and April 12th Environmental Issues, April 26th Circulation, Water/Sewer Dept. May 10th, Telecommunications, Recycling, May 24th Preservation, May 30th Public Hearing.

Vision -- Route 9, Bay Avenue, Hillard Boulevard

Manahawkin Plaza, islands in parking lot, depth of lots on E. Bay Ave. (North), expansion of existing businesses, design standards
Adopt sidewalk replacement fund

Rt. 9 corridor - co-ordinate some of parking to improve access management, limit curb cuts to allow access from side streets.

Consider new zoning standards or overlay, parking standards,

Drafts to DEP – late next week or following week send OSG & give Planning Board copy. March 9th to OSG.

Reminder:

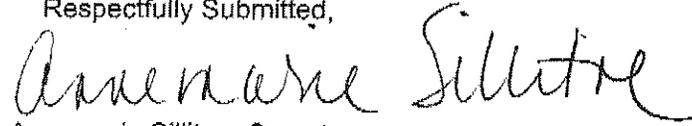
Next Scheduled Masterplan workshop meeting: **March 15, 2007, 7:00PM -**

Adjournment: Time: 9:30PM

Motion: McKenna
Aif: Aye

Second: Cotte

Respectfully Submitted,

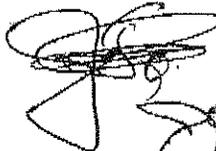

Annemarie Sillitoe, Secretary

STAFFORD TOWNSHIP PLANNING BOARD

MASTER PLAN WORKSHOP MEETING

MARCH 1, 2007

SIGN IN SHEET


John Bergenkamen
Clement Surdak (Perry's Lake Rep)
Peter Slomkowski (Stafford BOE)

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, March 15, 2007
7:00P.M.

Please note the fire exits.
Salute to the Flag: 7:15PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Present
Mr. James Vaughn -	Present
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Present
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Present
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Jason Tronco, CLA, Melillo & Bauer Assoc.
 John McCormack, Traffic Engineer, Schoor DePalma
 Robert Ulaky, Board Attorney

Also Present:

Councilwoman Marie O'Connor
 David Roberts, Planner, Schoor DePalma
 Jamie Sunyak, Planner, Schoor DePalma

**Stafford Township Planning Board
Meeting, Minutes, March 15, 2007**

Master Plan update:

Dave Roberts gave an overview of what will be covered this evening. Dave Roberts will be attending the meeting of the Planning Implementation Committee of the State Planning Commission, on March 28th, 2007. Mayor Block brought attention to the board that the one lot west of the Ming Dynasty, which has a development application proposed, due to the timing of the application; the applicant should be made aware that the proceedings during the master plan meetings may affect the application should this lot be withdrawn from the sewer service area. Dave Roberts informed the board members they should forward any comments prior to the future meetings.

Jamie Sunyak, narrated the power point presentation.

- **Goals & Objectives**

- Framework and vision in the Master plan – Recommended updates
- Maintain high quality of jobs and businesses collaborative partnerships
- Improve quality of community services and facilities
- Provide active, passive recreational needs
- Provide pedestrian and bicycle linkages

Policies – Objectives and implementation efforts Recommendations -

- Undertake comprehensive revision of Land Use & Dev.
- Develop design standards for residential dev. and rehab projects.
- Implement LEED to ensure environmentally sensitive design
- Coordinate with school districts and hospitals- long range master plans
- Limit development on environmentally sensitive lands through rezoning, buffering, and open space acquisition
- Establish a coordinated design & Gateway theme for Rt 9 between Hilliard Blvd. and Bay Ave. for interconnectivity
- Rt 9 /72 for compatibility with State Highway Access Management Plan
- Encourage diverse mixed use housing and retail

- **Community & Demographic Profile**

- 22,500 Population – 2000 Census
- Ranks 8th among 33 municipalities
- Projected population in 2005 added 3000
- Income increased from \$32,000 – \$52,000
- Roughly 10% work in Stafford
- Majority of residential is single family
- Average household size 2.61
- 1980 – 60% of homes built

**Stafford Township Planning Board
Meeting, Minutes, March 15, 2007**

- 1996 – highest issuance of CO's
Limited vacant land left for development.
- **Land Use Map Recommendations**
Environmental constraints, Flood Plains, Wetlands
Recommendations were made for zone changes based on environmentally sensitive areas density and sewer service.

Public:

Raul Barbito, questioned if there were two ponds in Atlantic Hills?
Jamie informed Mr. Barbito that she saw two bodies of water on the areal photo.

- **Bay Avenue & Rt. 9 Visioning**
Focus on Intersection of Bay Avenue /Rt 9
Oxycocus area near the school
Hilliard Blvd. Intersection
Shopping Center area near Bowling Area
Rt. 9 Underground Utilities
Rt. 9/Bay Avenue Corner widened – John McCormack to address
Gateway Treatment
Encourage consolidation of buildings and parking lots to help the
Inconsistency of setbacks – Incentives

Future schedule – Community Facilities Element – Patrick McKenna of Schoor DePalma will be working on contacts reaching out for feedback.
Historic Preservation – Looking at districts - State, Federal, Registries in addition to the county. April – Open Space, Recreation, Environmental Element
Natural Resource Inventory, waterways, Flood insurance, Leed issues,
Alternative energy sources, End of April – Circulation Issues, May –
Telecommunication, Recycling and relationship to surrounding Municipalities.

**Stafford Township Planning Board
Meeting, Minutes, March 15, 2007**

Public:

Tim Hart - Stafford Historic Commission, concerned if something is not done there would be an increase in the pressure to tear down the farm houses on Bay Avenue. Suggested a fee to tear down an Historic Building? This may encourage the renovation of the building instead. Feels this is a good idea to have the apartments on Rt. 9 and Bay Ave, does not see how you can reconcile this with the idea of preserving the farm house. Possibly if you did a site by site evaluation, possibly give an incentive. Likes the idea of the landscaping.

Rick Reynolds – Realtor - Concerns that his clients may be affected by zoning changes. Questioned what it means going from a commercial zone to a mixed use zone? Doesn't know exactly what this means. Concerns with developing the architecture in a short term with out having the architectural look required.

Mayor Block explained that in the mixed use zone you are allowed to have it, but you are not mandated, so if someone wants to do a strictly commercial development you can. We need to have the architectural look by May. It will be an architectural design that will blend with what is adjacent or contiguous to it within that area.

Mayor Block explained the importance of having the school representatives at the meetings to make a presentation rather than just getting feedback.

Reminder:

Next scheduled Masterplan workshop meeting, **March 29, 2007 – 7:00PM**

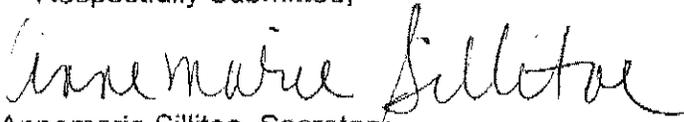
Adjournment:

Time: 9:35PM

Motion: Campagnolo
Aif: Aye

Second: McKenna

Respectfully Submitted,


Annemarie Sillitoe, Secretary

3-15-07

Master plan Work shop

Sign In

Tina Haast	Historical Commission	609-597-8949
Raul Garbeto	Atlantic Hills	609-698-1080
MARK Occhipinti		609-276-1834
Rick Reynolds	rickregw@bigfoot.com	609-709-8669
MARK REYNOLDS	MANALAPAN	609-226-6273
Joe Hummel	SOC H	609-978-3814
JOHN J. KEATING	CEORACUN	609-597-0998
PETER Slomkowski	BOE	609-978-1499

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Thursday, March 29, 2007
7:00P.M.

Please note the fire exits.
Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Present
Mr. James Vaughn -	Present
Councilman Sal Baglio -	Absent
Councilwoman Jeanne DiPaola -	Present
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Present
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Present
Ms. Sherry Roth – Alternate II -	Present
Councilwoman Marie O'Connor -	Present

Professionals:

Robert Ulaky, Esq. Board Attorney
 Jason Tronco, CLA, Melillo & Bauer Assoc.
 John McCormack, Traffic Engineer, Schoor DePalma

Also Present:

Jamie Sunyak, Planner, Schoor DePalma
 Dave Roberts, Planner, Schoor DePalma

Masterplan Update:

**Stafford Township Planning Board
Meeting, Minutes, March 29, 2007**

Dave Roberts, Planner, informed the board that he will be attending a pre-app meeting with DEP, for the waste-water management plan. State Planning Commission meeting will be on April 18, 2007; this should be the date they vote of Stafford's Township Petition for Plan Endorsement. A sewer suitability analysis is required.

Community Facilities:

Jamie Sunyak, Planner, received Long Range Facilities plan from both districts, local and regional along with concept plans for the local school district. Mayor Block requested that the student population back to 1994, the last master plan or possibly 1990 to current be inserted in the master plan. Jamie Sunyak narrated the power point presentation of the Community Facilities Map showing existing Community Facilities.

Objectives:

Provide adequate Services to the residents of the Township
Evaluate the existing Facilities maintain upgrade if necessary
Capital Improvements to deliver services to provide facilities that will provide rapid response.

Jamie Sunyak, summarizing, since last master plan, current municipal building constructed, there are 55 Police officers, responded to 26,000 calls in 2006. Emergency services consist of one Fire Dept., 2 stations- responded to 673 emergency calls last year. First Aid EMS, -70 volunteers, responded to 2000 calls in 2006. SOCH – Hospital. Current Library is a sub- branch of the Ocean County Library system. approx. 11,000 sq. ft., a new potential location to house a 20,000 Sq.ft. library. Senior services, Beach Haven West Community Center. ROSI – 280 Acres Municipal & County Lands. Parks & Recreations- County Services – Ocean County Utilities Authorities, Dial Ride – Municipal, Ocean Ride- County. School enrollment back to 1999, Ocean County College Campus & Mates Building, STAC Center, Primary Learning Center

Public:

Ron Cop, DPW, Not purchasing leaf trailers. Vehicle Washing Facility by 2009 Stormwater Management Plan

Captain McNally, Emergency Management, Plan completed – receive funding

Keith Teage- SRHS – Questioned if moving entrance (reconfiguration) of 9 -10 building entrance.

John McCormack explained it is in the hands of the DOT.

First Aid representative stated their would be no additions or improvements.

**Stafford Township Planning Board
Meeting, Minutes, March 29, 2007**

Scott Taylor, Taylor Design Group - Stafford Schools – Upgrades are needed in vehicular and pedestrian circulation, complex lighting and landscaping, soil erosion. Mr. Taylor described the preliminary concept renderings for Oxycocus, Ocean Acres, McKinley Schools. Concept plans are for 4, 6, 8 yr plan for all three facilities.

Historic Preservation:

Jamie Sunyak informed the board the historic map was updated by reviewing the township's historical society's state and national register, the 1981 Ocean County Survey.

Objectives:

Identifying the location of significant historical sites.
Identifying the properties that may be eligible for the registers
Implementing the strategies to encourage the preservation of historic sites.

Jamie Sunyak referred to the website - www.towncottage.com/staffordhist/ - this outlines the historical society. It was brought to the attention by a member from the historical society that was in the audience that the website has been updated to Stafford history.org

Historical Society's initiatives - The battle of cedar bridge reenactment, concert series, fund raising activities, Christmas radio show, ongoing education. The Manahawkin Baptist Church and Calvery Cottage is on the state and national registry.

Jamie Sunyak questioned the State Historic Preservation Opinion – Nineteenth and Early Twentieth Century Domestic Refuse Disposal Site –

Public:

Tim Hart – Historic Commission – Explained this was an Old Dump on Cedar Bridge Rd., where carcasses were dumped.

Jamie Sunyak informed the board and the public that in two weeks the next schedule environmental element, recycling element and relationship to other planning efforts. End of April, circulation element open space and recreation and update on water and waste water. May 10th -Telecommunications and working towards finalizing the master plan. Public Hearing on May 30th.

**Stafford Township Planning Board
Meeting, Minutes, March 29, 2007**

Public:

Tim Hart, Historic Commission – Commended the Stafford Township Mayor & Council, Recreation Dept., the schools, public works are really remarkable in education awareness. The cooperation between the different levels of government is remarkable. A lot has been accomplished together. An important element he would like to see in the master plan is the walking map. Mr. Hart had a power point presentation. Steve Brescia of the Historic Commission has done a great job outlining the walking tour. There have been 24 site signs installed to date. The Historical Commission is working on 12 0 13 more additional sites. The goal is to have between 60 & 70 sites. Many of these sites no longer exist, so some of the signages include a photograph of what historically was there with some text. They are looking to apply for a mini grant through the township to develop a map to show all the sites. Half of the sites are own by the township that makes them not in danger of development. The Township purchased Calvery Cottage. The two cemeteries on Beach Avenue are now owned by the Historical Society. The Historic Society has the maintenance responsibility for the Baptist, Old Methodist and New Methodist Cemetery. Two sites that the Historic Commission feel that qualify for the state and national registry, the building now called Tom Shinn's Funeral Home, was formerly the Randolph Farm Estate, 1750, and the Manahawkin Railroad Station – 1872. Minor details that they would like to be included in the master plan, would include the railroad beds in town be considered for rail trails, a piece of land on north lake shore drive immediate adjacent to the Old Baptist Church, 1867. The Historical Society would like to transfer this to the township. The Old Baptist Church is in structural danger. The Cottage, the township and the historical society has been involved in a joint project to restore the cottage. Ultimately the Brescia Research Library will be housed there although it is in need of parking assistance. Heritage Park is moving along very well, the railroad car is in place. The only thing left are the individual sites in town, we do not want to limit people's rights to develop their land. Unanimously the historic commission is not interested in a Cape May or Tuckerton style, color etc., just interested in the buildings not being torn down.

Mayor Block asked the historic commission for some parameters as to what would work on Bay Ave. and giving some incentive for some redevelopment, but we do not want to give incentive to a site that we would like to save. The Mayor would like identification of the buildings that still exist that we would like to save, categorize the different buildings, to save and restore.

**Stafford Township Planning Board
Meeting, Minutes, March 29, 2007**

Tim Hart would like to see some kind of an ordinance to prevent the homes from being torn down without thinking about it. Possibly place a value on the building and if it is bulldozed they would have to pay a portion or if it is being used elsewhere they would not have to pay giving an incentive to preserve it. Mr.Hart doesn't know if anything like this has ever been done.

Cindy Wurst, - Historic Commission – Would like to see more convenient or direct connection between the parks and shops. Would like to see some guidelines for the downtown commercial buildings.

Tim Hart – Historic Commission, The walking tour will take place with the all the 5th graders in town, they will leave from Old store store, meet at the Methodist Church and have lunch.

Public:

Ron Meinders, Superintendent – Stafford Schools:

Mayor Block asked Mr. Meinders to provide actual enrollment numbers back to 1994 preferably 1990 and projection numbers past 2009 along with a summary sheet.

Reminder:

Next scheduled Masterplan workshop meeting, April 12, 2007 – 7:00PM

Adjournment:

Time: 10:15PM

Motion: Campagnolo
Aif: Aye

Second: McKenna

Respectfully Submitted,


Annemarie Sillitoe, Secretary

Stafford TownshipPlanning BoardMasterplan Workshop MeetingMarch 29, 2007Sign in Sheet

<u>Name</u>	<u>Organization</u>	<u>Phone</u>
JOHN J. KEATINGE	GROBALL ENGR	609-698-1144
RONALD M BMBER	SOUTHERN REGIONAL BOARD	609-597-0764
Steven Brescia	Stafford Historical Soc	609 597 3701
RONALD COP	STAFFORD DPW	609-597-1000 x8555
Greg McNally	STAFFORD PD/OEM	597-1189 x 8264
JOSEPH M. FEDOCC	STAFFORD EMS	609-713-1381
DAVE ROBERTS	SCHOOL DISTRICT	732 577 9000 x 1420
Charles Nassoit	Historical Comm.	609 978 4881
FRANK KOWALCZYK	HISTORICAL SOCIETY HISTORICAL COMMISSION	609-978-3560
CRAIG BREARLEY	Historic Pres. Comm.	609.597.8860
Cindy Wurst	Hist. Pres. Comm.	609-597-5715
Tim [Signature]	/	609-599-5949

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Ave.
Thursday April 12, 2007
7:00P.M.

Please note the fire exits.
 Salute to the Flag:

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal building.

Roll Call:

Mr. James Raylman – Chairman-	ABSENT
Dr. William Campagnolo, D.C.-	ABSENT
Mr. James Vaughn-	PRESENT
Councilman Sal Baglio-	PRESENT
Mayor Carl W. Block-	PRESENT
Mr. Daniel Taylor – Vice Chairman-	PRESENT
Mr. Henry Ruemeli-	ABSENT
Mr. Jeffrey Jaekel-	ABSENT
Ms. Nance Cotte-	PRESENT
Ms. Sharon McKenna – Alternate I-	ABSENT
Ms. Sherry Roth – Alternate II – Arrived 7:18pm	PRESENT
Councilwoman Marie Elena O'Connor	PRESENT

Professionals:

Christopher Koutzas Esq.,
 John Hess, PP, PE
 Jason Tronco, PLA
 John McCormack, Traffic Engineer

Also Present:

Jamie Sunyak, Planner, Schoor DePalma Engineering
 Dave Roberts, Planner, Schoor DePalma Engineering

Masterplan Update:

Stafford Township Planning Board
Masterplan Work Shop Meeting
April 12, 2007
Minutes

Environmental & Recycling:

Flood rules need to be adopted by October 11, 2007. Stafford Twp. already has a wellhead protection plan in place.

The DEP has adopted new storm regulations.

Targeting private property for purchase for conservation.

Recycling is a new element of the Master Plan. With a Recycling Co-Ordinator appointed. Both Stafford Twp. and Ocean County have met the responsibilities stipulated. Stafford Twp. has recycled over 127,400 tons of material over the last 5 years.

Relationships To Other Towns and Planning Efforts:

Zoning designations and land use of adjacent municipalities is complementary of the zoning and land use of Stafford Township. With Barnegat Twp. to the north, Eagleswood Twp. to the south, and Little Egg Harbor Twp. to the west.

Reminder: Open Space & Recreation and Water/Wastewater is scheduled for the next Masterplan workshop.

Next scheduled Masterplan workshop meeting, **April 26, 2007 – 7:00pm**

Adjournment:

Time: 9:10pm

Motion: Baglio
Aif: Aye

Second: Roth

Respectfully submitted,


Diane Robinette
Deputy Planning Board Secretary

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Thursday, April 26, 2007
7:00P.M.

Please note the fire exits.

Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Arrived 7:15PM
Mr. James Vaughn -	Present
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Arrived at 7:15PM
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Absent
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Present
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Robert Ulaky, Esq. Board Attorney
 Samuel Melillo, CLA, Melillo & Bauer Assoc.
 Jason Tronco, CLA, Melillo & Bauer Assoc.
 John Keating, PE, Birdsall Engineering

Also Present:

Paul Shives, Township Administrator
 Dave Roberts, Planner, Schoor DePalma
 Jamie Sunyak, Planner, Schoor DePalma

**Stafford Township Planning Board
Meeting, Minutes, April 26, 2007**

Masterplan Update:

Dave Roberts informed the board that he attended the pre-application meeting with the DEP last week. As a result of the pre-application meeting, there was a representation made by the DEP their rules will probably be changing within the next year along with their formula. Due to this we will have to take a look at the zoning for some recommendations.

Recreation:

Samuel Melillo, Landscape Architect, informed the board that there have been tremendous strides made in getting the recreation and open space element developed and implemented. Back in 1994 we had 65 acres of open space, of which 50 acres were Doc Cramer Park; today we have 235 acres of parks and active recreation in town. Mr. Melillo described the maps showing existing parks and recreation sites in town. The ideal acreage would be at 332 acres for a town of this size. Stafford Township has a large amount of protected lands. There are 12 active parks in town and three community centers in town. Mr. Melillo suggested the Doc Cramer Park and Beach Avenue Park could be added to if needed in the future. The areas suggested for possible parks, would be the northern section of town, north of SRHS, an area south of Silo Rd., approx. 9 acres, an area near the Stone site approval, approx. 16 acres, a 20 acres site adjacent to SRHS and also the possible Clayton Tract. The unapproved sites would be more beneficial, the school site and the potential St. Meena for neighborhood parks. Looking at the possibility of a dog park.

Jeanne DiPaola expressed all the issues associated with a dog park, registering, current shots and the monitoring of the park.

Public:

Tim Hart – Historic Commission - would like to see consideration and the inclusion of the rail trail idea. There is a little piece of land near the entrance to Deer Lake Park, owned by the Historical Society, would like to add to the township park system, also to add the area near the Beach Ave Park if this is developed for additional green space.

Mayor Block asked Mr. Hart for suggested locations for the rail trail. Dave Roberts will contact the county to see if there is a current map to assist with potential trails.

**Stafford Township Planning Board
Meeting, Minutes, April 26, 2007**

Betty Anne McVey, Recreation Dept. – Open space gives the flexibility for future use.

Paul Shives, Township Administrator – Consistent with what has been discussed and gives the flexibility for the future, very consistent with what the town has been trying to do.

Public:

Tim Hart – Historic Commission – Questioned the 22 acres piece near Ridge?

Tim Hart – Historic Commission – Oxycoccus area, - (Fish & Wildlife) the problem is that we can not go there, a world class environmental area. The trails are very clear however we cannot enjoy it.

Mayor Block explained it would have to be looked into what is the status of the current access and when is the next time the review is up.

Water:

Paul Shives, Twp Administrator – Prior to July 2001 there was a separate Water/Sewer Utilities Authority, now we have a separate department – Currently, 96% serviced by sewer, 64% by water. The rates have been reduced. Water supply, treatment and storage. Currently have 10 wells, one more needed. There will be a new water tank built in the business park by developer. Sewer system is diverse having older facilities all the way to the new facilities.

Frank Weisensee, W/S Engineer- Well #3, gave in last year; a new well #12 was built. The new proposed well #11 will be located on Sandy Circle, Ocean Acres. Currently there are 3 wells located at the treatment plant in Ocean Acres. The existing water treatment facilities will meet the build out of the town. Four water treatment plants in town. There are 7 existing water tanks in town. There is a six year plan for the water extension project in Ocean Acres. There is also a water project extension proposed in the Beachview Avenue area along with a sewer project. We currently have a system that allows the water meter readings to be sent automatically to the computer system in the building, allowing the township to recognize a problem especially in the seasonal homes.

Sewer:

Frank Weisensee – W/S Engineer - The two main projects are the Beachview area installation, sewer line. This will include two pumping stations. The second

**Stafford Township Planning Board
Meeting, Minutes, April 26, 2007**

project which will be a 5 year phasing plan to inspect the old sewer pipes in Beach Haven West, and repair the lines. There are 13 conventional sewer pumping stations in the town. There are 24 grinder pumping stations that are like mini collection stations. The Waste Water Management draft plan is being submitted as a condition plan endorsement. The Sewer master plan will have to be updated also.

A ten minute break was taken,
RCV: All yes.

Zoning Recommendations:

Jamie Sunyak narrated the maps showing recommended zone changes. The sewer service areas/and non sewer areas will assist in zone changes. This is a start and will be fine tuned.

Reminder:

Next scheduled Masterplan workshop meeting, **May 10, 2007 – 7:00PM**

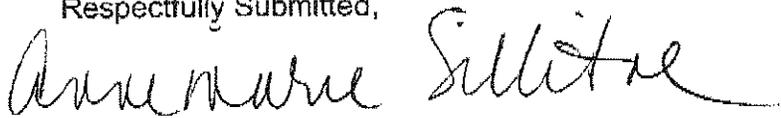
Adjournment:

Time: 10:15PM

Motion: Campagnolo
Aif: Aye

Second: Cotte

Respectfully Submitted,



Annemarie Sillitoe, Secretary

MASTERPLAN WORKSHOPMEETINGAPRIL 26, 2007SIGN IN SHEET

<u>NAME:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
HART, Tim	STAFFORD TWP	609-494-4180
Rick Reynolds	S.O. Chamber	494-7211
Jeanne DiPaola	Stafford Rec.	978-0246
Betti Anne McVay	Stafford Rec	X 8557
Rosilyn Martin	tx. payer	597-5168
JOSEPH MAZZUCA	Tx Payer	978-8243
Jamie Smyth	SDP	752-577-9000 ext 142
Maggie Hurdley	Tax payer/parent	609-978-5503
Conrad N. S. S. S.		
Peter Slomkowski	SOUTH BOW RESIDENTIAL BOD ED	609-597-0764
	STAFFORD B.O.E	609-978-1499

**Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Thursday, May 10, 2007
7:00P.M.**

Please note the fire exits.

Salute to the Flag: 7:00PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Present
Mr. James Vaughn -	Absent
Councilman Sal Baglio -	Present
Mayor Carl W. Block –	Absent
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Absent
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Absent
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Robert Ulaky, Esq. Board Attorney
John Hess, PE, Birdsall Engineering
Jason Tronco, CLA, Mellillo & Bauer Assoc.
John McCormack, Traffic Engineer Schoor DePalma

Also Present:

Dave Roberts, Planner, Schoor DePalma
Jamie Sunyak, Planner, Schoor DePalma
Christopher Carcanague, RCDD, Damiano & Long, Subsidiary of
Schoor DePalma

**Stafford Township Planning Board
Meeting, Minutes May 10, 2007**

Masterplan Update:

Dave Roberts informed the board that we are on the agenda for May 16, 2007 for our petition.

Telecommunications:

Chris Carcanague, Schoor DePalma – Cellular and PCS Coverage – Recommends changes to ordinance to have more local control over the approval process with respect to applications. Recommendation to include a use or conditional use to municipal properties, only unencumbered properties. Recommend chosen zone classifications. Cells on wheels are becoming popular – recommend conditional use to keep out of residential areas. Recommend to update ordinance, current zoning does not cover smaller sites. Microsites-smaller antenna on top of street lights, signs. Recommends co-location on existing towers by use or conditional use. Recommends exemption on park sites.

The board would like an answer regarding green acres properties by the May 30, 2007 meeting and maps showing all carriers and gaps.

There was no public comment.

Traffic Circulation:

John McCormack, Traffic Engineer, informed the board that the goals for current masterplan are the circulation plan and road inventory. Many of the Access Management recommendations have been completed. Garden State Parkway Rt. 72 Interchange. Nautilus Drive, right turn lane onto Rt. 72. reverse jug handle on Millcreek Rd. McKinley Avenue is being constructed, turn lanes on General Grier – Captain Randolph. Improvements underway, Rt. 72/East Rd., traffic light at Barnacle Drive is proposed for 2009 and 2008 for Breakers. Future improvements include traffic signal at Neptune Drive, Rt. Turn lane onto Lighthouse Drive, widen Rt. 72 to four lanes from SOCH to Rt. 539, this will tie in with the Emergency Evacuation Route, and also to widen Rt. 72 to six lanes through the Rt. 9 interchange, taper out at Millcreek Rd.

The Route 9 Corridor Coalition was formed by the NJDOT. The principles include: context sensitive design, to develop Rt. 9 most economically, keep character of the downtown intact, combine planning and traffic senses, to have Rt. 9 to fit to the character, not the traffic.

RT, 72/Bay Avenue interchange – would like to see immediate action, the focus in the next years - Mermaid Drive – Breakers traffic signal – May 2008. Paramount Homes – 500 unit mark, a traffic light will be installed. McKinley traffic signal along with improvements to McKinley Avenue, Rt., 72 and Millcreek Rd., GSP interchange, Exit 63, McKinley widening, Bishop Lane Extension. Improvements further out in future – Marsha Dr., & Bay Ave., traffic light.

**Stafford Township Planning Board
Meeting, Minutes May 10, 2007**

Currently there is one transit line that runs on Rt. 9, County line - Ocean Ride, Dial - A- Ride in town. Future opportunities - Monmouth Ocean Rail Lines, NJ Transit & County Bus Service to Business Park.

Mr. McCormack informed the board that all the work the town has done proactively has been very beneficial to the town.

There was no public comment.

A break was taken from 9:30 until 9:35PM
RCV: All yes

Zoning Recommendations:

Dave Roberts gave a recap regarding the septic sewer analysis (Waste Water Management Plan) in relation to plan re- endorsement. There is a potential for new lot sizes in certain zoning districts.

Jamie Sunyak went through the recommended zone changes.

There was no public comment.

Reminder:

The next scheduled Masterplan workshop meeting is **May 24, 2007 - 7:00PM.**

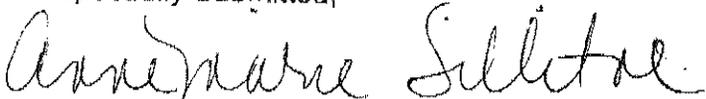
Adjournment:

Time: 10:15PM

Motion: Campagnolo
Aif: Aye

Second: Taylor

Respectfully Submitted,


Annemarie Sillitoe, Secretary

MASTERPLAN WORKSHOP

MEETING

MAY 10, 2007

SIGN IN SHEET

Name:

Organization:

Phone/Address

Joe M...
Joe M...

TR...
TR... 00CA

609 878 8283

Rak...
Rak...

RES.

609 597-7089

Peter Slomkowski

B.O.E

609-978-1499

Minutes
Stafford Township Planning Board
Masterplan Work Shop Meeting
Municipal Building
260 E. Bay Avenue
Thursday, May 24, 2007
7:00P.M.

Please note the fire exits.
Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Present
Mr. James Vaughn -	Absent
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Absent
Mr. Jeffrey Jaekel –	Absent
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Present
Ms. Sherry Roth – Alternate II -	Absent
Councilwoman- Marie –Elena O’Connor -	Present

Professionals:

Robert Ulaky, Esq.
 John Keating, PE, Birdsall Engineering
 Jason Tronco, CLA, Melillo & Bauer Assoc.
 John McCormack, Traffic Engineer, Schoor DePalma
 MaryAnne Keseday, Court Reporter, MaryAnne Keseday & Assoc.

Also Present:

Dave Roberts, P. P., Schoor DePalma
 Jamie Sunyak, P.P., Schoor DePalma

**Stafford Township Planning Board
Meeting, Minutes, May 24, 2007**

Presentations:

SOCH Masterplan:

Brian Harvey, Attorney, with the Firm of Giordano, Halleran & Ciesla on behalf of SOCH, informed the board that this presentation is the vision for future development for the hospital campus.

Joseph Coyle, President of Southern Ocean County Hospital gave an overview of the proposed expansion of the Southern Ocean County Hospital campus. The expansion will be both on the north and south side of Rt. 72. The expansion on the north side will include a hospital tower, health and science center, general administration offices, proposed transportation center, child care facility, pharmacy, bank and parking facilities. The south side of Rt. 72 will include continuing care retirement community, some low and moderate housing, approx. 21,000 sq ft. of retail space and parking facilities. Construction to begin in 2009 through 2011 and occupancy between 2011 and 2013. Currently SOCH employs approximately 1200 people, treating over 8,000 in patients, 130,000 outpatients' visits, and 40,000 patients in the emergency room each year.

A general development plan is scheduled to be submitted for public hearing before the planning board in October of 2007.

Ian McCarthy, Architect, Firm of McCarthy, Caracas, explained the goal is to be consistent with the component part of the master plan, the hospital expansion and the expansion of the HMC zone. He described to the board the additions in the concept plan and explained as they move forward the features may change in terms of orientation as well as stormwater management and open space.

There was no public comment.

**Stafford Township Planning Board
Meeting, Minutes, May 24, 2007**

Masterplan Overview:

The board discussed the June 14, 2007, date for formal public hearing in addition to the May 30th meeting to make sure we have this document on file for a minimum of ten days. The maps are being published in the newspapers showing all the recommended zone changes.

A break was taken from 10:00PM until 10:05PM
RCV: All yes, except Campagnolo

Campagnolo walked in at 10:10PM.

Dave Roberts gave a presentation of the master plan document and the board discussed the proposed changes and comments gathered during all the workshop meetings for all the elements.

There was no public comment.

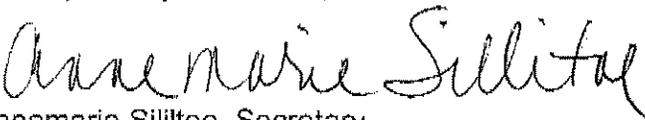
Reminder:

Masterplan Public Hearing - Wednesday, **May 30, 2007 – 7:00PM.**

Adjournment: **Time: 10:30PM**

Motion: Campagnolo Second: Taylor
Aif: Aye

Respectfully Submitted,


Annemarie Sillitoe, Secretary

Masterplan Workshop Meeting

May 24, 2007

<u>Name:</u>	<u>Organization:</u>	<u>Address:</u>
JOSEPH MAZZOLA	OPACA	DC
Joseph Hymmel	SOCH	97 Pt P28J Morabauher
JOSEPH COYLE	SOCH	Rt 72
JOHN BINGENHEIMER	SOCH	11
Brian Harvey	Giordano Hallinan & Coe Attorney for SOCH	125 Half Mile Rd., P.O. Box Middletown, NJ 07746
Ken McLothry	McCarthy Perates, LLC	127 Union Ave Suite 100 Middlesex, NJ 08846
PETER Slomkowski	BOE	37 Sugarhill Rd.
Gregory Quille		301 Privateer
ANDREW HOOVER	SOUTHERN REGIONAL	

Minutes
Stafford Township Planning Board
Stafford Township
2007 Masterplan
Public Hearing
Municipal Building
260 E. Bay Avenue
Wednesday, May 30, 2007
7:00P.M.

Please note the fire exits.
Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Present
Dr. William Campagnolo, D.C. –	Arrived at 7:11PM
Mr. James Vaughn -	Absent
Councilman Sal Baglio -	Present
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Present
Mr. Jeffrey Jaekel –	Present, left at 8:20PM
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Absent
Ms. Sherry Roth – Alternate II -	Absent

Professionals:

Robert Ulaky, Esq.
 John Hess, PE, Birdsall Engineering
 Jason Tronco, CLA, Melillo & Bauer Assoc.
 John McCormack, Traffic Engineer, Schoor DePalma
 Darlene Sillitoe - Court Reporter, MaryAnne Keseday & Assoc.

Also Present:

Dave Roberts, Planner, Schoor DePalma
 Jamie Sunyak, Planner, Schoor DePalma

**Stafford Township Planning Board
Masterplan Public Hearing
Minutes, May 30, 2007**

Public notice for tonight's meeting has been previously published, since tonight's meeting could not be the official public hearing due to a publication issue, notice has been published for the June 14, 2007, public hearing along with the maps showing the recommended zone changes.

Presentations & Public Hearing:

Dave Roberts informed the board of the additional items that have been dealt with since the last meeting. He explained the Planning Implementation Agenda, and that the action plan has short, medium, and long-term time frames for each recommendation for each element. He informed the board that this would be a good opportunity for the board members after reviewing the masterplan to offer any comments. Dave Roberts gave a summary of the elements of the master plan with the board members offering their notes and comments.

1. 2007 Stafford Township Master Plan

There was no public comment or questions.

Reminder:

Master Plan Public Hearing: Thursday, June 14, 2007 – 7:00PM

Adjournment: Time: 8:50PM

Motion: Campagnolo
Aif: Aye

Second: Taylor

Respectfully Submitted,


Annemarie Sillitoe, Secretary

STAFFORD TOWNSHIP

PLANNING BOARD

2007 MASTER PLAN

PUBLIC HEARING

SIGN IN SHEET

NAME:

ORGANIZATION:

ADDRESS:

JOE MAZZOLA

O A C A

828-8283

PETER SLOMKOWSKI

ZOE

978-1499

PATRICK KIEVNER

160 Jennings Rd.
MANAUNKIN

Minutes
Stafford Township Planning Board
Stafford Township
2007 Masterplan
Public Hearing
Municipal Building
260 E. Bay Avenue
Thursday, June 14, 2007
7:00P.M.

Please note the fire exits.
Salute to the Flag: 7:10PM

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times-Beacon and posting same on the bulletin board in the front of the Municipal Building.

Roll Call:

Mr. James Raylman – Chairman -	Absent
Dr. William Campagnolo, D.C. –	Absent
Mr. James Vaughn -	Present
Councilman Sal Baglio -	Absent
Mayor Carl W. Block –	Present
Mr. Daniel Taylor – Vice Chairman -	Present
Mr. Henry Ruemeli -	Present
Mr. Jeffrey Jaekel –	Present
Ms. Nance Cotte –	Present
Ms. Sharon McKenna – Alternate I -	Absent
Ms. Sherry Roth – Alternate II -	Absent
Councilwoman Marie – Elena O'Connor - (Councilman Replacement)	Arrived at 7:11PM

Professionals:

Robert Ulaky, Esq.
 John Hess, P.P., PE
 Jason Tronco, CLA
 Maryann Keseday, Court Reporter, MaryAnne Keseday & Assoc.

Also Present:

Dave Roberts, Planner, Schoor DePalma, Engineering

**Stafford Township Planning Board
Masterplan Public Hearing
Minutes, June 14, 2007**

Presentations & Public Hearing:

Dave Roberts, the township planner gave a presentation to the board and the public, describing the proposed 2007 Stafford Township Master Plan.

1. 2007 Stafford Township Master Plan

Motion: Jaekel	Second: Cotte	To: Close Public Mtg. Aif: Aye
Motion: Block	Second: Cotte	To: Recommend Adoption of the 2007 Stafford Township Master Plan.

RCV: Raylman – Absent	Campagnolo – Absent	Vaughn – Yes	O'Connor – Yes
Block – Yes	Taylor – Yes	Ruemeli – Yes	Jaekel – Yes
Cotte – Yes	McKenna – Absent	Roth – Absent	

Representatives:

Dave Roberts, Planner, Schoor DePalma, Engineering

Public:

John DeWitt, 233 Stormy Rd. – Questioned is the local data base across the Country Y5- Will Stafford be going this way?

Arthur Hargis, Jr. – 139 N. Main St., - He will defer his question until the planner reaches his part of town.

Bob Gregk, 28 Warren Court – Questioned what is going on with the land behind his, owned by Clayton ? Is it now being zoned as open space?

John DeWitt, 233 Stormy Rd. – Questioned if well versus city water is shown on the maps?

Dolores DeWitt, 233 Stormy Rd. – Questioned why there is water around them, not on their street?

Arthur Hargis, Jr., 139 N. Main St., - Stated his property has always been zoned commercial, he lives there (residential use) will it remain commercial?

Don DeCaro, 1264 Ridge Avenue, Can we rezone this area as "LIA" (Leave it alone), Is it mandatory that we have to get sewer & water?

**Stafford Township Planning Board
Master plan Public Hearing
Minutes, June 14, 2007**

John DeWitt, 233 Stormy Rd., Questioned since the snakes were moved from one side of the parkway to the other, is it possible they are moved off the golf course?

Steve Rossi, 18 St. Meena Ave., Questioned if there are any parks going in the Beachview area? Questioned why recommend sites if you don't know if you can acquire?

Don DeCaro, 1264 Ridge Ave., Questioned if there were plans in the future for a nature trail, similar to the one in Barnegat Light by the Lighthouse.

John Doyle, Attorney from Toms River, representing landowners Dr. Bob Young and Lucille Freda. Mr. Doyle stated that the landowners have had an interest in Block 46 Lot 1.03 for 12 or more years, presently one acre zoning being changed to 4 acre zoning. Stated their were no site specific restrictions. Asked to take this lot out of the approval tonight and when the landowners are ready to develop, should there be any restrictions it will come out then.

Steve Rossi, 18 St. Meena Ave., Questioned if one of the roads on the sewer map he had was an actual road, "Old Main Shore Rd?"

Bob Schubiger, 17 Country Rd., Owner of property located next to Dr. Young's. Questioned how did a restriction get placed on his property by another developer?

A break was taken from 9:35PM until 9:50PM.
RCV: All yes.

The public portion was closed and a motion was made to adopt the master plan.

Resolutions:

- 1. 2007 Stafford Township Master Plan – Res. 2007-39**

Motion: Block

Second: Jaekel

To: Approve

RCV: Vaughn – Yes
Ruemeli – Yes

O'Connor – Yes
Jaekel – Yes

Block – Yes
Cotte – Yes
Taylor – Yes

**Stafford Township Planning Board
Master plan Public Hearing
Minutes, June 14, 2007**

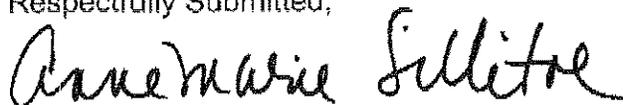
Adjournment:

Time: 10:10PM

Motion: Jaekel
Aif: Aye

Second: Ruemeli

Respectfully Submitted,



Annemarie Sillitoe, Secretary

RESOLUTION 2008-194

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, CREATING THE PLAN ENDORSEMENT CITIZEN'S ADVISORY COMMITTEE

WHEREAS, the Mayor and Council of the Township of Stafford desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan; and

WHEREAS, the State Planning Act recognizes that coordination of State action is necessary to help municipalities develop New Jersey's economy while protecting the natural, historic and recreational resources, providing adequate and diverse housing, and redeveloping our cities and older suburban areas;

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans with the primary focus on where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines establish a comprehensive and coordinated planning process in order for a municipality to consider, and update as necessary, master plans, functional plans, development regulations and capital plans to be consistent with the State Plan and achieve plan endorsement; and

WHEREAS, through plan endorsement, master plans, functional plans, development regulations and capital plans should be coordinated and supportive of each other; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-27, the Mayor may appoint one or more persons as a citizens' advisory committee to assist or collaborate with the planning board in its duties, including adoption of, and amendment to, the master plan to guide the use of lands within the municipality in a manner which protects the public health and safety and promotes the general welfare of the community; and

WHEREAS, the Plan Endorsement Guidelines and State Planning Rules require the appointment of a Plan Endorsement Advisory Committee to guide the municipality through the Plan Endorsement process; and

WHEREAS, the Plan Endorsement Advisory Committee shall consist of between 5 and 10 members, including one representative of the governing body, a Class IV member of the planning board; one representative of a local board, commission or committee who is not a member of the planning board; and two representatives of the public that do not hold a position, employment or office with the municipality.

NOW THEREFORE BE IT RESOLVED that the Mayor and Township Council of the Township of Stafford hereby approve and adopt the following:

A. Stafford Township hereby establishes a Plan Endorsement Citizens' Advisory Committee consisting of between 5 and 10 members as follows:

1. Mayor Carl W. Block
2. James Raylman, Member of the Planning Board
3. Nancy Cotte, Member of the Planning Board
4. Councilman John Spodofora, Chairman of the Environmental Commission
5. Councilman Sal Baglio, Member of the Planning Board
6. Denise Harrington, President of the Stafford Township Board of Education
7. Keith Taege, President of the Southern Regional High School Board of Education
8. Joe Mazzola
9. Rick Reynolds

B. The members of the Citizens' Advisory Committee shall serve at the pleasure of the Mayor and Township Council; and

C. The Citizens' Advisory Committee shall report findings and conclusions of its actions performed pursuant to the State Planning Rules and Plan Endorsement Guidelines, and shall make recommendations to the Planning Board on next steps, but shall have no power to vote or take other action required of the Planning Board; and

D. The Citizens' Advisory Committee shall also report to the Governing Body at least monthly on the status of plan endorsement; and

E. The Director of Community Development shall serve as a technical assistant and shall personally assist the Committee and the Citizen Advisory Committee shall be entitled to call to its assistance any personnel of any municipal department or consultant thereto as it may require in order to perform its duties; and

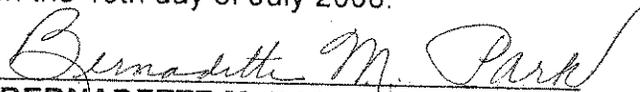
F. The Citizens' Advisory Committee is established for the purpose of:

- Guiding the plan endorsement process for the municipality; Increasing public awareness of, and participation in, the plan endorsement process for the community;
- Serving as the liaison with the state, county, regional agencies and local officials throughout the plan endorsement process;
- Assisting the municipality in meeting the deadlines of plan endorsement;
- Take the lead on completing the municipal self-assessment and submitting the required planning documents to the Office of Smart Growth;
- Helping to facilitate community visioning as described in the Plan Endorsement Guidelines and community visioning standards;
- Reporting the findings and conclusions of the self-assessment and community visioning to the local planning board for its review; and
- Negotiating a draft Action Plan with the Office of Smart Growth, in collaboration with the planning board and governing body, to consist of actions that should be taken to adopt and/or update plans, ordinances and regulations in order to meet the plan endorsement requirements;
- Facilitating completion of the Action Plan items in order to achieve endorsement by the State Planning Commission and enjoy the benefits available to the municipality as a result of the endorsed plan.

THEREFORE BE IT FURTHER RESOLVED that the Township Clerk of the Township of Stafford shall transmit a copy of this resolution and the notice as required in the State Planning Rules to the State Planning Commission.

CERTIFICATION

I, **BERNADETTE M. PARK**, Municipal Clerk do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council at a meeting held on the 15th day of July 2008.


BERNADETTE M. PARK, RMC/CMC
Municipal Clerk

STAFFORD TOWNSHIP COUNCIL MEETING MINUTES**JULY 15, 2008**

Mayor Carl W. Block calls the Stafford Township Council Meeting to order with the Salute to the Flag and the reading of the Open Public Meeting Statement. TIME: 7:05 PM

OPEN PUBLIC MEETING STATEMENT: "THIS MEETING COMPLIES WITH THE OPEN PUBLIC MEETINGS ACT BY ADOPTION OF A RESOLUTION SETTING FORTH MEETING DATES FOR THE YEAR 2008. NOTIFICATION AND PUBLICATION OF THIS MEETING WAS GIVEN TO THREE LOCAL NEWSPAPERS, TIMES BEACON, THE PRESS OF ATLANTIC CITY AND THE ASBURY PARK PRESS AND POSTING OF SAME ON THE MUNICIPAL BULLETIN BOARD".

ROLL CALL: Seeber, Spodofora, DiPaola, Baglio, Wyrsh, Block, present. O'Connor absent.

ORDINANCES – SECOND READING & FINAL DISPOSITION**ORDINANCE 2008-69**

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE 2001-73 ADOPTED ON MARCH 5, 2002, AS AMENDED BY BOND ORDINANCE 2002-33 ADOPTED ON MAY 21, 2002, AS AMENDED BY BOND ORDINANCE 2006-11 ADOPTED ON FEBRUARY 21, 2006, AS AMENDED BY BOND ORDINANCE 2007-48 ADOPTED ON JUNE 4, 2007, AS AMENDED BY BOND ORDINANCE 2007-88 ADOPTED ON SEPTEMBER 4, 2007, PROVIDING FOR WATER SYSTEM IMPROVEMENTS IN ORDER TO INCREASE THE ALLOCATION OF THE APPROPRIATION TO COSTS PERMITTED UNDER N.J.S.A. 40A:2-20, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Mayor Block opened public comment on Ordinance 2008-69.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-69.

Motion to adopt was made by Mr. Baglio, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-70

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF A SANITARY SEWER EASEMENT AFFECTING PROPERTY KNOWN AND DESIGNATED AS BLOCK 48, LOT 1.09, ASSESSED TO BONNIE SUE ERCOLANO, AND BLOCK 48, LOT 1.10 ASSESSED TO QUINTO DINI

Mayor Block opened public comment on Ordinance 2008-70.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-70

Motion to adopt was made by Mr. Baglio, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-71

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 44.102, LOTS 6, 7, AND 8, ALSO

KNOWN AS 352 & 356 NAUTILUS DRIVE IN THE TOWNSHIP OF STAFFORD FROM THE STAFFORD VOLUNTEER FIRE COMPANY #1 IN ACCORDANCE WITH N.J.S.A.40A:12-5(a)(1)

Mayor Block opened public comment on Ordinance 2008-71.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-71.

Motion to adopt was made by Mr. Spodofora, seconded by Mr. Baglio. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-72

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF A PORTION OF BLOCK 44.127, LOT 12, IN ACCORDANCE WITH N.J.S.A.40A:12-1, et seq.

Mayor Block opened public comment on Ordinance 2008-72.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-72.

Motion to adopt was made by Dr. Seeber, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-73

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACCEPTANCE OF A PERMANENT SANITARY SEWER UTILITY EASEMENT AFFECTING PROPERTY KNOWN AND DESIGNATED AS BLOCK 25, LOT 36

Mayor Block opened public comment on Ordinance 2008-73.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-73.

Motion to adopt was made by Mr. Baglio, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-74

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF A SANITARY SEWER EASEMENT AFFECTING PROPERTY KNOWN AND DESIGNATED AS BLOCK 46.11, LOTS 7.05, 7.06, 7.07, 8.24 AND 8.25 ASSESSED TO ANTHONY AND KIMBERLY SPEZIALE, JOYCE HOOVER, PATRICK AND DIANE WALKER, JAMES AND MARY ANN BOGACZYK AND MANSOUR S. MANSOUR

Mayor Block opened public comment on Ordinance 2008-74.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-74.

Motion to adopt was made by Mr. Baglio, seconded by Mrs. DiPaola. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-75

BOND ORDINANCE PROVIDING FOR THE PURCHASE OF EMERGENCY EQUIPMENT FOR THE POLICE DEPARTMENT AND VOLUNTEER FIRE COMPANIES, AND APPROPRIATING \$295,000. THEREFORE AND AUTHORIZING THE ISSUANCE OF \$280,250. BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEROF, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Mayor Block opened public comment on Ordinance 2008-75.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-75.

Motion to adopt was made by Mr. Baglio, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-76

BOND ORDINANCE PROVIDING FOR THE PURCHASE OF A REPLACEMENT ANIMAL CONTROL VEHICLE, AND APPROPRIATING \$70,000. THEREFORE AND AUTHORIZING THE ISSUANCE OF \$66,500. BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEROF, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Mayor Block opened public comment on Ordinance 2008-76.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-76.

Motion to adopt was made by Mr. Wyrsh, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-77

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, VACATING ALL OF THE RIGHT, TITLE AND INTEREST OF THE TOWNSHIP IN A PORTION OF EAST AVENUE FROM THE SOUTHERLY LANE OF AVENUE L TO THE SOUTHERLY LANE OF LANDING ROAD, AND IN PAPER STREETS LANDING ROAD, AVENUE H AND AVENUE J

Mayor Block opened public comment on Ordinance 2008-77.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-77.

Motion to carry Ordinance 2008-77 to the August 5, 2008 meeting was made by Mr. Baglio, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-78

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH STAFFORD VOLUNTEER FIRE COMPANY #1 FOR BLOCK 44.102, LOTS 6, 7 AND 8 A/K/A 352 & 356 NAUTILUS DRIVE IN THE TOWNSHIP OF STAFFORD

Mayor Block opened public comment on Ordinance 2008-78

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-78.

Motion to adopt was made by Mr. Spodofora, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-79

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 109 OF THE TOWNSHIP CODE ENTITLED "FIRE LANES AND STATIONS"

Mayor Block opened public comment on Ordinance 2008-79.

There being no public comment, Mayor Block closed the public comment on Ordinance 2008-79.

Motion to adopt was made by Mr. Spodofora, seconded by Mr. Baglio. RCV: All in favor – aye. O'Connor absent.

ORDINANCE 2008-80

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, DETERMINING THE POSITIONS ELEGIBLE FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM PURSUANT TO N.J.S.A. 43:15C-1 et seq.

Motion to reject Ordinance 2008-80 on second reading was made by Mrs. DiPaola, seconded by Mr. Wyrsh. RCV: All in favor – aye. O'Connor absent.

ORDINANCES FOR FIRST READING & INTRODUCTION

PLEASE NOTE: THE FOLLOWING ORDINANCES ARE SCHEDULED FOR PUBLIC HEARING AND ADOPTION AT THE AUGUST 5, 2008 COUNCIL MEETING.

ORDINANCE 2008-82

BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION AND RESURFACING OF ROADS IN THE DEER HAVEN SECTION OF THE TOWNSHIP, AND APPROPRIATING \$805,000. THEREFORE AND AUTHORIZING THE ISSUANCE OF \$764,750. BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEROF, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to adopt on first reading was made by Dr. Seeber, Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-83

BOND ORDINANCE PROVIDING FOR THE WATER LINE EXTENSION IN THE DEER HAVEN SECTION OF THE TOWNSHIP, APPROPRIATING \$695,000. THEREFORE AND AUTHORIZING THE ISSUANCE OF \$695,000. BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEROF, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to adopt on first reading was made by Dr. Seeber, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-84

CAPITAL ORDINANCE PROVIDING FOR THE PURCHASE OF A VEHICLE FOR THE BUILDING INSPECTION DEPARTMENT, AND APPROPRIATING \$35,000. THEREFORE, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to adopt on first reading was made by Mr. Spodofora, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-85

CAPITAL ORDINANCE PROVIDING FOR THE PURCHASE OF A VEHICLE FOR THE WATER/SEWER DEPARTMENT, AND APPROPRIATING \$35,000. THEREFORE, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to adopt on first reading was made by Mr. Baglio, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-86

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 44.42, LOT 7, ALSO KNOWN AS 1045 MIDSHIP AVENUE IN THE TOWNSHIP OF STAFFORD, FROM LIGHTHOUSE DEVELOPMENT COMPANY, IN ACCORDANCE WITH N.J.S.A.40A:12-1 et seq.

Motion to adopt on first reading was made by Mr. Spodofora, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-87

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE OF THE TOWNSHIP OF STAFFORD, SO AS TO CREATE A NEW CHAPTER 16, ENTITLED "CODE OF CONDUCT, YOUTH SPORTS"

Mayor Block stated that this ordinance is a result which arose out of the issue with the Code of Conduct and the township mandates each league enforce the Code of Conduct through their lease agreements to use the township's fields. There has been an issue sometimes within the league itself. This will set up a committee from each league with one representative from each plus the Recreation Director, and the Township Administrator

Mrs. DiPaola and Betti Anne McVey had met with some of the league representatives toward the end of June. The representatives' responses were very positive that this would be a benefit for the leagues and a system when they do have a situation to discipline someone. Another issue that was brought up was that this gives everyone continuity or consistency. Mr. Shives added that there is no appeal to the governing body. The governing body is not part of this process. Mr

Shives also added that the township views their roles, Betti Anne and himself as facilitators. The township is not looking to direct the action but to facilitate the direction.

Motion to adopt on first reading was made by Mrs. DiPaola, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

ORDINANCE 2008-89

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 211 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF STAFFORD, ENTITLED "ZONING" SO AS TO AMEND SECTION 211-2 ENTITLED "ZONING MAP"

Motion to adopt on first reading was made by Dr. Seeber, seconded by Mr. Baglio. O'Connor absent.

A copy of this ordinance is annexed hereto and made a part of the minutes.

Mayor Block explained that Ordinance 2008-88 had some verblage changes and therefore in order to be compliant with Pinelands, has pulled the ordinance and will be introduced on August 5th.

RESOLUTIONS

RESOLUTION 2008-112

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING THE 2008 MUNICIPAL BUDGET AS AMENDED

Motion to adopt was made by Mr. Wyrsh, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

RESOLUTION 2008-186

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, CANCELLING CERTAIN CAPITAL IMPROVEMENT APPROPRIATION BALANCES

Motion to adopt was made by Mr. Wyrsh, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

RESOLUTION 2008-187

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS TO BE EXECUTED BY THE TOWNSHIP OF STAFFORD AND EACH OF THE NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE 2008 NEW JERSEY ENVIRONMENTAL INFRASTRUCUTRE TRUST FINANCING PROGRAM

Motion to adopt was made by Mr. Baglio, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

RESOLUTION 2008-188

RESOLUTION PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$32,000,000. GENERAL OBLIGATION BONDS, AUTHORIZED IN AND BY THE TOWNSHIP OF STAFFORD, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to adopt was made by Mr. Wyrsh, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

RESOLUTION 2008-193

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING AND AUTHORIZING CERTAIN PERSONNEL ACTIONS

Motion to adopt was made by Mrs. DiPaola, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

CONSENT AGENDA

"CONSENT AGENDA ITEMS ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED WITH A SINGLE MOTION. ANY ITEMS REQUIRING EXPENDITURE ARE SUPPORTED BY A "CERTIFICATION OF AVAILABILITY OF FUNDS" BY THE CHIEF FINANCIAL OFFICER. ANY ITEM REQUIRING DISCUSSION WILL BE REMOVED FROM THE CONSENT AGENDA. ALL CONSENT AGENDA ITEMS WILL BE REFLECTED IN FULL IN THE MINUTES"

RESOLUTION 2008-189

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR THE PURCHASE OF TV BROADCAST AND RECORDING SYSTEM FOR THE COUNCIL ROOM TO LIGHTHOUSE COMPUTERS INC.

RESOLUTION 2008-190

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING ALL BIDS RECEIVED FOR WEEKLY UNIFORM SERVICE FOR THE PUBLIC WORKS AND WATER/SEWER DEPARTMENTS AND AUTHORIZING THE RECEIPT OF NEW BIDS WITH REVISED SPECIFICATIONS

RESOLUTION 2008-191

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR THE PURCHASE OF TWO 2007 BLACK HARLEY DAVIDSON FLHTPI CERTIFIED TRAFFIC LAW ENFORCEMENT MOTORCYCLES FOR THE STAFFORD TOWNSHIP POLICE DEPARTMENT TO HARLEY DAVIDSON OF LONG BRANCH INC.

RESOLUTION 2008-192

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR THE OCEAN ACRES FIREHOUSE FLOOR REPLACEMENT TO CURB CON, INC.

RESOLUTION 2008-194

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, CREATING THE PLAN ENDORSEMENT CITIZEN'S ADVISORY COMMITTEE

RESOLUTION 2008-195

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF ADDENDUM #1 TO THE CONTRACT WITH EARLE ASPHALT COMPANY, FOR MCKINLEY AVENUE ROAD WIDENING IMPROVEMENTS (NJDOT MUNICIPAL AID ROAD PROGRAM - - FY 2006, 2007 & 2008)

WATER/SEWER DEPARTMENT ACTIONS

RESOLUTION W/S 2008-72

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO FORTE BUILDERS FOR THE MILL CREEK ROAD WATER MAIN REPLACEMENT PROJECT

RESOLUTION W/S 2008-73

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, CANCELLING CERTAIN WATER & SEWER CAPITAL IMPROVEMENT APPROPRIATION BALANCES

RESOLUTION W/S 2008-74

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF ALL PROJECT CLOSEOUT DOCUMENTS AND A RELEASE OF THE MAINTENANCE BOND AND RETAINAGE FOR THE BEACH HAVEN ACP SEWER REPAIRS - PHASE I PROJECT

RESOLUTION W/S 2008-75

RESOLUTION OF THE TOWNSHIP OF STAFFORD WATER & SEWER UTILITY DEPARTMENT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN ADJUSTMENT OF A WATER AND SEWER UTILITY ACCOUNT

RESOLUTION W/S 2008-76

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATER OF NEW JERSEY, AWARDING A CONTRACT FOR THE CONSTRUCTION OF WELL #11 TO T.K.T. CONSTRUCTION COMPANY

RESOLUTION W/S 2008-77

RESOLUTION OF THE TOWNSHIP OF STAFFORD WATER AND SEWER UTILITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING FINAL WATER AND SANITARY SEWER APPROVAL FOR BLOCK 51, LOT 29, TO ROBERT STONE & COMPANY

APPLICATIONS FOR APPROVAL

VENDOR: David Citron – investigation completed by the Stafford Township Police Department with letter of approval

MEMBERSHIP: Steven Maul – Stafford Township Volunteer Fire Company #1 – letter of recommendation from Chief Dan Cleland

MOTION TO APPROVE AND ADOPT THE CONSENT AGENDA OF JULY 15, 2008 WAS MADE BY Mr. Wyrsh, seconded by Mr. Baglio. RCV: All in favor – aye. O'Connor absent.

VOUCHER RESOLUTION

Motion to adopt was made by Mr. Wyrsh, seconded by Mr. Spodofora. RCV: All in favor – aye. O'Connor absent.

A copy of this resolution is annexed hereto and made a part of the minutes.

MINUTES FOR APPROVAL

April 29, 2008 – all present

Motion to approve was made by Mrs. DiPaola, seconded by Mr. Wyrsh. RCV: All in favor – aye. O'Connor absent.

June 17, 2008 – Mayor Block absent

Motion to approve was made by Mrs. DiPaola, seconded by Mr. Wyrsh. RCV: All in favor – aye. O'Connor absent.

MAYOR'S COMMENTS

Mayor Block commented that there was a memo from Bonnie Flynn, Director of Community Development, advising the governing body that Anne Marie Sillitoe, Planning Board secretary recently completed a series of training classes offered by the Center for Government Services at Rutgers University for Zoning Administration and Enforcement. By completing the three required courses, over a 12-week period, Annemarie is now eligible to receive a Zoning Official certificate.

Mayor Block received a request from Atlantic Electric for a street vacation in Barnegat Gables. There will be an ordinance forthcoming.

There was an article in the newspaper about population trends. Mayor Block had a couple of charts produced. He referenced the population trend that has been shown for the years 1970, 1980, 1990 and 2000. The 2007 estimate came in with the number of 26,282 which comes up from the 2000 census of 22,532. Mayor Block went over the various statistics and build outs throughout the township. These charts are annexed hereto and made a part of the minutes.

ADMINISTRATOR'S COMMENTS

Mr. Shives said that the township's Waste Water Management Plan which Mr. Shives submitted copies to the governing body of a letter that was received on July 8th from Larry Liggett of the Pinelands Commission. The township's waste water management plan originally had the area off of Cedar Dock Run Road as no additional CAFRA hookups restricted and has been for years. That is the way the township's plan was submitted to the NJDEP. Based on the fact that the NJDEP was involved in litigation back in May, the township was asked to change that. Matter of fact, the governing body adopted a resolution giving their approval and will change that designation to Sewer Service Area. In fact, the DEP was sued in a similar case and lost. The court said that you cannot restrict as long as there is capacity. The DEP sends the plans to the

Pinelands Commission, who then in turn writes and says they cannot approve this because designating that area as a sewer service area is inconsistent with the Pinelands Comprehensive Management Plan. This is a classic case of being caught between two state agencies with competing interests. The township has reached out to the Pinelands Commission and said that maybe the Pinelands Commission is not aware that the DEP told the township to make this change. Mr. Shives stated that the township cannot get the plan approved it seems either way. If we take it out, the DEP will tell the township that it is inconsistent with the DEP policy.

Mayor Block stated that the governing body should be aware of what is going on regarding the Waster Water Management Plan and hopefully it will be resolved soon.

Mr. Shives commented that the township has had some issues recently with the re-configured intersection of East Road. Traffic engineer reviewed the serious traffic problems. This area is by Commerce Bank and the Exxon station. Basically the problem lies with impatient motorists who do not want to wait. There are a couple of things that the township is going to look at to better defined the area. Once the East Road is completed by the DOT, there is no real issue there. But in the interim, there are people frankly who are coming from Friday's who are headed to Pizza Hut and don't want to stop. Meanwhile, as traffic is coming off of Route 72 onto East Road toward the bank, there is a conflict and that traffic does not have a stop sign. That traffic is through traffic and has always been through traffic. However, it seems that a lot of the traffic is motorists' impatience. John McCormick did take another look at and the township will look to do to better define the stop bars, and intersections. Mrs. DiPaola asked about painting it on the road? Mr. Shives said that the township is going to go further than that and use orange plastic sticks that go into the ground that define the lane that will bring you to the stop bars. Mostly the problem is with motorists that do not want to stop.

Mr. Shives advised the governing body that a special meeting needs to be set for the adoption of a confirming resolution for the November financing of Ocean Acres Phase IV. This is required by the township's bond counsel. The meeting was set for Monday, October 27th at 6:00 PM.

NEW BUSINESS

Dr. Seeber commented on the July 14th Asbury Park Press article that pertained to recycling efforts in Ocean and Monmouth Counties. Suffice it to say that Stafford is doing very well in Stafford although we were not included in the article. Our recycling rate for 2006 year (which is the latest rate available as stated in the article) was 43.4% which places us right behind the 5th best community Manchester at 45.09%. Stafford Township is doing well in the recycling area and wanted to share this information with the governing body.

PUBLIC COMMENT

Mayor Elock opened public comment.

Mary Ann Kowalczyk, 488 Outrigger Lane, has a traffic issue which is when you are traveling west on Route 72. Can the township have the DOT make a right hand turn onto Lighthouse? She also asked if there is any type of signage that can be erected. Mayor Block will ask John McCormack to ask the DOT to revisit.

Maryann O'Neill, 1446 E. Mallard Dr., stated that there are many vacationers in her area that do not recycle. Can the township notify these people that they need to recycle? Mr. Shives will have Public Works distribute "tags" alerting them of the recycling process.

Mrs. O'Neill also inquired as to what restaurants would be in the Business Park? Mayor Block replied saying that the Olive Garden and the Long Horn Restaurant.

Mayor Block seeing no further comment from the public, closed the public comment portion of the meeting.

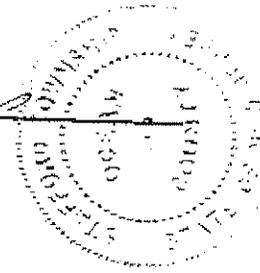
Motion to adjourn the July 15, 2008 meeting was made by Mr. Spodofora, seconded by Dr. Seeber. RCV: All in favor – aye. O'Connor absent.

TIME: 8:10 PM

RESPECTFULLY SUBMITTED,

Donna L. Gingras

DONNA L. GINGRAS, RMC/CMC
Deputy Municipal Clerk for
BERNADETTE M. PARK, RMC/CMC
Municipal Clerk



Carl W. Block

CARL W. BLOCK
Mayor

STATEMENT: I, Donna L. Gingras, Deputy Municipal Clerk for the Township of Stafford transcribed these minutes to the best of my ability. I am not a certified court reporter and these minutes submitted are not verbatim. These Council Meeting Minutes were approved by the Mayor and Governing Body.

RESOLUTION 2008-02

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING DATES OF TOWNSHIP MEETINGS FOR THE YEAR 2008

WHEREAS, the Open Public Meetings Act of 1976 requires public bodies to provide notice of all meetings in an effort to enhance the proper functioning of the democratic process; and

WHEREAS, it is the desire of the Mayor and Township Council of the Township of Stafford, County of Ocean, State of New Jersey to implement and adhere to the provisions of said Act.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of N.J.S. A. 10:A 4-6 Section 13, that the Township Council of the Township of Stafford, County of Ocean, State of New Jersey, hereby designate the following dates for its 2008 meetings unless otherwise modified by a resolution of this Council, for the months of January through December inclusive. All Council Meetings are scheduled to begin at 7:00 p.m.

SCHEDULE OF 2008 STAFFORD TOWNSHIP COUNCIL MEETING DATES

January 2 nd (Wednesday 6:00 PM)	January 15 th
February 4 th	February 19 th
March 4 th	March 18 th
April 1 st	April 14 th (Monday)
May 6 th	May 20 th
June 2 nd (Monday)	June 17 th
July 1 st	July 15 th
August 5 th	August 19 th
September 2 nd	September 16 th
October 7 th	October 21 st
November 3 rd (Monday)	November 18 th
December 2 nd	December 16 th

1. All Council Meetings shall be held in the Municipal Building and a copy of this Resolution shall be posted and maintained throughout the year on the Municipal Bulletin Board, front entrance hall, 260 E. Bay Avenue, Manahawkin, New Jersey. This notice will also be available on Stafford Township's web site at www.twp.stafford.nj.us or by accessing Stafford Township's Channel 22 of the Comcast Cable Network.

2. A copy of this resolution shall be mailed by certified mail, return receipt to the following newspapers, circulated in Ocean County, said meeting dates to be published as a public notice.

- A. MANAHAWKIN NEWSPAPERS - TIMES BEACON
- B. THE ASBURY PARK PRESS
- C. THE PRESS

D. THE OCEAN COUNTY OBSERVER

3. A copy of this Resolution shall be filed with the Municipal Clerk of the Township of Stafford.

4. Any person may request in writing that the Township Council mail him a copy of the schedule of regular and caucus meetings, policy and departmental meeting of the Council and/or advance written notice of special or re-scheduled meetings of the Council. Upon prepayment by such of applicable fee hereinafter set forth, such schedule and/or advance notice shall be mailed to such person. All requests made pursuant hereto shall terminate midnight December 31st of the current year subject to renewal thereafter upon the filing of a new written request to the Township Council together with prepayment of the applicable fee. Notices request by the news media shall be mailed free of charge.

SCHEDULE OF MAILING FEES

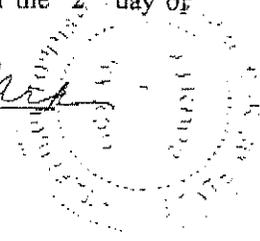
Copy of schedule of regular and caucus meetings and revision thereto \$5.00
Advance written notice of all special or emergency meetings during the calendar year \$10.00.

5. Upon the affirmative vote of three quarters of the Council present, the Township Council may hold a meeting without compliance with the notice of requirements of this resolution if such meeting is requested to deal with matters of such urgency and importance that delay for the purpose of providing adequate notice would likely result in substantial harm to the public.

CERTIFICATION

I, **BERNADETTE M. PARK**, Clerk of Stafford Township, do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council on the 2nd day of **January, 2008**.


BERNADETTE M. PARK
Municipal Clerk



Affidavit of Publication

Publisher's Fee \$40.32 Affidavit Charge \$25.00

State of New Jersey } SS.
Monmouth/Ocean Counties

Personally appeared **Sharon Beckett**

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, deposeseth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

1/10/08

NOTARIAL PUBLIC

A.D. 2008

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 29, 2011

Sharon Beckett

Sworn and subscribed before me, this
10 day of January, 2008

Bernadette M. Park
Notary Public of New Jersey

TOWNSHIP OF STAFFORD

NOTICE IS HEREBY GIVEN, that the Stafford Township Council has scheduled the following dates for their 2008 Council Meetings. All Council Meetings will be held in the Municipal Council Meeting room, 1st floor, 260 E. Bay Ave., Manahawkin, N.J. All meetings will begin at 7:00 P.M. Bernadette M. Park, RMC/CMC
Municipal Clerk

SCHEDULE OF 2008 STAFFORD TOWNSHIP COUNCIL MEETING DATES	
January 2nd (Wednesday, 6:00 PM)	January 16th
February 4th	February 19th
March 4th	March 18th
April 1st	April 14th (Monday)
May 6th	May 20th
June 2nd (Monday)	June 17th
July 1st	July 15th
August 5th	August 19th
September 2nd	September 16th
October 7th	October 21st
November 3rd (Monday)	November 17th
December 2nd	December 16th
(\$40.32)	516674

The Press

OF ATLANTIC CITY

Certification - Proof of Publication

Marlene Servis of lawful age, acting in her capacity as an employee of South Jersey Publishing Company, Inc. d/b/a The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, Pleasantville, New Jersey 08232, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice accompanying this Certification was published in The Press of Atlantic City on:

01/10/2008.

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: 01/10/2008.



Marlene Servis



STAFFORD TOWNSHIP

NOTICE IS HEREBY GIVEN, that the Stafford Township Council has scheduled the following dates for their 2008 Council Meetings. All Council Meetings will be held in the Municipal Council Meeting room, 1st floor, 268 E Bay Ave., Monmouth, N.J. All meetings will begin at 7:00 P.M.
Bernadette M. Park,
RMC/CMC, Municipal Clerk

SCHEDULE OF 2008 STAFFORD TOWNSHIP COUNCIL MEETING DATES

January 2nd (Wednesday,
6:00 P.M.)
January 15th
February 4th
February 19th
March 4th
March 18th
April 1st
April 14th (Monday)
May 6th
May 20th
June 2nd (Monday)
June 17th
July 1st
July 15th
August 5th
August 19th
September 2nd
September 16th
October 7th
October 21st
November 3rd (Monday)
November 18th
December 2nd
December 16th

Printer Fee: \$18.00
#0090374567
Pub Date: January 10, 2008

Affidavit of Publication

Publisher's Fee \$17.36 Affidavit Charge \$20.00

State of New Jersey } SS.
Ocean County

Personally appeared **Sharon Beckett**

Of the **Beacons**, a newspaper printed in Freehold, New Jersey and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

1/10/08

ANTOINETTE PUGLIESE

NOTARY PUBLIC OF NEW JERSEY

A.D. 2008

MY COMMISSION EXPIRES AUG. 29, 2011

Sharon Beckett
Sworn and subscribed before me, this
10 day of **January, 2008**

Antoinette Pugliese
Notary Public of New Jersey

TOWNSHIP OF STAFFORD

NOTICE IS HEREBY GIVEN, that the Stafford Township Council has scheduled the following dates for their 2008 Council Meetings. All Council Meetings will be held in the Municipal Council Meeting room, 1st floor, 250 E. Day Ave., Manahawkin, N.J. All meetings will begin at 7:00 P.M. Bernadette M. Park, RMC/CMC Municipal Clerk

SCHEDULE OF 2008 STAFFORD TOWNSHIP COUNCIL MEETING DATES

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August 5th	August 19th
September 2nd	September 16th
October 7th	October 21st
November 3rd (Monday)	November 18th
December 2nd	December 15th
(\$17.36)	616827



January 29, 2009

Benjamin L. Spinelli, Executive Director
NJ Office of Smart Growth
Department of Community Affairs
101 South Broad Street
P.O. Box 204
Trenton, NJ 08625-0204

**RE: Stafford Regional Center Plan Endorsement Biennial Report
Township of Stafford, Ocean County**

Dear Mr. Spinelli:

This letter serves as a Biennial Report to provide the State Planning Commission and the Office of Smart Growth a status of the planning activities implemented to-date for the Stafford Regional Center as required by N.J.A.C. 5:85-7.12.

The Township of Stafford received Initial Plan Endorsement and Center Designation for the Stafford Regional Center by the State Planning Commission on May 16, 2007. On January 17, 2008, the Township submitted the following documents (hard copy and electronic) in support of their petition for Plan Endorsement under the new guidelines adopted in October of 2007:

1. 2007 Stafford Township Master Plan and Master Plan Addendums 1 and 2
2. Stafford's Updated Planning Implementation Agenda (PIA)
3. Ords. Nos. 2007-98, 2007-99, 2007-107, 2007-120
4. Stafford Township Zoning Map, 2007

On April 18, 2008, the Township met with the Office of Smart Growth to discuss the status of the PIA, and additional work necessary to obtain Plan Endorsement under the new guidelines. Since that time, the following planning initiatives have taken place:

1. Adoption of the Riparian Buffer Ordinance #2008-57
2. Adoption of the Small Wind Energy Systems Ordinance #2008-94.
3. Housing Element and Fair Share Plan. The Stafford Township Planning Board adopted the Third Round Housing Element and Fair Share Plan on December 3, 2008, and the Township Council endorsed the document on December 16, 2008. On December 30, 2008, the Township Council, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.4, re-petitioned COAH for substantive certification.
4. Pinelands Certification of the 2007 Stafford Township Master Plan. On January 16, 2009, the Pinelands Commission certified the 2007 Stafford Township Master Plan, and Ordinances 2007-98, 2007-107, 2007-120, 2008-88, and 2008-89. The resolution is enclosed.

WORKING TOGETHER FOR A BETTER TOMORROW

JUSTIN CORPORATE CENTER, 200 STATE HIGHWAY NINE | PO Box 900 | MANALAPAN, NJ 07726-0900
TEL 732.577.9000 | FAX 732.577.9888 | WWW.CMXENGINEERING.COM

ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY NEW YORK PENNSYLVANIA MEXICO

5. Wastewater Management Plan Amendment. The Stafford WMP is still under review by the NJDEP. As of August 2008, the public notice was being drafted. Since that time, the Township in response to NJDEP's comments, have made several submissions to NJDEP, with the latest submission made on January 8, 2009. The Township is awaiting comments from NJDEP, and for the public comment period to begin.

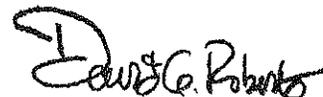
Cedar Run Dock Road WMP Amendment - The NJDEP is evaluating the public comments received during the public comment period and public hearing. The public notice was published on June 16, 2008 and the public comment period was for 30 days after publication of the notice. The public requested a non-adversarial public hearing which was held on October 16, 2008. The public comment period was extended to 15 days after the date of the public hearing. A decision on the amendment has not yet been reached.

The Township of Stafford appreciates the opportunity to prepare this Biennial Report and looks forward to the Township's and State's continued efforts together to promote smart growth in the Stafford Regional Center.

If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

CMX



David G. Roberts, PP, AICP, CLA

c: Honorable Carl Block, Mayor, Stafford Township
Paul Shives, Township Administrator
Bonnie Flynn, Community Development Director



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

January 20, 2009

Bernadette Park, Municipal Clerk
Stafford Township
260 East Bay Avenue
Manahawkin, NJ 08050-3329

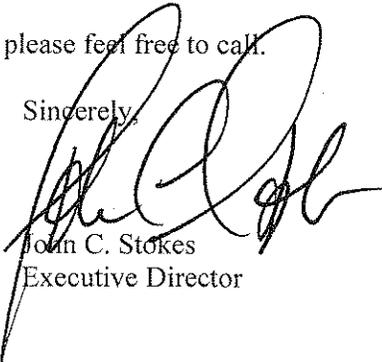
Dear Ms. Park:

I am writing to advise you that the Pinelands Commission, at its meeting of January 16, 2009, approved Stafford Township's 2007 Master Plan and Ordinances 2007-98, 2007-107, 2007-120, 2008-88 and 2008-89. I am enclosing a copy of Resolution #PC4-09-111. The 2007 Master Plan and above-listed ordinances may now take effect as otherwise provided by law.

Please be advised that the Pinelands Commission's certification of the Township's Master Plan and implementing ordinances should in no way be viewed as an endorsement of the zoning changes or their rationale or as an indication of the consistency of the amendments with the Municipal Land Use Law. Commission certification merely indicates that the standards for certification of municipal master plans and land use ordinances contained in the Pinelands Comprehensive Management Plan have been met.

If you have any questions or concerns, please feel free to call.

Sincerely,


John C. Stokes
Executive Director

SRG/CST

Encl. (Resolution #PC4-09-111)

- c: Honorable Carl W. Block, Mayor w/encl.
Paul Shives, Township Administrator w/encl.
Ann Marie Sillitoe, Planning Board Secretary w/encl.
Dave Roberts, CMX, w/encl.
Rick Brown, DEP w/encl.
Lorissa Whitaker, Office of Smart Growth w/encl.



<http://www.nj.gov/pinelands/>

E-mail: info@njpines.state.nj.us

The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

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RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-09- 111

TITLE: Issuing an Order to Certify Resolution 2007-39, Adopting the 2007 Master Plan of Stafford Township, and Ordinances 2007-98, 2007-107, 2007-120, 2008-88 and 2008-89, Amending Chapter 211 (Zoning) and Ordinances 2007-99 and 2008-88, Amending Chapter 130 (Land Use) of the Code of the Township of Stafford

Commissioner _____
seconds the motion that:

Haas

moves and Commissioner _____

Jackson

WHEREAS, on October 7, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Stafford Township; and

WHEREAS, on October 2, 1987, the Pinelands Commission re-certified the codified Land Use Ordinances of Stafford Township; and

WHEREAS, on April 7, 1989, the Pinelands Commission re-certified Chapters 78 (Campgrounds), 130(Land Use and Development) and 211 (Zoning) of the Code of Stafford Township through its adoption of Resolution #PC4-89-37; and

WHEREAS, Resolution #PC4-89-37 of the Pinelands Commission specified that any amendment to the Township's certified Master Plan and codified Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, Resolution #PC4-89-37 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and

WHEREAS, on May 16, 2007, Stafford Township received Initial Plan Endorsement and center designation for the Stafford Regional Center from the State Planning Commission; and

WHEREAS, the areas affected by the May 16, 2007 plan endorsement and center designation are located within the Pinelands National Reserve but outside the state-designated Pinelands Area; and

WHEREAS, N.J.A.C. 7:50-3.39(b) of the Comprehensive Management Plan specifies that municipalities with areas outside the Pinelands Area but within the Pinelands National Reserve may request review by the Commission of their land use ordinances and master plans for these areas to determine substantial compliance with the provisions of N.J.A.C. 7:50-5 and 6; and

WHEREAS, N.J.A.C. 7:50-3.39(b) further provides that upon determining that a municipality's master plan and land use ordinances are in substantial compliance with the provisions of N.J.A.C. 7:50-5 and 6, the Commission will rely upon the complying master plan and ordinances, rather than a strict interpretation of the Comprehensive Management Plan, to provide comment to relevant state and federal regulatory agencies in its role as the planning entity for the Pinelands National Reserve; and

WHEREAS, on June 14, 2007, the Stafford Township Planning Board adopted Resolution 2007-39, adopting the 2007 Master Plan of the Township of Stafford; and

WHEREAS, the Master Plan recommends a series of comprehensive changes to Stafford's zone plan and land use ordinances designed, among other things, to reduce development intensity throughout the Township; to provide greater protection to its natural resources and its environmentally sensitive areas; to

provide for more sustainable development; to implement revised center boundaries in the Pinelands National Reserve portion of the Township; and, to reduce impervious coverage for lands outside these centers in the Pinelands National Reserve portion of the Township.

WHEREAS, on July 16, 2007, the Pinelands Commission received a certified copy of Resolution 2007-39 and the 2007 Master Plan; and

WHEREAS, on November 5, 2007, Stafford Township adopted Ordinance 2007-98, amending Chapter 211 of the Township's Code by, among other things, eliminating single-family detached dwellings as a permitted principal use within both the Neighborhood Commercial Zone and the Preservation Zone and eliminating the use of Pinelands Development Credits to increase density within the Residential R-3 Zoning District; and

WHEREAS, on November 5, 2007, Stafford Township also adopted Ordinance 2007-99, amending Chapter 130 of the Township's Code by, among other things, revising the definitions of "abandonment" and "subdivision;" and

WHEREAS, on November 9, 2007, the Pinelands Commission received certified copies of Ordinances 2007-98 and 2007-99; and

WHEREAS, on December 18, 2007, Stafford Township adopted Ordinance 2007-107, amending Chapter 211 of the Township's Code by adopting a revised Zoning Map, dated October 2007; and

WHEREAS, on December 18, 2007, Stafford Township also adopted Ordinance 2007-120, amending Chapter 211 of the Township's Code by, among other things, permitting planned unit developments within the Neighborhood Medical Commercial Zone; and

WHEREAS, on December 28, 2007, the Pinelands Commission received certified copies of Ordinances 2007-107 and 2007-120; and

WHEREAS, the amendments adopted by the 2007 Master Plan and above-listed ordinances also implement the planning and zoning policies and recommendations outlined in the Township's plan endorsement petition; and

WHEREAS, by letter dated November 8, 2007, Stafford Township requested that the Pinelands Commission review and approve its master plan and ordinance amendments for that portion of the municipality located east of the Garden State Parkway, within the Pinelands National Reserve but outside the state-designated Pinelands Area; and

WHEREAS, by letter dated March 13, 2008, the Executive Director notified the Township that Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107 and 2007-120 would require formal review and approval by the Pinelands Commission; and

WHEREAS, the Executive Director further informed the Township that pursuant to the municipality's request, the Commission's review would take into account the land use and zoning changes adopted by the 2007 Master Plan and implementing ordinances for both the Pinelands Area and the larger Pinelands National Reserve; and

WHEREAS, the Executive Director's March 13, 2008 letter also indicated that it was unlikely a recommendation for Commission certification of the 2007 Master Plan and implementing ordinances could be made until a number of amendments were considered; and

WHEREAS, by letter dated May 7, 2008, Stafford Township requested an extension of the Commission's review period for the 2007 Master Plan and Ordinances 2007-98, 2007-99, 2007-107 and 2007-120 in order to provide the municipality with an opportunity to consider further ordinance revisions; and

WHEREAS, by letter dated May 14, 2008, the Executive Director granted an extension of the Commission's review period through August 14, 2008 for Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107 and 2007-120; and

WHEREAS, on August 5, 2008, Stafford Township adopted Ordinance 2008-89, amending Chapter 211 of the Township's Code by adopting a revised Zoning Map, dated July 15, 2008, superseding the Zoning Map adopted by Ordinance 2007-120; and

WHEREAS, on August 11, 2008, the Pinelands Commission received a certified copy of Ordinance 2008-89; and

WHEREAS, on September 2, 2008, Stafford Township adopted Ordinance 2008-88, amending the

Township's Code by, among other things, including single-family residential dwellings as a permitted principal use within the Township's Preservation Zone (which use had previously been eliminated pursuant to Ordinance 2007-98); permitting cluster residential developments and the use of Pinelands Development Credits within the Preservation Zone; permitting planned unit developments within the Community Commercial Zone and amending the definitions of "abandonment" and "subdivision" previously adopted by Ordinance 2007-99; and

WHEREAS, on September 8, 2008, the Pinelands Commission received a certified copy of Ordinance 2008-88; and

WHEREAS, by letter dated October 8, 2008, the Executive Director notified the Township that Ordinances 2008-88 and 2008-89 would require formal review and approval by the Pinelands Commission and that a public hearing would be scheduled for Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89; and

WHEREAS, a public hearing to receive testimony on Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89 was duly advertised, noticed and held on October 29, 2008 at the Richard J. Sullivan Center, 15C Springfield Road, New Lisbon at 9:30 a.m.; and

WHEREAS, the Executive Director has found that Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending the issuance of an order to certify that Resolution 2007-39, adopting the 2007 Master Plan of Stafford Township, and Ordinances 2007-98, 2007-107, 2007-120, 2008-88 and 2008-89, Amending Chapter 211 (Zoning), and Ordinances 2007-99 and 2008-88, Amending Chapter 130 (Land Use) of the Code of the Township of Stafford, are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission's CMP Policy and Implementation Committee has reviewed the Executive Director's report and recommended that Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony concerning Resolution 2007-39 and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89 and has reviewed the Executive Director's report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that

1. An Order is hereby issued to certify that Resolution 2007-39, adopting the 2007 Master Plan of Stafford Township, and Ordinances 2007-98, 2007-107, 2007-120, 2008-88 and 2008-89, Amending Chapter 211 (Zoning), and Ordinances 2007-99 and 2008-88, Amending Chapter 130 (Land Use) of the Code of the Township of Stafford, are in conformance with the Pinelands Comprehensive Management Plan.
2. Any additional amendments to the Township's certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

BE IT FURTHER RESOLVED that

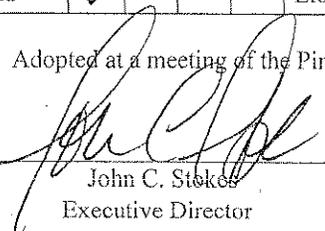
3. An Order is hereby issued to certify that Resolution 2007-39, adopting the 2007 Master Plan of Stafford Township, and Ordinances 2007-98, 2007-99, 2007-107, 2007-120, 2008-88 and 2008-89, amending the Code of Stafford Township, as they relate to those portions of the Township outside the Pinelands Area but within the Pinelands National Reserve, are in substantial compliance N.J.A.C. 7:50-5 and 6 of the Comprehensive Management Plan.

Record of Commission Votes

	AYE	NAY	NP	ABS		AYE	NAY	NP	ABS		AYE	NAY	NP	ABS
Ashmun	✓				Haas	✓				McIntosh			✓	
Brown		✓			Jackson	✓				Witt	✓			
Campbell			✓		Kennedy	✓				Tomasello	✓			
Ficcaglia			✓		Lee	✓								
Galletta	✓				Lloyd	✓								

Adopted at a meeting of the Pinelands Commission

Date: January 16, 2009


 John C. Stokes
 Executive Director


 Norman Tomasello
 Vice Chairman

VARIANCE REPORT FOR THE YEAR 2008

<u>BLOCK & LOT</u>	<u>APP.#</u>	<u>NAME & ADDRESS</u>	<u>WORK APPLIED FOR</u>	<u>APPROVED</u>
56.08/14	Z08-01	George Gotthold, 385 Chestnut Dr. Final As Built Survey submitted deficient in setbacks		yes
229/41, 42/01	Z08-02	Mark & Margaret Reynolds, 556 & 558 E.Bay Ave., Use Variance to keep storage of plants & vehicles		yes w/conditions 10/8/08
212/1	Z08-03	James & Maryann O'Neill, 1446 E.Mallard Dr. Replace & keep existing shed side & rear setbacks		yes
302/8	Z08-04	John Harquist, 2560 E. Bay Ave., Cert. of Non Conformity to determine a legal duplex		yes
131/10	Z08-05	Jeffrey Pharo, 18 Julian Ct. Mayetta, construct detached garage-side, rear & height		yes
147.02/92	Z08-06	John Pankow, 60 Harold Ln., height variance partially constructed home, required 29' proposed 30'		yes
145/30.01	Z08-07	Timothy McCulla, appeal a zoning officer's decision. Regarding overnight parking of commercial truck		NO
147.79/28	Z08-08	Samuel Imbimbo, 104 Jeanne Dr., rear addition does not meet setbacks. Required 20' Proposed 18.8'		yes
44.21/6	Z08-09	Jennifer Neht, construct a SFD does not meet front setbacks property is on corner of Mermaid & Windlass		yes
51/5	Z08-10	T-Mobile/Omnipoint Beachview Ave. to construct a 180' cell phone tower		pending
51/1.19	Z08-11	Delilah Palencia, 5 Forest Edge Ct., already constructed circular paved driveway with 2 curbscuts		yes
147.83/4	Z08-12	Carol Granito, 112 Thomas Ln., enclose existing deck which does not meet rearyard setbacks		yes
120.03/1	Z08-13	Joseph Solomans Sr., 218 Elm Ave., to construct an addition which does not meet front yard setbacks		yes w/conditions
144.02/14	Z08-14	Mayank Vakil 1/2 Bay Ave. Farms, 93 E.Bay Ave., interpretation of Ch.176 Sec176-2. To allow adult magazines to stay.		yes
144.01/3	Z08-15	Prashant & Hemisha Patel, 25 S. Main St., to allow adult videos & magazines to stay.		NO

147.68/30	Z08-16	David Shay, 78 Lawrence Dr., construct a roof over existing deck, which does not meet rear yard setbacks	yes
44.34/6	Z08-17	James Swirczynski, 1067 Sailor Dr., to construct an attached garage which does not meet side yard setbacks	Hearing is set for 1/14/09
124/111,115,116 126/1,127/2,128/2, 128.01/1&2, 128.02/1, 129/12,130/2&3	Z08-18	Eagles Lake Reserve Inc. of Eagleswood /TBA/ Sahara Sand Co.	Hearing is set for 1/14/09 - February?

RESPECTFULLY SUBMITTED,

 DIANE ROBINETTE
 ZONING BOARD SECRETARY