



# Mullica Township Planning Board

## MEETING AGENDA

500 Elwood Road – Elwood, NJ 08217  
September 4, 2024 7:00 P.M.

**CALL MEETING TO ORDER** Location of the September 4, 2024 Planning Board meeting is being held at the Mullica Township School Library and change of location was advertised in the Hammonton Gazette and the Press of Atlantic City also posted on the township’s website along with posted in town hall.

### FLAG SALUTE

**SUNSHINE STATEMENT** This meeting being conducted in full compliance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting published to the Hammonton Gazette and Press of Atlantic City. Notice was also posted on the Bulletin Board of the Municipal Building and The Township Website.”

### ROLL CALL

Name	Present	Absent	Excused
Glen Forman, Class I			
Jack Gravlin, Class II			
Kristi Hanselmann, Class III			
Frank Seney, Class IV			
Jerry Critelli, Class IV			
George Moore, Class IV			
Mary Nevius, Class IV			
Brian DeMarco, Class IV			
Theresa Schlue, Class IV			
Gerrilynn Grasso, Class IV Alt. I			
Kimberly DiStefano, Class IV Alt. II			
Katie Nogue, Class IV Alt. III			
Justin Meehan, Class IV Alt. IV			

### OTHERS PRESENT

Solicitor: Jerry Dasti

Engineer : Deborah Wahl

Secretary: Shelley Lea

**MEETING MINUTES TO APPROVE:**

**July 3, 2024**

Motion made by: \_\_\_\_\_

Poll Vote:	Mr. Gravlin	Ms. Hanselmann:
Mr. Forman:	Mr. Critelli:	Mr. Moore:
Mr. Seney:	Mr. DeMarco:	Ms. Schlue:
Ms. Nevius:	Ms. Grasso:	Ms. DiStefano
Mr. Meehan:		Ms. Nogue

**RESOLUTION(S) TO MEMORIALIZE:**

**PB#: 12-2024    Accepting and Approving the Resignation of Lisa Marcolongo as Secretary to the Planning Board**

Motion made by: \_\_\_\_\_ second by: \_\_\_\_\_ to accept Resolution #12-2024.

Poll Vote:	Mr. Gravlin:	Ms. Hanselmann:	
Mr. Forman:	Mr. Critelli:	Mr. Moore:	
Mr. Seney:	Mr. DeMarco:	Ms. Schlue:	
Ms. Nevius:	Ms. Grasso:	Ms. DiStefano:	Ms. Nogue:
Mr. Meehan:			

**PB#: 13-2024    Accepting and Approving the Employment of Shelley Lea as Secretary to the Planning Board**

Motion made by: \_\_\_\_\_ second by: \_\_\_\_\_ to accept Resolution #13-2024.

Poll Vote:	Mr. Gravlin:	Ms. Hanselmann:	
Mr. Forman:	Mr. Critelli:	Mr. Moore:	
Mr. Seney:	Mr. DeMarco:	Ms. Schlue:	
Ms. Nevius:	Ms. Grasso:	Ms. DiStefano:	Ms. Nogue:
Mr. Meehan:			

**PB#: 14-2024    Accepting and Approving the Appointment of Adams Rehman & Haggen as Planner for the Mater Plan Revaluation**

Motion made by: \_\_\_\_\_ second by: \_\_\_\_\_ to accept Resolution #14-2024.

Poll Vote:	Mr. Gravlin:	Ms. Hanselmann:
Mr. Forman:	Mr. Critelli:	Mr. Moore:
Mr. Seney:	Mr. DeMarco:	Ms. Schlue:
Ms. Nevius:	Ms. Grasso:	Ms. DiStefano:
Mr. Meehan:		Ms. Nogue:

**NEW BUSINESS:**

- \*\*Master Plan Subcommittee
- \*\*April and May Meeting Minutes
- \*\* Work Session Subcommittee

**OLD BUSINESS: NONE**

**PUBLIC PARTICIPATION ON AGENDA ITEMS**

Any member of the public who wishes to comment on an agenda item other than an item for which there is a public hearing may do so after being recognized by the Chair and stating his/her name and address. Comments are limited to five minutes per person.

**ADJOURNMENT**

**TOWNSHIP OF MULLICA  
PLANNING/ZONING BOARD MEETING MINUTES  
JULY 3, 2024**

**Meeting was called to order at approximately 7:00 pm by Chairman Frank Seney.**

This meeting was conducted in full compliance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting published to the Hammonton Gazette and Press of Atlantic City. Notice was also posted on the bulletin board of the Municipal Building and the Township website.

Flag Salute.

**ROLL CALL**

**Present:** Jack Gravlin, Kristi Hanselman, Frank Seney, George Moore, Theresa Schlue, Kimberly DiStefano, Katie Nogue, Justin Meehan  
**Absent:** Glen Forman, Jerry Critelli, Mary Nevius, Brian DiMarco, Gerrilynn Grasso  
**Also Present:** Jerry Dasti, Board Solicitor; Lisa Marcolongo, Board Secretary

**RESOLUTIONS**

**PB Resolution #10-2024 – Accepting Resignation of Planning Board Secretary**

**Motion:** Hanselmann/Gravlin

Recorded Vote: Aye: Gravlin, Hanselmann, Seney, Moore, Schlue, DiStefano, Nogue, Meehan  
Nay: XXX  
Abstain: XXX

Motion Carried 8-0-0.

**PB Resolution #11-2024 – Accepting and Approving the Employment of Lisa Marcolongo as Secretary to the Planning Board**

**Motion:** Hanselmann/Schlue

Recorded Vote: Aye: Gravlin, Hanselmann, Seney, Moore, Schlue, DiStefano, Nogue, Meehan  
Nay: XXX  
Abstain: XXX

Motion Carried 8-0-0.

**PB Resolution #09-2024 – Address: 5353 Old Egg Harbor Road, Mullica Township**

**Name: Christopher Grunow**

**Block: 10402 Lot: 11**

**Granting of a Density Transfer, Conditional Use and Bulk Variance Approval**

**Motion:** Moore/Gravlin

Recorded Vote: Aye: Gravlin, Moore, DiStefano, Nogue, Meehan  
Nay: XXX  
Abstain: Hanselmann, Seney, Schlue

Motion Carried 5-0-3.

**NEW BUSINESS**

July 3, 2024

Mr. Dasti reported that he received a letter from the Township Solicitor regarding the property at 3501 Coleville. The lot is unimproved and the owner wishes to build a pole barn. The property owner's attorney is working with the Township Solicitor; the Township must resolve the issue as the Zoning Official issued a permit for the pole barn. The property owner's attorney may be making application in August or September. This is just an FYI for the Board. A brief discussion followed.

No other New Business.

**OLD BUSINESS**

No Old Business.

**PUBLIC COMMENT**

Charles Irerra, 2843 Mullica River Drive, asked regarding the application, if there is a structure there. Mr. Dasti said he is not sure yet what is there. Mr. Irerra asked about availability for the new Planning Board Secretary. Ms. Marcolongo said that once it is determined it will be posted on the website.

No other members of the public spoke.

**ADJOURNMENT**

**Motion:** Gravlin/Hanselmann to adjourn the meeting at approximately 7:14 pm. Voice vote taken with all in favor.

Respectfully submitted,

Accepted:

\_\_\_\_\_  
Lisa Marcolongo, RMC  
Planning Board Secretary

\_\_\_\_\_  
Chairman Frank Seney

**RESOLUTION**

**RESOLUTION OF THE PLANNING BOARD OF THE  
TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC  
ACCEPTING THE RESIGNATION OF LISA  
MARCOLONGO AS PLANNING BOARD SECRETARY**

**WHEREAS**, the Planning Board of the Township of Mullica, County of Atlantic, State of New Jersey, (hereinafter referred to the “Planning Board”) has enjoyed the services and professionalism of Lisa Marcolongo in her role as Planning Board Secretary; and

**WHEREAS**, the Planning Board has been advised that Ms. Marcolongo has resigned from Secretary of the Planning Board; and

**WHEREAS**, the Planning Board wishes to express its thanks to Ms. Marcolongo for her service to the Planning Board and to the residents of the Township.

**NOW THEREFORE, BE IT RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024 by the Planning Board of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

- 1. The Planning Board hereby accepts with regret the resignation of Lisa Marcolongo as Planning Board Secretary.
- 2. The Planning Board wishes Ms. Marcolongo well in her new endeavors and in her future.

The motion to approve was made by \_\_\_\_\_, seconded by \_\_\_\_\_ and adopted by the Mullica Township Planning Board of Adjustment by the

following votes:

AYES:

NAYS:     None

**CERTIFICATION**

I certify the foregoing Resolution was duly adopted by the Planning Board of the Township of Mullica at their meeting held on \_\_\_\_\_ 2024, and thereafter memorialized by vote of the Planning Board on \_\_\_\_\_ 2024 a quorum being present and voting in the majority.

\_\_\_\_\_  
MULLICA TOWNSHIP PLANNING BOARD

**RESOLUTION**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MULLICA,  
COUNTY OF ATLANTIC ACCEPTING AND APPROVING THE EMPLOYMENT OF  
SHELLEY LEA AS SECRETARY TO THE PLANNING BOARD**

**WHEREAS**, the Planning Board of the Township of Mullica, County of Atlantic, State of New Jersey, (hereinafter referred to the “Planning Board”) has received a copy of a Resolution adopted by the Mayor and Township Committee appointing Shelley Lea as secretary to the Planning Board.

**WHEREAS**, the Planning Board believes that the appointment is in the best interest of the Township, the Planning Board and the residents of the Township.

**NOW THEREFORE, BE IT RESOLVED** this \_\_\_\_\_ day of September 2024 by the Planning Board of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

1. The Planning Board hereby appoints Shelley Lea as secretary to the Mullica Township Planning Board.

The motion to approve was made by \_\_\_\_\_, seconded by \_\_\_\_\_ and adopted by the Mullica Township Planning Board of Adjustment by the following votes:

AYES:

NAYS;     None

**CERTIFICATION**

I certify the foregoing Resolution was duly adopted by the Planning Board of the Township of Mullica at their meeting held on September \_\_\_\_\_, 2024, and thereafter memorialized by vote of the Planning Board on \_\_\_\_\_ 2024 a quorum being present and voting in the majority.

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MULLICA TOWNSHIP PLANNING BOARD

**RESOLUTION 200-2024**

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF  
MULLICA APPOINTING ADAMS, REHMANN AND HEGGAN  
AS PLANNER FOR THE COMPLETION OF THE TOWNSHIP MASTER PLAN AND  
FOR ROUND FOUR AFFORDABLE HOUSING REQUIREMENTS**

**WHEREAS**, the Township of Mullica is in need of a New Jersey Professional Licensed Professional Planner to assist in the completion of the Township Master Plan; and

**WHEREAS**, the Township of Mullica is also in need of a New Jersey Licensed Professional Planner for Round Four Affordable Housing Requirements; and

**WHEREAS**, Adams, Rehmann and Heggan has the professional experience and qualifications to perform these services for the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey that for the reasons set forth hereinabove, it hereby appoints Adams, Rehmann and Heggan as the Planner for the Township to complete the Township Master Plan and to assist the Township in meeting its Round Four Affordable Housing Requirements conditioned on:

1. A formal Proposal being submitted by Adams, Rehmann and Heggan to perform these services.
2. All work performed shall be within the 2024 Budget line items for these services.

**BE IT FURTHER RESOLVED** this Resolution shall take effective immediately upon adoption.

ADOPTED: July 23, 2024

\_\_\_\_\_  
Edward Hagaman  
Mayor

\_\_\_\_\_  
Kayla M. Veltman  
Deputy Municipal Clerk

**CERTIFICATION**

I, Kayla M. Veltman, Deputy Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 200-2024 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, July 23, 2024.

\_\_\_\_\_  
Kayla M. Veltman  
Deputy Municipal Clerk