

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, FEBRUARY 4, 2013,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Krasky at 7:00 P.M. on Monday, February 4, 2013.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

ROLL CALL:

Sanford Krasky	Chairman	Present
Christina Edwards	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
William Barron	Member	Present
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Frederick Trutkoff	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Administrative Approval, Proposed Addition to Club House  
Block 33 Lot 783

Applicant, Manchester Twp. Little League

Mr. Yodakis, proposed addition to club house, 17 x 24 ft., technically 2 story, main part will be on the second floor, first floor will be stairwell. Minor application, no variances needed, no permitted use issues and meets all set backs, public park.

Mr. Amoroso, will there be additional restrooms, Mr. Yodakis, not required.

Motion to approve by Mr. Czekanski, seconded by Mr. Somerset

Roll Call: Mr. Czekanski-yes, Mr. Somerset-yes, Chairman Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Vaccaro-yes, Barron-yes

Preliminary & Final Site Plan

Block 70 Lot 14 & 15

Applicant AMRS Realty Holdings, LLC

Ms. Zolezi step down from dais, asked to recuse herself from this application, conflict.

Ken Palmer, attorney for the applicant, finish parking lot, improve overall site. Variances needed for new signage.

Mark Callazzo, one of principle owners, sworn in.

New owners, purchased restaurant one year ago, complete renovation from past business.

Jeff Carr, Engineer for project, sworn in and accepted by board. Old Air Ship, total change from past. Pineland approval many conditions limit what we can do, such has no further paving allowed. We are trying to improve over all site. Single access on to Ocean County road, pave and curb, limited to impervious coverage. Parking isle next to building will be paved, rest of lot gravel. Adding landscape isle, clearing, see access route between landscape isle, post & rope.

Limited to 63 parking spaces, handi-cap next to building.

Color rendering, no disturbance to large green area, just renovate business only.

Mr. Liston, there are two road ways

Mr. Carr, long deep property, access to property to the rear. Mr. Liston are there homes back there.

Mr. Carr, no, the owner of property is here tonight, Mr. Liston, access is essential to maintain.

Mr. Krasky, will use your property to get to theirs, Mr. Carr, yes.

Mr. Czekanski, how many property owners?

Mr. Liston, access thru main driveway, Mr. Carr, yes

Mr. Krasky, with lot full, how can they do that? Mr. Carr isle set up free access never blocked.

Mr. Callazzo, they will not access property at night, mostly when our lot is full.

Mr. Liston, we will here from property owner during public portion.

Mr. Carr, referring to T&M letter, will address all issues, set back for sign, need variance place in island 16ft rather than 25 ft. required.

Mr. Liston, location on plan?, Mr. Carr yes

Mr. Yodakis, outside of site triangle, county is ok with that., Mr. Carr, yes  
Mr. Carr, variance for three signs instead of permitted one, needed because of curvature of property.  
Mr. Amoroso, existing right of way 16ft., Mr. Carr, Ocean County requested right of way, can't grant all, some of it in form of easement. We are dedicating additional road to county.  
Mr. Liston, not all paved by Ocean County., Mr. Carr no we will be removing paving.  
Mr. Carr, 111 parking spaces, only 63, can't meet requirements, Pineland will not allow.  
We did not change building at all, conditions have always existed.  
Mr. Yodakis, do you have parking problems, Mr. Callazzo, no, if needed I can have staff park at other buildings I own.  
Mr. Carr, all parking area, need partial waiver, because of drainage, absorbed by gravel then drainage basin, storm water management as well for Pinelands. Waiver on soil borings & perk test, referred to T & M letter. Ocean County waived. Lighting already added to site.  
Mr. Yodakis, parking spaces 10 x 18 not 10 x 20 is Pineland requirement, Mr. Carr, yes.  
Mr. Yodakis, waiver of EIS, I don't have problem with this because of Pineland's review of application.  
Mr. Liston, yes it is an existing site, already developed.  
Mr. Yodakis, handi-cap spaces, four, Mr. Carr, yes  
Mr. Yodakis, waive perk & soil test, ok unless during construction, problems testing will be done, is board comfortable with me working with applicant on this.  
Mr. Yodakis, pavement overlay, Mr. Carr, yes, will look new when done.  
Mr. Yodakis, as long as board is ok with me working out rest of details with applicant, I have nothing else.  
Mr. Liston, ok, taking existing site and improving it.  
Mr. Czekanski, parking area, how much impervious coverage, Mr. Carr, taking some paving away, only paved spaces by county road and front of building. Mr. Liston & Mr. Yodakis, curb stops, Mr. Carr we agree.  
Mr. Vaccaro, off season tractor trailers parked there.  
Mr. Carr, that was before we owned it, no parking will be allowed at all.  
Mr. Vaccaro, location for deliveries, back of building is that the kitchen, Mr. Carr, no loading zone, side of building.  
Mr. Liston, is that strip paved, Mr. Carr, yes  
Mr. Vaccaro, back in rear of building on the other side?, Mr. Carr, secondary access out of building, paved.  
Mr. Liston, paved and remaining paved, leads to gravel and hard surface, Mr. Carr, yes  
Mr. Vaccaro, did you consider bollards for safety prevent cars into building.  
Mr. Carr, move spaces ten feet from building and separated by planter boxes.  
Mr. Vaccaro, would you consider bollards for safety?  
Mr. Carr, we could add bollards with post and rope, I can work this out with Mr. Yodakis.  
Mr. Vaccaro, will property owner in back have room to get there, Mr. Carr, yes easement for that.  
Mr. Barron, tank removed, what kind of tank? Mr. Carr, oil tank, have gas now.  
Mr. Trutkoff, two roads used for landscape business for public, Mr. Carr, no  
Mr. Somerset, two lots, 14 & 15, ten % over all acreage, rest deed restricted?  
Mr. Carr, yes wetland area, tree line limit of disturbance.  
Mr. Somerset, deed restricted or agency restricted, Mr. Carr, agency restricted, probably much stronger than deed restricted.  
Mr. Amoroso, trash collection, dumpster?, Mr. Carr, dumpster area enclosed in back  
Mr. Amoroso, regular truck pick up, Mr. Carr, yes.  
Mr. Vaccaro, employee parking, Mr. Callazzo, busy day 12 people, designated area.  
Mr. Liston, employees will park in spaces far from building, that 's normal.

#### PUBLIC PORTION: Open

John Trifulies, part owner with John Applegate, John's Landscaping and Cranberry Bogs.  
12 feet easement, only way to get into property. We contracted with Pinelands only plant scrubs and trees, do not run business from property.

Mr. Liston, been there for how long?, Mr. Trifulies, many years.

Mr. Liston, continue to use this, is there an easement recorded in Ocean County.

Mr. Trifulies, yes, when place was Blondies, Applegate does not care how, as long as we can get there.

Mr. Liston, 2 existing roads, will you keep both open, Mr. Carr, yes

Mr. Czekanski, will you sell trees after you grow them, Mr. Trifulies, yes

Mr. Liston, you take them to another site to sell, you do not allow public back there, Mr. Trifulies, yes

#### CLOSE PUBLIC PORTION:

Motion to approve (with all conditions stated) by Mr. Czekanski, seconded by Mr. Barron

Roll Call: Mr. Czekanski-yes, Mr. Barron-yes, Chairman Krasky-yes

Messrs. Somerset-yes, Edwards-yes

Mr. Vaccaro, not called for vote in error.

Ms. Zolezi, not voting, recused herself from hearing application

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve January 7, 2013 Organization & Regular Meeting Minutes by Mr. Czekanski,  
Seconded by Mr. Somerset  
Roll Call: Mr. Somerset-yes, Mr. Czekanski-yes, Chairman Krasky-yes  
Messrs. Edwards-yes, Zolezi-yes, Vaccaro-yes, Barron-yes,

PAYMENT OF BILLS:

January 2013

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
17088	459.00			
17125	357.50			
17130	328.50			
17157	229.50			
17158	337.50			
Liston				
86142	108.00	135.00		1,093.50
Total	1,336.50	135.00		1,093.50
TOTAL BILLS	\$3,048.50			

Bill report given by Ms. Zolezi  
Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Czekanski  
Roll Call: Mr. Vaccaro-yes, Mr. Czekanski-yes, Chairman Krasky-yes  
Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Somerset-yes

PROFESSIONAL REPORTS:

Mr. Liston, two weeks ago, Perlmutter law suit dismissed with out prejudice, basically a ridiculous law suit, 200 acreas Jaylin had to designate for snake mitigation, Judge Mallard said he did not base his decision on administrative official's letter. Jaylin filing order to show cause , dismissed that appeal, I am confident I will not have to do much. Shea will take lead. I will send letter to support this. I would like to sanction Gasiorowski for costs, Judge Mallard in past has refused this request, he may change his mind now.

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr.Czekanski, seconded by Ms. Edwards

ALL IN FAVOR  
NONE OPPOSED

ADJOURNMENT:

8:05 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

