

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MAY 6, 2013,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairwoman Christina Edwards at 7:00 P.M. on Monday, May 6, 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	Absent
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

Also present was Tom Thomas, Thomas Planning, Township Planner

MEMORIALIZATIONS:

Memorialization of resolution for an approval of a Preliminary & Final Site Plan/Minor Sub-Division
Proposed Walgreens Development
Block 90 Lots 9 & 24 Hwy. 530 & Schoolhouse Road
Applicant S& D Development, LLC
Approved April 1, 2013

Mr. Liston asked that the memorialization be carried to the June meeting, changes needed to be made to the resolution before board should consider for vote.

APPLICATIONS:

Informal Concept Review
Proposed Home Owner 's Association Office Building
Block 52.01 Lot 2

Applicant Leisure Knoll at Manchester Association

Mr. Liston stated although concept review board members living in Leisure Knoll should remove themselves from application.

Mr. Czekanski recused himself from this application, he is a resident of the Leisure Knoll Community.

Steve Shore, attorney for the applicant, Brian Murphy, engineer.

Mr. Murphy, explained existing building is maintenance only out grown. Proposed 2500 sq ft building, administration and meeting room. Current parking for RV over parked for their needs, no further parking would be needed. 4 office staff only.

Mr. Liston, minor or major site plan, Mr. Yodakis, major for square footage, can make request for waivers, EIS, storm water report, board has been consistent with this in the past.

Mr. Yodakis, I did a short report, no variance required, no expansion of use, pervious lot coverage decreased
You did not include pedestrian access, crosswalk, Mr. Murphy not addressed but will be, also signage if any.

Mr. Yodakis, dumpster and recycling here, Mr. Murphy, dumpster will be moved to another area, truck can get in and out, newspaper recycling will remain here.

Mr. Steven will improve internal circulation.

Mr. Yodakis, yes better circulation is what I was looking for.

Mr. Amoroso, any issue with sanitary sewer or storm drainage

Mr. Murphy, no all existing.

Mr. Barron, frame building, Mr. Murphy, not sure if frame or metal.

Mr. Liston, fit with rest of complex, Mr. Murphy, yes

Mr. Barron, something to consider for application, location of fire hydrant.

Mr. Liston, substantial expansion and newspaper recycling, good to have a hydrant near.

Mr. Barron, will building have sprinklers, Mr. Murphy no, Mr. Yodakis, no not required

Mr. Barron, basement, Mr. Murphy, no

Mr. Vaccaro, will there be a sidewalk around building, Mr. Murphy, yes
Mr. Liston, please run that plan with Mr. Yodakis.
Mr. Vaccaro, parking in front, will there be bollards, Mr. Murphy we can do that.
Mr. Amoroso, existing maintenance building any alterations there, Mr. Murphy only interior.
Mr. Somerset, time frame for construction?
Mr. Murphy, as soon as possible we would like to get started.
Mr. Somerset please call Utilities to talk about water service, Mr. Murphy, yes
Mr. Vaccaro, questioned the existing pump station size
Mr. Somerset, answered, a can type station, above grade, above grade generator set for replacement soon, reaching limit, capacity is not there.
Applicant will meet with department for requirements.
No public portion, concept review only.

ADMINISTRATIVE SESSION:

Mr. Thomas, discussed changes in latest draft he submitted to township, regarding under sized lots, addressing the concerns the Zoning Board of Adjustment members had. The floor ratio will be taken out, change to maximum height for R10 zone. ZBA members feel these changes are needed.
Also escrow fee will be increased to \$3500.00, needed for increased plan review. Mr. Thomas mention all fees concerned should be look at, they have not been adjusted in years.
Mr. Yodakis, in ten years that I have served, fees have not changed.
Mr. Yodakis, this is really a ZBA issue since that board deals with these variances
Mr. Liston, explained Planning Board reviews draft makes recommendation to council, than comes back to us before second reading of ordinance.
Mr. Barron questioned page 5 #5, recently purchased, very vague
Mr. Somerset, not reflecting the applicant as owner
Mr. Liston, applicant does not have to own property to seek variance, contract purchaser
Mr. Amoroso, what is purpose of paragraph
Mr. Liston, change some of the language, applicant if not the current owner, contract purchaser.
Mr. Thomas explained check points ZBA has to go by for each case.
Mr. Liston, stated Dalmeyer vs Lacey case, most sited case ever.
Mr. Thomas, stated part of the reason for increase escrow, so much more plan review.
Mr. Liston, recommended the board approve and recommend these changes to the ordinance to Town Council for first reading.
Motion to approve by Mr. Barron, seconded by Mr. Amoroso
Mr. Barron-yes, Mr. Amoroso-yes, Chairperson Edwards-yes
Messrs. Zolezi-yes, Vaccaro-yes, Czekanski-yes, Somerset-yes

Mr. Thomas, bring board up to date on ordinance for cluster development, 1 year ago final draft submitted to Pinelands last September, hearing scheduled, pulled ordinance off. Issue back to 1980 lines on USGS maps, 1 line east of R.C., ridge line between to streams that line was official line all these years. When cluster ordinance got up to Pinelands, the Pineland Alliance claims not the correct line, DEP lines are better.
Largest cluster development at steak, Mr. Liston asked if something can be done, Mr. Thomas, yes I will draft letter for Mayor and Council.
Mr. Thomas, the Governor is attempting to capture money from Affordable Housing, Manchester is a target, we have over a million dollars in the trust fund.
We will be back before the board.

APPROVAL OF MEETING MINUTES:

Motion to approve April 1, 2013 Regular Meeting Minutes by Mr. Barron,
Seconded by Mr. Vaccaro
Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Vice- Chairperson Edwards-yes
Messrs. Zolezi-yes, Czekanski-yes, Barron-yes, Amoroso-yes

PAYMENT OF BILLS:

April 2013

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
17482	153.00			
17483	2009.50			
17484	1583.27			
17485	230.58			
17491	612.00			
Liston				
86146	162.00	411.75		162.00
472.50				
Total	4588.35	411.75		162.00
472.50				

TOTAL BILLS \$5,162.10

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Somerset, seconded by Mr. Barron

Roll Call: Mr. Somerset-yes, Mr. Barron-yes, Vice- Chairperson Edwards-yes

Messrs. Zolezi-yes, Vaccaro-yes, Czekanski-yes, Amoroso-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart, Gasiorowski, going forward with appeal to ZBA, in spite of Judge's decision

Mr. Yodakis, this was scheduled to go before ZBA

Mr. Liston, Mr. Shea filed injunction, to show cause.

PUBLIC PORTION: OPEN:

Mr. Lund, Leisure Village West, asked who Mr. Thomas and Mr. Liston are.

Explained Township Planner and Planning Board Attorney

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr.Czekanski, seconded by Mr. Vaccaro

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

7:58 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

