

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JUNE 3, 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, June 3, 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	Absent
Donald Somerset	Member	Absent
Michele Zolezi	Member Pro Tem	Absent
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  
carried from May 6, 2013  
Mr. Czekanski, has all the changes been made to the resolution  
Mr. Liston, yes, we can call for motion to approve

Motion to approve by Mr. Czekanski  
Seconded by Mr. Vaccaro  
Roll Call: Mr. Czekanski-yes, Mr. Vaccaro-yes, Vice Chairperson Edwards-yes  
Mr. Amoroso-yes, Mr. Trutkoff-yes

ADMINISTRATIVE SESSION:

Mr. Thomas discussed Ordinance 13-005, ordinance has two parts.  
First being undersized lots, questions were answered at last meeting, unless someone has additional questions.  
Second part is bollards, Mr. Yodakis will discuss this.  
Mr. Yodakis, do to several incidents and latest fatality, requirements will be bollards are needed in front of businesses where parking is  
Mr. Czekanski, is this grandfathered.  
Mr. Yodakis, no it is not retro, only applies after ordinance is passed, what will happen if there is an accident, changes are made or building permits are require for work, town can make owner put in bollards.  
Mr. Amoroso, do we have anything to say about materials used. Mr. Yodakis, yes  
Mr. Amoroso, many businesses are using decorative pre cast.  
Mr. Yodakis, we do have the option to approve something different if they prove to us same standards.  
Mr. Vaccaro, item #7, maintenance, if bollards are damaged, cracked who maintains them, owner? Mr. Yodakis, yes  
Mr. Vaccaro, who brings this to their attention, Mr. Yodakis, code enforcement.  
Mr. Amoroso, cant' ask for them because of injury or death.  
Mr. Liston, that would not be planning or zoning, that would be police, which is another ordinance.  
Mr. Vaccaro regarding undersized lot variance application, increasing escrow to \$3500, you feel that is enough to cover costs.  
Mr. Thomas, yes for initial review that is adequate  
Mr. Yodakis agreed.

Motion to approve by Mr. Vaccaro  
Seconded by Mr. Czekanski  
Roll Call: Mr. Vaccaro-yes, Mr. Czekanski-yes, Chairperson Edwards-yes  
Mr. Amoroso-yes, Mr. Trutkoff-yes

APPROVAL OF MEETING MINUTES:

Motion to approve May 6, 2013 Regular Meeting Minutes by Mr. Trutkoff,  
Seconded by Mr. Czekanski  
Roll Call: Mr. Trutkoff-yes, Mr. Czekanski-yes, Vice- Chairperson Edwards-yes  
Messrs. Vaccaro-yes, Amoroso-yes, Trutkoff-yes

PAYMENT OF BILLS:

May 2013

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
18506	2326.00			
18519	382.50			
18520	267.75			
18533	612.00			
18507	1301.22			
Liston				
	229.50	337.50		243.00
Total	5271.97	337.50		243.00

TOTAL BILLS \$5852.47

Bill report given by Ms. Borthwick  
Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Czekanski  
Roll Call: Mr. Vaccaro-yes, Mr. Czekanski-yes, Vice- Chairperson Edwards-yes  
Messrs. Amoroso-yes, Trutkoff-yes

PROFESSIONAL REPORTS:

Mr. Thomas, regarding cluster housing discussed a short time ago, issue with ridge line, meeting set with Pinelands and Structural Management, I will be there meeting set for June 5, 2013

Mr. Liston, Wal Mart,  
Mr. Liston, Mr. Shea filed injunction, to show cause brief filed, waiting to here from Judge Mallard.  
ZBA will not hear this at their meeting.

PUBLIC PORTION: OPEN:

Hearing None

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

