

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JANUARY 4, 2010,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Vaccaro at 7:00 pm on Monday, January 4, 2010.

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:

James Vaccaro	Chairman	Present
William Barron	Vice Chairman	Present
Frederick Trutkoff	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
Sanford Krasky	Member	Present
Donald Somerset	Member	Present
David Borowski	Member	Present
Anthony Tepedino	Alternate Member	Present
Christina Edwards	Alternate Member	Present
Ed Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Administrative Approval for an additional 500 gallon fuel tank next to existing tank.

Block 38.101 Lot 16, 1200 Route 70

Applicant Leisure Village West Association

Board member Sanford Krasky, stated he needs to recuse himself from hearing this application, he is a resident of Leisure Village West.

Mr. Yodakis, stated this is a straight forward application, existing area already protected with bollards, that was one of my concerns.

Applicant counsel is late, informed board he will be here shortly.

Joseph Schultz sworn in, community manager.

Mr. Liston, how many gallons, Mr. Schultz 4000, split 3000 regular, 1000 diesel.

Mr. Liston asked if they will be subject to regular inspection, Mr. Schultz, we are too small for that.

Mr. Liston, my concern is for the environment.

Mr. Yodakis, on concrete, no concerns for spills.

Mr. Liston, how close to other tank, Mr. Yodakis, I am not really sure.

Mr. Schultz, adjacent to existing tank.

Mr. Vaccaro questions the tank make up, Mr. Schultz double wall steel, 20 years.

Mr. Liston, suggested soil testing, Mr. Somerset pointed out these are all above ground tanks.

Mr. Liston, soil testing is not necessary.

Mr. Borowski is there a spill run off plan, Mr. Yodakis, I do not see a problem, no drainage here, if there was a problem it would be contained.

Mr. Barron asked where waste oil tank was going.

Mr. Schultz, if relocating not sure yet.

Mr. Liston stated if you eliminate it no need to come back before board, if you relocate you must come back to board for approval.

Mr. Schultz questioned if size mattered, Mr. Liston any size, storing waste oil needs board approval.

Mr. Borowski asked if bollards were right size, Mr. Yodakis, they are sufficient.

Mr. Somerset asked if more bollards were being added, Mr. Schultz we can if necessary.

Mr. Liston, have bollards placed where Mr. Yodakis suggested.

Mr. Yodakis, I did not measure bollards, I will do that and recommend change if necessary.

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

Roll Call: Mr. Somerset-yes, Mr. Borowski-yes, Chairman Vaccaro-yes

Messrs. Barron-yes, Trutkoff-yes, Czekanski-yes, Tepedino-yes

Mr. Krasky not voting, recused, resident of Leisure Village West.

ADMINISTRATIVE SESSION

Motion to approve December 7, 2009 Regular Meeting Minutes, by Mr. Barron

Seconded by Mr. Trutkoff

Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes
Messrs. Czekanski-yes, Krasky-yes, Somerset-yes

Mr. Borowski, not voting absent from December 7, 2009 meeting

PAYMENT OF BILLS

From December 2009	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
Voucher # 150735	487.25			
163236	3,793.00			
163239	37.96			
162273		147.33		
Ed Liston				
Voucher # 86122	513.00			364.50
Totals	\$ 4,831.21	\$147.33		\$364.50

Motion made to pay bills by Mr. Trutkoff seconded by Mr. Krasky

Roll Call: Mr. Trutkoff-yes, Mr. Krasky-yes, Chairperson Vaccaro-yes
Messrs. Barron-yes, Czekanski-yes, Somerset-yes, Borowski-yes

PROFESSIONAL REPORTS:

Mr. Liston looking forward to Wal-Mart application, Toms River has building, Manchester gets the parking lot. Toms River and Manchester administrations are working out the details.

Mr. Somerset building is in Toms River, we don't have any say on it.

Mr. Liston, we look at entire site, but traffic is most important.

Mr. Vaccaro, will we have input on signage, Mr. Liston the entire site plan, approvals are needed from both Planning Boards. Our concerns should be with traffic.

Mr. Yodakis every parking space in Manchester follows our size requirements.

Mr. Czekanski we sent a letter to Mayor for Toms River, don't know where we are at with that.

Mr. Liston suggested we not discuss application any further, he will follow up with that. Meeting January 26, 2010, Toms River meeting January 20, 2010.

PUBLIC PORTION:

Hearing None

Public Portion closed.

ADJOURNMENT:

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

ALL IN FAVOR

NONE OPPOSED

8:00 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

