

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, JANUARY 4, 2016
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson William Barron at 7:00 P.M. on Monday, January 4, 2016

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

William Barron	Chairman	Present
Michele Zolezi	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
Joan Brush	Member	Absent
Bill Foor	Member	Absent
Sanford Krasky	Member Pro Tem	Present
Archie Miller	Alternate #1 Member	Present
Steve Bates	Alternate #2 Member	Present
Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present
David Roberts	Town Planner	Present
Nicole Ashkar	Zoning Officer	Present

PUBLIC HEARING:

Master Plan Re-examination Report Addendum
Revised November 25, 2015

Dave Roberts, summarized why we are doing this again, 2 main issues, one being clarify zoning ordinance. We adopted report back in March this is an addendum. While that was going on the committee on commercial development had some recommendations. At the November meeting there were concerns by the public with some of the changes, block 21 lot 2.01 HD3 with Multi-Family overlay. We tabled that, also concerns with increase of MF6 to 10, we tabled that. At our December meeting other issues came up, so it was decided to form a subcommittee to further look at this area and broader changes.

Churches, house of worship allowed on 2 acre lots have no standards, ordinance forth coming to deal with religious organizations, schools, private or public, differentiate daycare/nursery.

Same site blk 21/lot 2.01 HD3 or MF, recommended it stay as SFD, change to R15 same as nearby properties. Better chance for road, no lots front on Ridgeway also look at adjacent set of lots 620,621, Wilbur to Ridgeway split by zone line. Not sure if lot line to 622, committee wants one zone or other R40 or HD3 Quick Chek is there, prefer HD3, that would bring zone line up to Wilbur . HD3 buffer 50-75 ft with existing vegetation or where none 100 ft buffer. Allow front property be developed commercially and protect back portions residential on Wilbur, protection in ordinance to protect access on residential.

Last recommendation MF stay at 6, parcels, town houses will be permitted, reduce from 50 acres to 10. More opportunity to develop add some affordable housing language to our town house language not in previous draft.

Mr. Krasky, conditions of route 70 have not been discussed, time has come the road needs to be wider.

Mr. Barron, that is up to the state, the Town Council has been working on this with the state.

Mr. Liston, as follow up, 70 in the state right of way, wider than developed, we can petition the state, allocate the money to widen the road within the right of way which is very wide, fair statement, Mr. Theodos, yes

Mr. Miller, lot extending to Wilbur encroaching on residential area, would be better left as residential.

Mr. Roberts, in a transitional area, HD3 across the street, it squares off around the Rite Aid,

Mr. Miller, looks neat, but encroaching on residential, Mr. Roberts, with buffer, what you see now is what you would have, a minimum of 75 ft or better create a green wall, we will write standards keep that wooded effect on Wilbur Ave.

Ms. Ashkar, expanding zoning line in HD3, in commercial development only develop 30%, back portion will be trees, no exit on to Wilbur, marketing end of this, 4 acres to 11 acres can do more.

Mr. Barron, 30% for commercial where residential would be more, Mr. Roberts, yes CAFRA regulations for commercial development, not on residential.

Mr. Barron, both parcels, R15 and extend HD3, no MF overlay?

Mr. Roberts, yes, committee wanted to emphasize the commercial ratable and discourage the multi family. Left one MF, Brentwood to Hwy 70.

Mr. Barron, these proposal would not add traffic on to Wilbur, Mr. Roberts, not without a variance, site plan approval.

OPEN PUBLIC PORTION:

Larry Mandel, Attorney for Krumpnick Family, 8 lots, block 17, 20, 21 lots 620, 622.

Bill Stevens, engineer/planner sworn in and accepted by board.

Aerial photo RidgewayRd, Wilbur and 70, concern with changing R40 to HD3. MF 6 units no access to HD3, Mr. Roberts, no access to from HD3 on to Wilbur. Depends on what is developed, 15 lots, paper streets, what kind of parcel you assemble depending where they are that will determine your access.

Mr. Stevens, Manchester tax map 1.01, small piece of property intersection Wilbur/70, triangle to 70 mixed ownership, could be small commercial, can't be much because of shape and setback. MF in common ownership back approx.. 5-1/2 acres, across to Brentwood/Wilbur, house on Wilbur on 100 x 100 lot, concern change of HD3, 622 only has frontage on Wilbur better alternatives develop residential extend R15 makes more sense. Ordinance 100 ft buffer 620 no part of property could be developed.

Ms. Ashkar, intent was common ownership of lots and develop as one site, not to have 3 different commercial sites, limit traffic on Wilbur omit residential in back, back portion stay trees, commercial ratable up front, buffer & trees in back, benefits the town.

Mr. Stevens, lot not developable, Ms. Ashkar variance, all one ownership.

Mr. Stevens, concerned 622 only having access to Wilbur does not make any sense.

Mr. Roberts, Wilbur and Ridgeway almost require a sub division or need us variance forcing a sub division, issue entire 620-621 in same zone, 3rd option R15, not the preferred solution.

Mr. Barron, or keep as R40, Mr. Roberts, split zone still have problems to develop, not clear where lot line is, subcommittee, best as HD3.

Mr. Liston, suggested take comments under advisement now and move on to other public wishing to speak.

Mr. Mandel, being squeezed between 2 zones, for record being re-zoned without proper notice.

Ms. Hahn, 31 Orleans Dr., concerned with traffic, 5 RC enter on Hwy 70, horrible situation now, develop properties will bring more traffic, bad now seniors don't use signals don't stop. Please think of all residents, happy to see ratable need control of roads. Right decisions for all.

Mr. Liston, explained process, not making changes now, recommendation to Town Council.

Jean Bestafka, 42 Milton, questioned property from funeral home to Wilbur, no commercial property on Wilbur,

Mr. Roberts, provision in zoning no commercial development permitted on to Wilbur.

Teri Lettman, Pine Lake Park, complained that she cannot get records from town, this report was not available to public, takes 3 weeks thru Clerk's office to get anything.

Ms. Borthwick asked if she could reply, that is not true at all, this report was available to the public ten days before the meeting as required, you did not do a record request or ask to see this at all, you did request the last report that was carried, I was told by the Township Attorney that was no longer a working document and was not available any longer to the public. You did receive a copy of the report back in October.

Mr. LaReau, 5 Shorin Way, concern traffic on 70 /Ridgeway , accident a day there. R40 to R15 why not R20 ½ acre, Manchester code looked it up, we have a water shortage, don't develop leave as open space, purchase make a park. 75 ft buffer provides nothing, things change, leaving the town. Nursing home property is not kept up and dangerous.

Mr. Liston, take that up with Town Council not Planning Board.

Mr. LaReau, no left turn on 70 from Wilbur object to

Mr. Roberts, not part of this.

Michael Kozyra, 2181 Holly Hill Rd, MF out of question, residents don't know what R15 is, don't want more houses. 25 houses or more foreclosures, you guys will have sewers we will not. Lowest rated schools in state. Don't need more houses

Stan Budny, 2209 Holly Hill, left turn on 70 force people down my street, since Renaissance traffic increase on Holly Hill, speeding, development will make situation worse. Concern for the neighborhood, not safe too many cars, can't walk, not safe for children.

Mr. Rosario, 2493 Wilbur, came from Lakewood, over populated, MF not a good idea, too much traffic, need affordable houses for servicemen.

5 Valencia, first moved here no left turn on Wilbur from Renaissance Blvd, town should petition state to have that sign put back

Susan Plesnarski, 2116 Holly Hill, lots on Brentwood farthest from 70 no longer a MF option there?

Mr. Roberts, no longer MF

Ms. Plesnarski, north of Brentwood to 70 still MF, Mr. Roberts yes, behind Rite Aid, Ms. Plesnarski, potential how many 66 units, Mr. Roberts, most 30

Ms. Plesnarski, 60 cars, plan for Renaissance traffic expert and CAFRA, not affect Holly Oaks, no sidewalks, Wilbur, no left turn on 70, more traffic on Holly Oaks, Planning Board and Planner make recommendation to Council make Wilbur one way road to 70 less traffic, safer, can't walk on Wilbur gave up.

Brian Keating, 2308 Woodland, was nice quite area, heavy traffic on Holly Hill, vacant homes on my street and all over, leave open space. I would also like to see report.

Sue Gormely, 2141 Holly Hill, use of Holly Hill, agree with no left turn, more traffic off of Holly Hill. Live here from 1979, not safe to walk any more cars speeding.

Ms. Weinberg, 2401 Holly Hill, husband injured in accident Wilbur & 70, concerned increase traffic, speeding on Holly Hill, bus stops not safe, Hemlock major road, not safe.

Ms. Labarbera, 1 Shorin Way, R40 to R15 what happen to R20

Ms. Ashkar, R20 does not exist, Ms. Labarbera, how do I have ½ acre lot

Ms. Ashkar, when developed variance approved for cul-de-sac.

Ms. Labarbera, too much traffic, no sidewalks, pot holes, sewers don't work, no lights on Brentwood, schools are bad, why more children and cars.

Doreen Herbert, 2 Shorin Way, concern with increase traffic, 11 years in school system my kids great experience, just want what is best, keep residents in mind.

Motion to close public portion by Mr. Bates, seconded by Mr. Krasky

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

Messrs. Baumeister-yes, Vaccaro-yes, Zolezi-yes, Miller-yes

CLOSE PUBLIC PORTION:

Mr. Liston, think board should consider comments take under advisement, carry to February or March or adopt as is.

Mr. Roberts, follow up if changes, report can be put on web site, consider comments, subcommittee recommendations include in report.

Mr. Liston, I don't think we should except report tonight will appear we have not heard public comments, we should carry tonight.

Mr. Liston, Mr. Roberts do you think this can be done by February 1st meeting or should we carry to March.

Mr. Roberts, will depend on changes that may be considered, subcommittee will have to meet.

Mr. Liston, suggest we carry to March 7th meeting, same public notice, as in past, have document as it exists now put on web site for viewing and when new document is complete put on web site well in advance of March meeting, authorize the sub-committee to meet, Planning Board's practice has always been to be as transparent as possible to public. Also asked Mr. Roberts to have aerial map large for public to see at our March meeting so they can graphically see the changes being made. Try to have report by February 20th or there about. Have text of existing report and new report with changes if any on to township web site at that time.

Motion to carry to March 7, 2016 meeting by Mr. Krasky, seconded by Mr. Bates

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

Messrs. Baumeister-yes, Vaccaro-yes, Zolezi-yes, Miller-yes

Ten minute break 9:08

APPLICATIONS:

Preliminary & Final Site Plan Approval, Proposed 76 unit age-restricted garden apartment development.

Block 83.01 Lot 7.03 1110 Highway 70, Willows at Whiting

Applicant Ingerman Development Co. LLC

Clint Allen, Attorney for applicant, eight and half acres, highway 70, multi-family, permitted use, tax credit funded. Can address concerns in Maser Consulting letter.

Evan Hill, engineer, sworn in and accepted by Board.

Mr. Hill, exhibit A-1 12/29/16 site plan, color rendering surrounding area

Exhibit A-2 color rendering, same version to board, exhibit A-3 monument sign – handout

Size 11x17, 1/4/16, exhibit A-4 site plan 11/19/15 14 sheets. Exhibit A-6 whole package, Exhibit A-5 elevations, Exhibit A-7 new apartment plan, Exhibit A-8 photo Waretown.

Geoffrey Long, Director Development of Ingerman, large age restricted developer, affordable housing, compared to work in Waretown (Willows), 55 and older, low-moderate income. Financing NJ Housing-Sandy B3 financing. No variance or relief needed. Wranglebrook/Kokes, contractor purchaser.

Mr. Hill, A-1 block 83.01 lot 7, eight and half acre wooded southern side of 70, Woodview Dr west, Hilltop east. Zoning WT far exceeds setback, 76 units can allow 85. A-2 site plan in application colored, 1 3 story building, single access Hwy 70, application to DOT. Single driveway, 25 ft drive isle, 138 spaces 5 handi-cap spaces.

Feel we are over parked for our demand, in future will re-visit, come back to board. Clear minimum, remain wooded, environmental wetland buffer we do not except by Pinelands, 25 ft wide vegetation buffer, nearest home 800 ft, buffer more than adequate. Question of brick paver entrance, ok with ADA worked well in Waretown. Two storm water basin on site plan, met all requirements. Lighting thru out property, will change to LED as Maser requested. Fencing around basin, prefer post & rail with mesh, 4 feet. Water and sewer on site pump station, force main installed by Kokes. Signage A-3, free standing monument sign, bill board has been removed sign will go there.

7-1/2 long/ 4-1/2 high, bottom brick, metal letters, back lit, meets all setbacks.

Maser letter of 12/29/15 address most comments, additional plantings, feel enough, after clearing, prior to CO, invite professionals out to see if adequate. Emergency access around back of building chained off to public, emergency personnel will have keys. We are in Pinelands, prefer grass pavement, not hard pavement. Will meet with Emergency Management, prefer not to pave. Brick pavement entrance, prefer to keep, retaining wall to protect wetlands 3 ft high will supply more detail at building permit time.

Will work with Maser on all other issues.

Traffic- 24 trips AM, peak 7-8 AM, 26 trips PM peak 4-6 PM.

Agree with Maser, striping, crosswalks and landscape. State does not allow curb and sidewalks.

Mr. Krasky, oversized porch, people on second floor, no privacy or safety.

Architect will answer that question.

Ms. Zolezi, western basin over flow distance to wetland buffer

Mr. Hill emergency basin discharge into wetland area, water is going there now.

Mr. Barron, parking space size only 9x18

Mr. Krasky, redesign to accommodate.

Mr. Liston, impervious coverage, residential cannot enforce larger spaces.

Mr. Hill, keep at residential

Mr. Allen if we see problems will re-visit and come back to board.

Mr. Liston, Waretown 9x18, Mr. Long, yes no problem.

Mr. Barron, one fire hydrant, Mr. Hill yes can put in another if necessary, building sprinklers.

Mr. Thedos, access driveway lighting at intersection, point on state highway.

Mr. Hill, yes. Mr. Theodos, retaining wall need details, Mr. Hill, will supply them.

Mr. Roberts, regarding recreation follow up more detail in this area, walkways, exercise.

Mr. Hill, yes, agree don't clear bike paths, asphalt, grass paths.

Mr. Roberts, paved walking, agree with packed.

Mr. Liston, condition of approval

Michael Donovan, Architect, sworn in and accepted by board.

Mr. Liston, buildings elevated, Mr. Hill, yes

Mr. Donovan, outside deck on all apartments, ADA rails, 2 large porch area, access from fitness area, 2 apartments get benefits of large deck.

Mr. Krasky, does not offer privacy or safety.

Mr. Donavan, ADA rails, well received in Waretown, no issues

Mr. Bates, only 2, Mr. Donovan, yes

Mr. Donovan, 76 units, 70 1 bdrm, sq.ft. 653, 6 2 bdrm, sq.ft. 983. Three story building, certain areas drop down to two story. Each apartment will have a deck off the back. Apartments, ADA accessible and safe.

Mr. Liston, on site management to apartments.

Mr. Long, do not, 24/7 on call, always someone available for service, onsite maintenance and manager, 40 hour employee 6 days per week.

Mr. Donovan, 2 office, community space, 2 elevators, large patio.

Mr. Allen, trash maintenance noise two shoots on each floor, trash & recycling compactors, held for outside pick up, ventilated room, sound insulation room to store 2 dumpsters solid waste enclosure. A-8, brick base- board on board (Waretown)

Mr. Donavan, full sprinklers, interconnected detectors.

Mr. Barron, natural gas, Mr. Donovan, yes, on Hwy 70

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Mr. Vaccaro, generator on site

Mr. Hill, yes, elevation & lights required by State, landscaped cannot be fully enclosed.

Mr. Vaccaro, diesel. Mr. Hhill not designed yet can be.
Mr. Vaccaro, will be designed with Maser.
Mr. Liston, show design on approval.

Motion to approve by Mr. Miller, seconded by Ms. Baumeister
Roll Call: Mr. Miller-yes, Ms. Baumeister-yes, Chairman Barron-yes
Messrs. Krasky-yes, Vaccaro-yes, Zolezi-yes, Bates-yes

ADMINISTRATIVE SESSION:

- a. December 7, 2015 Regular Meeting Minutes
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve December 7, 2015 Regular Meeting Minutes by Ms. Baumeister, seconded by Mr. Bates
Roll Call: Ms. Baumeister-yes, Mr. Bates-yes, Chairman Barron-yes
Messrs. Vaccaro-yes, Zolezi-yes

PAYMENT OF BILLS:

Maser	
18775	2,816.25
18780	775.00
18782	793.75

Liston	
86183	594.00

TOTAL BILLS \$4,979.00

Bill report given by Ms. Zolezi
Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Baumeister

Roll Call: Mr. Vaccaro-yes, Ms. Baumeister-yes, Chairman Barron-yes
Messrs. Krasky-yes, Zolezi-yes, Miller-yes, Bates-yes

PROFESSIONAL REPORTS:

Mr. Roberts, 12/8/15 affordable housing submitted by town, good faith submission.
Mr. Vaccaro, future development, aggressive traffic plan
Mr. Barron, sub-committee, big concern

PUBLIC PORTION: OPEN:
Hearing None

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Ms. Zolezi, seconded by Mr. Vaccaro
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 10:45 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board