

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, OCTOBER 1, 2012,
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 P.M. on Monday, October 1, 2012.

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
Christina Edwards	Member	Absent
Michele Zolezi	Alternate Member	Present
Dominic Amoroso	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Preliminary & Final Site Plan
Proposed construction of Multifamily Apartments

Block 46.01 Lots 1.01 & 1.03

Route 37, Colonial Drive, Alexander Avenue, Route 37

Applicant Presidential Gardens LLC- - Kenneth Pizzo Jr.

Approved September 4, 2012

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

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

Messrs. Trutkoff-yes, Czekanski-yes, Krasky-yes

Ms. Borthwick stated Mr. Somerset & Mr. Trutkoff can vote, both reviewed CD recording of special meeting, August 20, 2012.

Memorialization of a resolution approving a Minor Site Plan Amendment

Proposed installation of two signs and modifications

Block 108 Lots 3 & 3.38 108 Lacey Road

Applicant AAM Management LLC

Approved September 4, 2012

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

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

Messrs. Czekanski-yes, Krasky-yes,

Mr. Trutkoff, not voting left meeting 8:00 PM

APPLICATIONS:

1. Courtesy Review

Proposed field lighting

Applicant Lakehurst/Manchester Soccer Association

Colonial Drive South

April Chimel representing the Soccer Association, explain do to the fact the Middle and High Schools are on split sessions they can not use the schools for practice. The poles and lights were donated to them and Pemco Electric will be doing the work.

Mr. Yodakis, third field, height of poles can not exceed 35 ft., you must have building permit and licensed electrician. He sees no problem with this.

Mr. Czekanski, how many poles, Ms. Chimel, 12 poles

Mr. Somerset, will residents on Alexander Ave. be affected by lights, Ms. Chimel, lights will be off by 8:00 PM

Mr. Trutkoff, do lights have shields, Ms. Chimel, yes boxed

Ms. Chimel, control on and off,
Mr. Liston, no one unauthorized can turn lights on, Ms. Chimel, no
Mr. Barron, who pays electric bill, Ms. Chimel the soccer association
Mr. Liston, this is township property and a courtesy review.
Public Portion Open: Hearing None
Public Portion Closed:
Motion to approve by Mr. Czekanski, seconded by Mr. Trutkoff
Roll Call: Mr. Czekanski-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Krasky-yes, Somerset-yes, Zolezi-yes

2. Administrative Approval

Proposed free standing walkway cover for rear entrance to church & rectory
Block 90 Lots 17 & 18 30 Schoolhouse Road
Applicant St. Elizabeth Ann Seton Church
Peter Van Dyke Attorney for the applicant, proposed cover walk for church, rear part of the building to keep the people covered from weather.
Mr. Yodakis, an Administrative Approval, 20x22 cover porch rear part of building, applicant provided a sketch, no variances required, within building footprint. Provided building plan for construction.
Mr. Amoroso, floor plan shows 5 ft. walkway, is that concrete
Mr. Van Dyke, yes existing. Mr. Amoroso, can vehicle hit one of posts
Mr. Yodakis, does not effect traffic, Mr. Van Dyke, structure does not go to black top.
Public Portion Open: Hearing none
Public Portion Closed
Mr. Liston instructed board members, if member of St. Elizabeth Ann Seton should not vote.
Motion to approve by Mr. Barron, seconded by Mr. Krasky
Roll Call: Mr. Barron-yes, Mr. Krasky-yes, Chairman Vaccaro-yes
Messrs. Trutkoff-yes, Czekanski-yes, Somerset-yes, Zolezi-yes

3. Minor Site Plan

Proposed construction of fenced areas, for storage purposes of equipment, materials and storage for small local contractors.
Block 44 Lot 15.01 2065 Highway 37 East
Applicant Davies Consultants Inc.
Peter Licata Attorney for the applicant, former Nicol Asphalt, has been used for storage of commercial property.
Brown Fields agreement with NJDEP & clean up of site. Applicant purchased property agree to continue clean up. All coal tar has been removed from site and monitoring wells in place for ground water.
Joseph Hanrahan, Hammer Engineering, sworn in and accepted by board.
Mr. Hanrahan, discussed display site plan sheet 1, 45 acres zoned HD3., registered Brown Field site. To make site active again applicant is proposing 16, 100x50 lease lots for commercial use, gravel sub base, enclosed by a 6 ft. chain link fence. All in center of property, 2 way driveway.
Mr. Liston, how far from Route 37, Mr. Hanrahan, 320 ft., Mr. Liston, is this visibly from 37 or plan for screening.
Mr. Hanrahan, indirect view, screening not on this plan, jersey barriers in front for safety and 6 ft fence.
Mr. Liston, will you allow heavy machinery, Mr. Hanrahan, no more the nature of trade, plumbing, heating, carpentry.
Mr. Liston, allow tractors, backhoes, who's responsible if there is leakage, fluids go into the gravel, how are you going to deal with that, Mr. Hanrahan we do not have a plan in place for that.
Mr. Hanrahan, there may be backhoes, it would be the responsibility of the contractor leasing.
Mr. Liston, it is the property owner's responsibility.
Mr. Licata, owner will police the site, there is a history of commercial vehicles storage on the site.
Mr. Yodakis, this is a permitted use for this site.
Mr. Yodakis, is NJDEP on site, Mr. Hanrahan, it is active
Mr. Licata, there is a case manager on site.
Mr. Liston, questioned Mr. Yodakis completion letter stated major site plan, Mr. Licata, when we questions type of application to submit, there was no real structures proposed other than the fence, it was believed at that time that it would be a minor site plan. Mr. Yodakis, yes application submitted as minor site plan, I informed applicant it is a major site plan, fall under waiver and signage plans not addressed in application.
Mr. Liston, questioned secretary if public notice was given, Ms. Borthwick, yes I have received public notice.
Mr. Liston, this is a major site plan, Mr. Licata, we will stipulate that, Mr. Liston, I feel the board should have an environmental impact statement. We need to know more about the site, and not make it worse.
Mr. Czekanski is DEP aware of the project, Mr. Hanrahan, yes. Mr. Liston can we be privy to that information,
Mr. Hanrahan there is a letter from CAFRA. Mr. Liston can we see it.
Ms. Borthwick, copy of CAFRA letter is with application to board, provided letter.
Mr. Czekanski, I would think DEP should have same concern as Mr. Liston, with gravel

Mr. Hanrahan, gravel is not uncommon for this purpose.

Mr. Liston, it is porous surface, you have no plan for collection, prevention into soil.

Ms. Zolezi, do you have a LSRP, Mr. Hanrahan, no this is an on going remediation for years, that's why it is a registered Brown Fields.

Mr. Liston, we need to know more about this site, this has been a problem for Manchester for a long time, we do not want to make a bad situation worse. Perhaps a licensed professional, who is doing the remediation.

Mr. Licata, we can show where remediation is being done, Mr. Liston, where are monitoring wells, any in proposed area, Mr. Licata we can provide that information.

Mr. Hanrahan, main remediation is where coal tar was present, not near area for project.

Mr. Licata we can provide more broad information, we need that, know plan is consistent with on going remediation and not make situation worse with no collection of effluent.

Mr. Liston, we need a complete list of what will be allowed here. Mr. Licata, only what is allowed in your ordinance.

Mr. Liston, we need to know what equipment you intend to allow, you have no plan to capture fluids, prevention into ground water.

Mr. Trutkoff, will you store fuel, gas etc. Mr. Licata, only what is allowed in ordinance.

Mr. Liston, not good enough, will you allow tanks to refuel vehicles. Mr. Licata, above ground storage tank, no not at all, will not be permitted.

Mr. Somerset, will the tenant be permitted to service their vehicles or equipment, this is for small business to have a place other street or driveway, are they allowed to work on equipment here.

Mr. Licata, no, that would be stipulated.

Mr. Liston, that would have to be language in the lease, and stipulated in the resolution and maybe deed restricted.

Mr. Czekanski, acres how many, Mr. Hanrahan, 45 acres total, development 2.5 only. One monitoring well in proposed area.

Mr. Liston, circle area on plan, drainage? Mr. Hanrahan, no stockpile of top soil, for later use, left there and stabilized for construction, required by Ocean County Soils

Mr. Krasky, should be identified.

Mr. Licata, Mr. Hanrahan regards to T& M Letter, will comply with HD3 uses, no variances needed, will comply with all requests in letter. We will supply board with wetlands LOI tomorrow.

Mr. Hanrahan, jug handle, driveway, constructed by DOT handled 600 tandem loads per day.

Mr. Vaccaro, hours of operation per lights, Mr. Licata follow ordinance.

Mr. Krasky, list of equipment should be provided. Mr. Licata we will provide that.

Mr. Liston, also remediation plan, good time for this board to take a good look at this site, how long this will go on and if this project will effect this or not.

Mr. Licata, not relevant to this project, property owned by applicant for many years, not producing any income, but continued clean up and been responsible party. This is a design to adapt property to service a need to the area, prevent local contractors from using residential areas.

Mr. Liston, we think it is., two concerns, development of a brown fields area, and not make situation worse.

Ms. Zolezi, my suggestion we need, testimony from an environmental professional or principle with experience, give us a history of the site, existing conditions, what has been done to date, reports generated, better understanding of what is going on there. What potential impact this proposed use will have on this.

Mr. Licata, that information would fill file cabinets and has been provided to the town for years, but we will provide a summary to the board.

Mr. Liston, we would want a summary and one or two witness for our next meeting to gives us an overview of the clean up.

Mr. Vaccaro, plans for future of entire site, Mr. Licata, nothing now, some interest springing up, nothing specific at this time.

Mr. Somerset, storage area mentions reduction of impervious coverage, to be paved

Mr. Hanrahan, no

Mr. Somerset, line type, jersey barriers just across front, Mr. Hanrahan, yes

Mr. Somerset, the fence at perimeter only, pass thru gate, have run of the site, nothing to confine them to area

Mr. Hanrahan, yes, no reason to, there to access pad

Mr. Liston, how will security be set up

Mr. Hanrahan, key card to main gate, each contractor double wide gate to pad own lock.

Mr. Liston, how will fire fighters get in if there is a fire, you need to see what they would want or need

Mr. Hanrahan we will have a meeting with fire department.

Mr. Czekanski, what else on site, Mr. Hanrahan, scale and office building, will stay

Mr. Liston, what on site security planned, Mr. Hanrahan, jersey barriers, key card lock on gate.

Mr. Barron, no fire hydrants back there only on Route 37

Mr. Liston, you need to work out with fire department.

Mr. Liston, I would want to see a draft lease agreement, make sure public interest is protected.

Mr. Vaccaro, nearest residents, Mr. Hanrahan, 280 ft property line.

Mr. Licata, request no public notice, request to carry.

Mr. Liston, yes, we need a motion, second and roll call vote to carry meeting to November 5, 2012 no notice is needed.

Motion to carry to November 5, 2012 meeting by Mr. Czekanski, seconded by Mr. Trutkoff

Roll Call: Mr. Czekanski-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes

Messrs. Barron-yes, Krasky-yes, Somerset-yes, Zolezi-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve August 20, 2012 Special Meeting & September 4, 2012 Regular Meeting Minutes by Mr. Barron, seconded by Mr. Somerset

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

Messrs. Trutkoff-yes, 8/20/2012 meeting only, Czekanski-yes, Krasky-yes, Zolezi-yes, 8/20/2012 meeting only.

Mr. Trutkoff not voting left meeting at 8:00 PM

Ms. Zolezi absent 9/4/2012 meeting

PAYMENT OF BILLS:

September 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
17021		\$229.50		
17022	\$459.00			
17023	153.00			
17024	153.00			
17025	10,395.00			
17026	1,995.75			
Liston				
86138	499.50	486.00		127.25
Total	\$13,655.25	\$715.50		\$127.25
TOTAL BILLS	\$14,498.00			

Bill report given by Ms. Borthwick, Board Secretary

Motion made to pay bills 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, Zolezi-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart/ Perlmutter, beat goes on, nothing new.

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr. Krasky, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

