

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, OCTOBER 2, 2017
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:00 P.M. on Monday, October 2, 2017

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

Michele Zolezi	Chairwoman	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Vice Chairman	Absent
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Alternate #1 Member	Absent
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving an application for a Preliminary Site Plan approval, commercial/retail development. Applicant TMR Enterprises, LLC. Block 111 Lot 2, Hwy. 70 and Lacey Road.

Approved October 2, 2017

Mr. Hock, Board provided with draft resolution for comments.

Mr. Vaccaro, is this the same resolution you sent to board, Mr. Hock, yes.

Mr. Hock, request from board for another fire hydrant, Mr. Mullen will determine where it will be. Mr. Mullen, vicinity of car wash.

Mr. Hock, actual layout, just preliminary, more detail on final, car wash, one bay, 3 bays for oil change, add conditions in resolution.

Mr. Vaccaro, provide clarification for members not here.

Mr. Hock, preliminary not specific, will have architectural on final approval, board can make changes then. Drainage report to Mr. Mullen at last minute, little time to review, we will give suggestions on that.

Also signage and parking tied into tenants not locked into anything, reserved board's right to look at these things when tenants are known.

Mr. Mullen, storm water management, traffic submitted late, will have report to them soon, traffic most decided by DOT.

Ms. Zolezi, are we still good with this, Mr. Hock, still ok.

Mr. Vaccaro, what if work is not done for a long time?

Mr. Hock, approvals do not expire, set by law, give applicant protection against new ordinances, last 3 years, do changes if anything not built, up to land owner.

Mr. Miller, traffic report is generic.

Mr. Mullen, yes generic but out of our jurisdiction, based on proposed uses. They applied right criteria based on what they presented.

Mr. Miller, intersection has problems now, anything specific to intersection.

Mr. Mullen, will be considered by DOT.

Mr. Hock, can ask them to update on final.

Mr. Mullen, asked applicant for comments from County and DOT to them copied to us.

Mr. Hock, summary, conditions for memorialization.

Mr. Vaccaro, que of cars not addressed for bank

Mr. Mullen, bank will not have drive through

Mr. Hock, condition 6 parking and stacking use, we have not passed on that. Mr. Hock and Mr. Mullen both agree.

OPEN PUBLIC PORTION:

Larry Lee, Country Walk, no new shopping center, we can't fill stores we have now, do not need more. What is difference between Zoning Board of Adjustment and Planning Board.

Mr. Mullen explained difference of applications, variances and change of use.

Mr. Foor, Hovnanian made presentation for Heritage Minerals redevelopment at Manchester Coordinating Council meeting, Board should be represented at meeting, know what is new on this property being discussed with residents

Ms. Zolezi and Mr. Vaccaro, Planning Board is not represented at these meetings.

Karen Vaccaro, secretary for MCC explained John Pagenkopf gave report at meeting, same as before nothing new. Jim Vaccaro and Sam Fusaro attend MCC meetings regular basis. I am member of ZBA not representing ZBA at meetings, private residential meetings.

Ms. Zolezi, talk to Mayor and Council regarding Planning Board rep at these meetings.

Ms. Baumeister was there a new presentation, board should know this.

Ms. Zolezi, PB approved redevelopment plan, went to DEP, no scaled down, want smaller plan. Mayor and Council veto approval. There is no application now, may come back to board, not now, restrictions allow development in future.
Mr. Lee, not smaller, same number of houses.
Ms. Zolezi, we have to wait until they come back with new proposal.
Ms. Vaccaro, 1000 acres, he reported same as before, townhouses are age restricted, they will come back not letting go.
Ms. Zolezi explained again, approval veto, they must come back with new plan.
Ms. Vaccaro, explained MCC representatives from villages in Whiting, MCC invited Hovnanian to come in and speak, they did not ask to come to meeting to make a presentation.

Motion to approve by Mr. Vaccaro seconded by Mr. Miller
Roll Call: Mr. Vaccaro-yes, Mr. Miller-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Foor-yes, Teague-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:
Motion to approve September 5, 2017 Regular Meeting Minutes by
Mr. Vaccaro, seconded by Ms. Baumeister
Roll Call: Mr. Vaccaro-yes, Ms. Baumeister-yes, Chairwoman Zolezi-yes
Messrs. Foor-yes, Miller-yes Teague-yes

PAYMENT OF BILLS:

Maser	
26692	\$ 280.00
26693	440.00
27320	200.00
27321	1,370.00
27372	520.00
27373	40.00
27374	400.00
27375	240.00
27376	3,600.00
27402	1,098.75

Hock	
20482	\$ 149.00
20483	637.00
TOTAL BILLS	\$8,974.75

Bill report given by Mr. Foor
Motion made to pay bills by Mr. Miller, seconded by Mr. Vaccaro
Roll Call: Mr. Miller-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Foor-yes Teague-yes

PROFESSIONAL REPORTS:
None

OPEN PUBLIC PORTION:
Hearing none
CLOSE PUBLIC PORTION:

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

ADJOURNMENT: 7:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

