

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, OCTOBER 3, 2011,
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 3, 2011.

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	Absent
Donald Somerset	Member	Present
David Borowski	Member	Absent
Christina Edwards	Alternate Member	Present
Christina Faustina	Attorney	Present
in for Ed Liston		
Al Yodakis	Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution for a Minor Site Plan Change
Relocate proposed ground sign
Block 98 Lot 1.01 Lacey & Pinewald Keswick Roads
Applicant Red Barron Realty, LLC
Open Public Portion: Hearing None Public Portion Closed

Motion to approve by Mr. Trutkoff and seconded by Mr. Somerset
Roll Call: Mr. Trutkoff-yes, Mr. Somerset-yes, Chairman Vaccaro-yes
Mr. Czekanski-yes, Ms. Edwards-yes
Mr. Barron not voting recused from application

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve September 6, 2011 Regular Meeting Minutes by Mr. Czekanski, seconded by Mr. Trutkoff
Roll Call: Mr. Czekanski-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Somerset-yes, Edwards-yes
Mr. Krasky not voting absent from September meeting.

PAYMENT OF BILLS:

September 2011

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
88716	595.56			
88717	286.00			
88716	561.50			
LISTON				
5594	148.50	499.50		243.00
Total	1,591.56	499.50		243.00
TOTAL BILLS	\$2,334.06			

Bill report given by Ms. Borthwick, Board Secretary
Motion made to pay bills by Mr. Somerset, seconded by Mr. Czekanski
Roll Call: Mr. Somerset-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Trutkoff-yes, Krasky-yes, Edwards-yes

WIND ENERGY ORDINANCE:

Mr. Yodakis, overview of what Tom Thomas, Township Planner, covered all concerns.
Ms. Faustina, questioned Mr. Yodakis, feel it fits well with all our ordinances
Mr. Yodakis, limits large solar farms, 20 acres required, won't have solar in back yard, large plans before Planning Board, would consider buffers for approval.
Noise issue addressed, blinking shadows.
Pineland Commission looking at their solar & wind requirements, we would most likely use that. When they put theirs in place we will have to adopt that.
Mr. Czekanski, why are we doing this?
Mr. Yodakis, cover the town now until Pineland has something.
Mr. Somerset, purposed to amend chapter, to cover area outside of Pinelands.
Mr. Yodakis, my understanding was to cover all until Pinelands is in place, not as familiar as Tom Thomas.
Mr. Somerset mentioned small wind energy system, 3 zones only, Ocean County Landfill.
Mr. Czekanski, restrictions on areas, Mr. Yodakis, yes large applicants must have 20 acres.
Mr. Czekanski, solar in this area on roofs going on now.
Mr. Yodakis and Ms. Faustina, that is allowed.
Ms. Faustina asked if this ordinance was modeled from another town, Mr. Yodakis, yes.
Ms. Faustina, have Tom Thomas clarify Town Center, included in ordinance may create issues in the future.
Mr. Czekanski, is there enough acres there.
Mr. Somerset, yes, not one owner.
Mr. Vaccaro, Pinelands ruled abandoned regulated sites, also discussed large sites in Pineland Reserve area , don't want that. I think Tom Thomas covered everything in his draft.
Consolidate all comments tonight and send to Town Council.
Mr. Yodakis will put together a letter to Council for the Board.(letter attached to minutes)

PROFESSIONAL REPORTS:

None

PUBLIC PORTION: Open

Hearing none

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Krasky, seconded by Trutkoff

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 7:30 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

