

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, OCTOBER 5, 2015
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, October 5, 2015

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	Present
Bill Foor	Member	Present
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

MEMORIALIZATIONS: none

APPLICATIONS:

Minor Site Plan, Proposed installation of bollards

Block 18 Lot 1873 2101 Hwy 70 Rite Aid Store

Applicant Twinz Maintenance, LLC

Chris O'Rourke, Attorney for applicant, install bollards for safety of customers.

Chris Theodos, questioned all requirements by Maser Consulting have been provided.

Janet Mc Goveron, Representative from Retail Maintenance, client, Rite Aid, sworn in, spoke to Zach in your office, sent all letters to him. I spoke to Zach and agree with all comments requested of us.

Mr. Theodos, want bollards all the way down the side of building.

Ms. Mc Goveron, we can do that.

Mr. Liston, agree to all request in Maser letter, Ms. Mc Goveron, yes.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Vaccaro, seconded by Ms. Zolezi

Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

Mr. Liston had resolution prepared and read resolution into record to move at tonight's meeting.

Memorialization of resolution, motion to approve by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Foor-yes, Krasky-yes, Zolezi-yes

Preliminary & Final Site Plan Approval, proposed Medical Offices

Block 15 Lot 1.02 Hwy 70

Applicant Amayaa Holdings

Applicant has requested to be carried to November 2, 2015 meeting.

Motion to carry by Ms. Zolezi, seconded by Mr. Vaccaro

Roll Call: Ms. Zolezi-yes, Mr. Vaccaro-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

Statutory Extension of previously approved Major Site Plan

Block 46.01 Lot 1.01 & 1.03 Hwy 37/Alexander Ave

Applicant Presidential Gardens @ Manchester, LLC

Harvey York, Attorney for applicant, NJDEP not yet granted a CAFRA permit, grant a 1 year extension, agree to all comments in Maser letter.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Krasky, seconded by Ms. Zolezi

Roll Call: Mr. Krasky-yes, Ms. Zolezi-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Vaccaro-yes

Preliminary & Final Site Plan Approval, Lot Consolidation, proposed construction of 82 Town Houses

Block 30 & (52) Lot 1.01 & (2 and 4) 3085 Ridgway Road

Applicant 3085 Rt. 571 Manchester Associates LLC

Robert Shea, Attorney for the applicant, 23.21 acres, 82 units, no variances.

Brian Murphy, Engineer, FWH Engineering sworn in and accepted by Board.

Exhibit A-1 over- all site plan, Exhibit A-2 aerial view, Exhibit A-3 color rendering fasad of building, Exhibit A-4 floor plan, Exhibit A-5 side rear architectural elevations.

A-2 aerial highway 70 ew, highway 571 ns, behind Quick Chek, wraps around QC

A-1 access off of Ridgeway Road.

72 3 bedroom units and 10 2 bedroom units, will have public water and sewer. Need waiver on light spillage, very dark area, safety

Mr. Liston, affect any homes, Mr. Murphy, no in roadway mostly.

Mr. Shea, explain phase in plan, Mr. Murphy site all improvements same phase, buildings in phases.

Mr. Liston include recreation in site phase, Mr. Murphy, yes.

Mr. Shea, affordable housing units inter space, Mr. Murphy through- out the site.

Mr. Murphy, 5 of 20 end units have assigned parking, no sidewalk, agree with Maser letter.

Mr. Krasky, extra parking for guests?

Mr. Murphy ample parking through-out site between buildings.

Mr. Murphy side walk, no to hwy 70 nowhere to walk too, no side walk in area.

Mr. Theodos, agree but want to see access to Quick Chek

Mr. Murphy, agree, can wrap around, fence not needed, keep as woods.

Ms. Zolezi, buffer there, woods

Mr. Murphy, 200 ft to north, 50 ft southern boundary

Mr. Foor, clarify sidewalks to 2 units

Mr. Murphy, we will provide these walks, will comply with Maser letter.

Mr. Murphy, paragraph 7, Maser letter, 10ft from surface to driveways, works well with single family homes, with town houses physically impossible cannot comply with that.

Mr. Theodos, can live with that, comment from Utility Department, work out with them

Mr. Barron, own transformer, Mr. Murphy, don't know up to JCPL.

Mr. Foor, no gas lines, Mr. Murphy, yes there is gas.

Mr. Vaccaro, Quick Chek generator, buffer for noise to the back units, Mr. Murphy, 50 foot buffer, aside from closing in generator, nothing to do with it, delivery trucks same, units 1000 ft away.

Mr. Murphy, storm water, agree with Maser letter, look to put in basin long drive off 70, DOT said no, can't comply not much off.

Mr. Theodos, waiver on storm water no problem.

Mr. Murphy, 11 of 20, 12 of 20 Maser, agree, #11 6ft fence around catch basin, cannot have metal JCPL, will do wood, post & rail up to town.

Mr. Liston, post & rail with some mesh over so kids can't get in.
Mr. Murphy. Yes
Mr. Theodos, ok
Mr. Liston, post no trespassing signs, agree
Mr. Murphy, agree with Mr. Theodos, change lighting style, except in JCPL right away, different lights there.
Ms. Brush, recreation field, where will that be, Mr. Murphy, behind building 1, no pool.
Mr. Barron, students, Mr. Murphy, did not do study on that, sales study shows, third room to be office not bedroom, many people work from home, don't see children, young professionals.
Mr. Barron, building sprinklers, Mr. Murphy, yes if required.
Mr. Barron, will you have deceleration lanes on route 70 & 571.
Mr. Murphy, on 70 no working on 571.
Mr. Foor, was any consideration given to affordable units, for 3 bdrm,
Mr. Murphy, some of the 3 bdrm are affordable, Mr. Foor all the 2 bdrm are, consider more 3 bdrm. Mr. Murphy, we are required to break down numbers.

PUBLIC PORTION OPEN: questions for engineer

Hearing none

PUBLIC PORTION CLOSED:

Mr. Shea, John Rea, Traffic Consultant, sworn in and accepted by Board.
Mr. Rea explained study, full access driveway 571 and right in on 70, design to year 2025 required by NJ state., north to 571 and east to 70 that's where the jobs, 82 units considered at peak hours, level of service range from A (high) to F (low), average delay will be B level and D level in afternoon, average delay 28 seconds. Originally had 222 parking spaces where 196 are required, lost 6 to comply with ADA total 216 spaces. 28ft width, 24ft required.
Can park on the street, more than enough parking.
Application made to Ocean County for 571 and DOT for 70, feel we will get approval no problem.
Mr. Jar indicated he wants additional traffic counts of route 571 and 70 intersections and we will provide that to him.
Mr. Shea, site access, Mr. Rea, suggested that there be restricted left turn on 571, that will cause people to go in Quick Chek to turn around, much safer to have turn from our site.
Will comply with Maser letter, 6 handi cap spaces, exceed RSIS 28ft require 24ft.
Mr. Krasky, was Heritage site considered in this study.
Mr. Rea, working with Mr. Jahr on that, don't see all that in ten years.
Ms. Zolezi, through the complex speed bumps or painted walks.
Mr. Rea, no, speed bumps not permitted, only speed humps, don't prefer, think it is fine as is, residents will decide if there is a problem.
Ms. Zolezi, egress is right turn only on 70, Mr. Rea, yes
Ms. Zolezi, speed limits, Mr. Rea 25 mph
Mr. Liston, stop signs at intersection, Mr. Rea, yes
Mr. Liston, like to see stop signs at 4 way intersections also,
Mr. Rea, yes
Mr. Barron, turn radius for fire trucks, Mr. Rea, yes, 28ft
Mr. Barron, how far from Renaissance light, Mr. Rea, 1000-2000ft
Mr. Murphy, 2000 ft.
Mr. Jahr, agree with Mr. Rea, one issue small area 120 ft between Quick Chek and driveway, like to see you match up to your property line.
Mr. Murphy, no problem with OC approval, Mr. Jahr, I will call county engineer if you like.
Mr. Jahr, regarding Heritage, I am on that committee and Heritage will be considered in study.
Mr. Vaccaro, concerned with residents coming in and out, high volume per day out of Renaissance Development
Mr. Rea, Renaissance was included in study, school open
OPEN PUBLIC PORTION: questions for traffic consultant
Hearing none
PUBLIC PORTION CLOSED:

Ms. Zolezi, front entrance, 2 story, Mr. Murphy, front entry, some side end units, most thru front.
Mr. Liston, sq. ft, Mr. Murphy, 2 bdrm, 1160 sf, 3 bdrm, 3000 sf
Mr. Liston, condo ownership, Mr. Murphy, yes
Mr. Foor, driveway are pervious, Mr. Murphy, yes they are.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Ms. Baumeister, seconded by Ms. Brush

Roll Call: Ms. Baumeister-yes, Ms. Brush-yes,

Chairman Barron-yes

Messrs. Foor-yes, Krasky-yes, Vaccaro-yes, Zolezi-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve September 8, 2015 Regular Meeting Minutes by Ms. Zolezi, seconded by Mr. Vaccaro

Roll Call: Ms. Zolezi-yes, Mr. Vaccaro-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

PAYMENT OF BILLS:

Maser

18744 181.25

18745 5,630.95

292331 1,190.00

Liston

86180 1,140.75

TOTAL BILLS \$8,102.45

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes Foor-yes, Krasky-yes, Zolezi-yes

PROFESSIONAL REPORTS:

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Krasky, seconded by Mr. Vaccaro

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:25 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board