

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, NOVEMBER 1, 2010.
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 pm on Monday, November 1, 2010.

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	Absent
Frederick Trutkoff	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
Sanford Krasky	Member	Present
Donald Somerset	Member	Present
David Borowski	Member	Absent
Anthony Tepedino	Alternate Member	Absent
Christina Edwards	Alternate Member	Present
Ed Liston	Attorney	Absent
Christine Faustina	Attorney	Present
Al Yodakis	Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution to approve a Preliminary and Final Site Plan
Minor Sub-Division/Variance Approval
Block 44 Lots 2,3, 5 and part of 4, Hwy. 37 & Northampton Blvd.
Proposed Wal-Mart Store with Garden Center
Applicant Jaylin Holdings, LLC c/o Grunin Properties
Approved September 20, 2010 meeting

Mr. Czekanski commented on size of resolution, 13 page document, biggest ever.

Mr. Krasky questioned changes, in revised resolution given to board members tonight.

Ms. Faustina, cover a lot of detail in case of a challenge, revised sent today was just some word changes, grammar not anything in text of agreement, no changes to original, ok to vote.

Mr. Czekanski, nine meetings, lot to review, first time was 18 meetings.

Motion to approve by Chairman Vaccaro, seconded by Mr. Trutkoff

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

Mr. Czekanski-yes, Mr. Krasky-yes

Mr. Somerset not voting, recused from application

Memorialization of a resolution to approve a Minor Site Plan Change
Additional storage space at club house
Block 52.01 Lot 1&2 Block 52 Lot 3
Applicant Leisure Knoll at Manchester
Approved October 4, 2010 meeting
No Comment

Motion to approve by Mr. Krasky and seconded by Mr. Somerset

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

Ms. Edwards-yes

Mr. Czekanski-not voting, recused, resident of Leisure Knoll

PRESENTATION:

Draft Reexamination Report and Adoption Procedures
Thomas Planning Associates, Andrew Thomas Presenting

Mr. Thomas, explain procedure, required under land use law every six years, six years to this date last time report was adopted.

Five items, some problems in land development, items A-E, Page highlighted, Master Plan amendments, over years, population changes.

October 6, 2007 GIS Map, Consolidated June 2010, Zoning map amended 4 times.

Item C

1. COAH, making changes to regulation, recommendation to adopt now watch for changes, new regulations
2. Recycling, update recycling regulations

Item D

Most important zoning changes, 7-10, changes to Master Plan

Housing, recycling plan, solar & wind energy new regulations, many changes, inherent and benefit use.

Land Use, Ordinance change major one, Cluster Provision, Pineland requirements, allow reduction of lot size for open space (property south of Roosevelt City), affect Pineland Forest Area

Recommendation, to rezone, 51 acre lot across from Town Hall behind Wachovia Bank, town center to multi-family housing.

Also rezone, 26 acre lot, Beckerville 40 to multifamily more affordable housing and allow for sewer.

Mr. Czekanski, changes approved by Town Council, Mr. Thomas, yes, first Master Plan and Land Use.

Mr. Czekanski, lot here by Wachovia was recommended by Council, Mr. Thomas, yes

Mr. Krasky, resolution prepared, third whereas, date wrong, Mr. Thomas no, can change wording from reexamined to reviewed, Mr. Krasky, height restriction should be in there, Mr. Thomas we have not gotten there yet, Mr. Krasky, height restriction should be in there, Mr. Thomas will be addressed on both level of Master Plan and Zoning

Mr. Yodakis, Pineland aware of changes, Mr. Thomas, we will meet with them, they will have to agree with changes, they have not seen this document yet.

Mr. Yodakis, idea of clustering not new.

Ms. Faustina, in regard to COAH requirements can we move forward with this document.

Mr. Thomas, right now we are under court order requirements, not COAH, recommendation is to move forward and wait to see changes.

Mr. Czekanski, do we include a disclaimer, Mr. Thomas revised housing plan would have to be done, town should monitor COAH changes.

Mr. Krasky, are voting on this tonight, confusion, council will be confused also

Mr. Yodakis, broad strokes, on some issues. Mr. Krasky, height restriction should be addressed

Mr. Thomas, not appropriate for this document. Mr. Yodakis agreed

Ms. Faustina, revisions made, Mr. Thomas gave documents and dates, we can make change to wording in resolution.

Chairman Vaccaro, will that satisfy your concerns, Mr. Krasky, yes

Ms. Faustina read change to resolution, paragraph 3, change from reexamined to reviewed by Planning Board, page 10 last line should be Ridgeway Blvd not Manchester Blvd.

Ms. Faustina asked board secretary to e-mail resolution to Mr. Liston's secretary, she will discuss changes and send over resolution with corrections.

OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliff Rd., public should have input on report, don't agree with multi-family housing, no mention of cell tower regulation, we should have zoning for this.

Mr. Czekanski, explain these decisions are made by Council not Planning Board and public does have input at that time at Council meetings.

Mr. Vaccaro, Zoning Board member, you will get these documents.

Mr. Yodakis, Master Plan, reexamination set up for board to look at changes that happened, we don't make the changes. Council and Master Plan hearings before public.

Mr. Vaccaro changes and recommendations go to all the boards.

Mr. Yodakis, nothing changes with what happens here tonight.

Mr. Czekanski, prior to 1990 the Master Plan was only 10 pages and never had any revisions.

Mr. Thomas, 100 pages, this process amended since 1990.

PUBLIC PORTION CLOSED:

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

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

Messrs. Trutkoff-yes, Krasky-yes, Edwards-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve September 20, 2010 Regular Meeting Minutes by Chairman Vaccaro, seconded by Mr. Trutkoff

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

Messrs. Czekanski-yes, Krasky-yes, Edwards-yes

Mr. Somerset not voting, absent, September meeting

Motion to approve October 4, 2010 Regular Meeting Minutes by Mr. Somerset, seconded by Chairman Vaccaro

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

Messrs. Czekanski-yes, Krasky-yes, Somerset, Edwards-yes

Mr. Trutkoff not voting, absent October meeting

PAYMENT OF BILLS:

From October 2010

Mr. Borowski, submitted bill report. Ms. Borthwick read report

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
8443		147.00		
8445	147.00			
8446	804.50			
Liston				
5583	648.00	148.50		
Total	\$ 1,895.00	\$ 295.50		

Motion made to pay bills by Mr. Trutkoff, seconded by Mr. Krasky

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

Messrs. Czekanski-yes, Somerset-yes, Edwards-yes

PROFESSIONAL REPORTS:

PUBLIC PORTION

MOTION TO ADJOURN by Mr. Czekanski, seconded by Mr. Somerset

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:10 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

