

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, NOVEMBER 19, 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, November 19, 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 Courtesy Review

Proposed field lighting

Applicant Lakehurst/Manchester Soccer Association

Colonial Drive South

Approved October 1, 2012

Motion to approve by Mr. Trutkoff, seconded by Mr. Krasky

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

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

Memorialization of a resolution approving an 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

Approved October 1, 2012

Motion to approve 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

APPLICATIONS:

1. 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.

Carried from October 1, 2012 meeting

Peter Licata, attorney for the applicant, we have addressed board concerns, provided lease agreement, have Engineer discuss review letter.

Mr. Joseph Hanrahan, Hammer Engineering Mr. Liston, still under oath.

Mr. Hanrahan agreed to address all comments in T & M review letter

Mr. Yodakis, most are technical issues, not to go thru here, you may want to go thru the environmental issues.

Mr. Licata, regarding fire requests, Mr. Hanrahan, will comply, knock box there.

Mr. Krasky, insurance requirement, are they township responsibility?

Mr. Liston, land lord, tenant, not township.

Mr. Licata, agreed.

Mr. Barron, will any hazardous materials be stored there?
Mr. Licata, no only what would be allowed at all in residential.
Mr. Amoroso, tenants contamination running off to other areas
Mr. Licata restricted use, tenant responsible for clean up.
Mr. Yodakis, you do have a LSRP, Mr. Licata, yes, DEP and NJ Natural Gas, site in final stages of clean up.
Bob Kunz, Environmental Consultant, sworn in and accepted by board
Monitoring wells, ten, no contamination leaving site., to be tested again soon.
Mr. Liston, please tell for all to know, what is LSRP.
Mr. Kunz, licensed site remediation professional, we have been on this property for 18 years.
Mr. Liston, tell us what is on this site.
Mr. Kunz, with NJDEP approval coal tar was brought to this site from Long Branch site of NJ Natural Gas, coal tar, is from the manufacturing of gas. Coal tar was to be used for asphalt. DEP than changed their mind and would not allow coal tar to be used, is a problem now, must remove and site had to be cleaned.
Mr. Liston, was not generated from this site, Mr. Kunz, correct.
Ms. Zolezi, all associated contamination with coal tar, soil contamination, ground water contamination.
Mr. Kunz, TCE in ground water, sampled septic, could have been there and washed out, not explained. No soil contamination.
Public Portion Open:
Hearing none
Public Portion Closed:
Mr. Liston, board has history of site, clean up in final stages, this is an interim use for property which will help the town and provide a use for property owner.
Mr. Czekanski, will clean up be part of resolution, Mr. Liston, no.
Mr. Vaccaro, I would like to see trees along Hwy. 37 to dress up site.
Mr. Licata, we can provide a landscaping plan to the board.
Member of public asked to speak, Mr. Liston explained public portion is closed, but if board allows they can open again to let him speak.
Public Portion Open:
Dan Alyssa, 2064 Route 37, object to application, come before this board many times, always denied. He made a bad investment.
Mr. Liston, what is your business, Mr. Alyssa, Gregory's Seaford
Explained he is mistaken, property before board is on opposite side of Route 37 not near his business.
Public Portion Closed:

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, Zolezi-yes

2. Minor Sub Division Approval
Relocation of common property line
Block 1.39 Lots 1 & 38 Larchmont & Second Avenues
Applicant William & Nicole Cummings

Ken Schlatman, Engineer for the applicant, William Cummings, sworn in, property owner
Mr. Schlatman, move lot line 25 feet in favor of corner property, does not create a variance need. Just making a bigger yard, shed needs to be moved and will be done.
Mr. Yodakis, yes straight forward, no variance issue, or site triangle issue, I do not see any problems.
Mr. Schlatman, I will comply with all T & M comments in review letter.
Public Portion Open:
Hearing none
Public Portion Closed:
Motion to approve 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

3. Variance for Wall Mounted Sign

Proposed sign greater than allowed
Block 108 Lots 3 & 3.38 108 Lacey Road
Applicant AAM Management

Lou Felicetta attorney for the applicant, this application was approved by board September 4, 2012, tenant Save a Lot requires a larger sign, variance required for sign.

20 sq ft allowed, 121 sq ft wall mounted sign proposed

Charles Witczak, Witczak Engineering, sworn in and accepted by board.

Exhibit 1, same sheet as in plans Save a Lot, Exhibit 2 site plan, sign in proportion to store, used elsewhere, feels size works, better visibility.

Mr. Yodakis, for clarification 20 sq.ft. allowed in Pinelands. Is sign internal illumination, Mr. Witczak, yes

Mr. Yodakis hours of operation? Mr. Witczak, hours of site.

Mr. Krasky what are hours of center?, not sure.

Mr. Somerset, how wide is store space?, Mr. Witczak, 31 sq. ft. store.

Mr. Witczak, front 110 sq ft

Mr. Yodakis, it is the anchor store.

Public Portion Open:

Hearing none

Public Portion Closed:

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

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

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

Mr. Trutkoff, left meeting 7:50 PM

4. Preliminary & Final Site Plan

Proposed 2 story medical office building

Block 110 Lot 1 Lacey Road

Applicant HBA Properties, LLC

Harvey York attorney for the applicant, good use for the site and a ratable for town.

Brian Murphy, Engineer sworn in and accepted by board.

Mr. York, location, Mr. Murphy, n.w. corner Lacey and Old Lacey Roads, unusual shape property

Mr. Murphy, 1578 sq ft medical office, 2 story building, adequate parking, variance needed for sign, larger sign, better for visibility and safety.

Mr. York, handi cap parking, Mr. Murphy, we will restripe and provide 8 spaces

Mr. Murphy box trucks only, loading width adequate.

Mr. Liston, medical offices only, not needed, Mr. Murphy, yes

Mr. York, traffic report is on an office building, not medical

Mr. Murphy, yes, medical would have less employees, less traffic

Mr. York regarding bump out, T & M Assoc. requests guard rail, Mr. Murphy, yes, would rather not, very unattractive.

Mr. Yodakis you will have to discuss with Ocean County.

Mr. Murphy, yes we have submitted a plan, we have no comment yet.

Mr. Yodakis, if the county requires it you will have to do it.

Mr. Murphy, yes

Mr. Amoroso, did you consider access from Old Lacey

Mr. Murphy, no, simple entrance/exit only

Mr. York, balance of T & M Assoc. requests, Mr. Murphy, we will comply with all.

Mr. Yodakis, not crazy about parking, if all full, problem with trucks moving thru

Mr. Murphy, we will change turn, no issue

Mr. Yodakis, storm water perk issues, similar across the street

Mr. Murphy, we will remove soil, good soil underneath, Mr. Yodakis, interested to see what OC comes back with.

Mr. Czekanski, 79 park spaces based on what? Mr. Murphy, occupancy.

Mr. Somerset, deed restriction for basement storage, Mr. Murphy, yes, comply with T & M letter, except for guard rail.

Mr. Vaccaro, handi cap spaces, Mr. York 8 total

Mr. Vaccaro, basement is storage only, Mr. York, yes, deed restricted.

Mr. Vaccaro, hours of operation, Mr. York, depends on the doctors

Mr. Barron, 2 story building, fire sprinklers, Mr. York, if required yes.

Mr. Somerset, no hydrant on site but all along 539.

Public Portion Open:

Hearing none

Public Portion Closed:

Mr. Somerset, regarding hydrants, Mr. Barron ok, if within 500 ft.

Motion to approve by Mr. Czekanski, seconded by Mr. Krasky
Roll Call: Mr. Czekanski-yes, Krasky-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Somerset-yes, Zolezi-yes
Mr. Trutkoff not voting left meeting 8:00 PM

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve October 1, 2012 Regular Meeting Minutes by Mr. Barron, seconded by Mr. Krasky
Roll Call: Mr. Barron-yes Mr. Krasky-yes, Chairman Vaccaro-yes
Messrs. Czekanski-yes, Somerset-yes, Zolezi-yes,
Mr. Trutkoff not voting, left meeting 8:00 PM

PAYMENT OF BILLS:

October 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M 17049	\$535.50			
Liston 86139	415.00	243.00		1,107.00
Total	950.50	243.00		1,107.00
TOTAL BILLS	\$2,300.50			

Bill report given by Ms. Borthwick, Board Secretary
Motion made to pay bills by Mr. Czekanski, seconded by Chairman Vaccaro
Roll Call: Mr. Czekanski-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Krasky-yes, Somerset-yes, Zolezi-yes
Mr. Trutkoff not voting left meeting 8:00 PM

PROFESSIONAL REPORTS:

Mr. Liston, update Wal Mart, brief filed on November 16, 2012 Appellate Division. Waiting for hearing date
Mr. Shea filed to deny Perlmutter's appeal, hoping it will be dismissed.

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr. Czekanski, seconded by Chairman Vaccaro

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:15 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

