

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, NOVEMBER 2, 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, November 2, 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	Absent

Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present
David Roberts	Town Planner	Present

PUBLIC HEARING:

Master Plan Re-examination Report Addendum

Dated October 21, 2015

Board member Mr. Foor, conflict with area in report will recuse himself.

Mr. Liston, important to preserve the integrity of the Board's review, leave the dais, no comment at all.

David Roberts, Maser Consulting, Township Planner, same as last year an addendum to the report.

1. Township formed committee charged with looking into zoning changes for economic development, commercial development, bring these recommendations to the board
2. Committee for Heritage Track redevelopment various ways to use site other than what already zoned for aged restricted. April, Affordable Housing, 12/8/15 deadline for plans to be filed with Judge Troncone, fair share plan.
3. Working on AFH now will gather all records most important, at some time have a plan. PRC to Non residential, 571 & 70 MFP-6 east side, maps in report MF overlay, R40-HD3/MF overlay, consider amendment only have MF overlay no HD-3, if board feels more appropriate, may consider a change.

Parcels MF, HD-3 difficult to develop suggest include MF overlay stay HD-3 have MF overlay also. MF6 & MF zoning defines what acres, MF does not have that definition. MF & MF 6 put to all zoning no defining, put definition in front of the ordinance, increase density, change to 10 units per acre.

Also have separate town house, minimum of 50 acres, no explanation for that size. More reasonable size would be 10 acres, so that will be another recommended change. Main points, other smaller issue height 100 ft, too much for town, recommend standard height for all non residential to 3 story height of hospital 100 ft (10 story), in conditional use take height out cap at 3 story plus 40.

Regard to Heritage, master plan to anticipate re-development coming, town center, variety, fiscal analysis being done other than SFD, setting stage to consider redevelopment when it comes before the board.

Mr. Liston, addendum, it is re-examination, Mr. Roberts, addendum to report of April, 2015.

Mr. Krasky, Hwy. 70 needs to be widened. Mr. Liston, we do not have the power, state road.

Mr. Krasky, get the ball rolling with the state, Mr. Liston at the time of the redevelopment we can contact DOT than, if DOT said no, might be a factor in the development.

Ms. Zolezi, I believe it is being addressed now.

Mr. Barron, page 5 COAH or fair housing, are they going with the COAH or fair housing, Mr. Roberts, I could go on forever, going to Affordable Housing Counsel remediation session, explain what number should be, Judge Troncone appointed a regional master to determine the actual numbers, plan ahead to 2025 goes back to 1999. By adopting plan tonight shows court we are working on this.

Mr. Barron questioned major highway, Mr. Roberts major roadway, 571, county roads consider arterial.

Mr. Barron, Wilbur & Brentwood, change to a MF also, problems getting on to 70, leave as highway development.

Mr. Roberts, street separates, small lots acquire all lots, cant' get to 70, no frontage on 70, have to vacate street.

Mr. Liston, street vacation up to town council

Mr. Barron, MF6 to MF10 might be too much, Mr. Roberts, this was in last report, study by committee.

PUBLIC PORTION OPEN:

Rose Trafton, 3101 Wilbur Ave., R40 not HD3, appreciate that. zoning R40 14 acres 10 buildable lots, a lot of houses to access out of there, always accidents now too much traffic, look closer at intersection, fear for safety.

Gwen Lareau, 5 Shorin Way, very upset, too much traffic, think about people already living here.

Mr. Liston, this does not change zoning, it is a recommendation goes to council for approval and then back to Planning Board, this is a first step, does not change anything tonight.

Joe Bigelow, 8 Wycliff, Wilbur danger zone, accidents, police all the time. Town houses bring more children, taxes, low income houses we have already, do not need more.

PUBLIC PORTION CLOSED:

Ms. Zolezi, live here long time, stay with MF6 zone now, oppose to MF10 across the board

Mr. Liston, when you say stay with the MF6 rather than MF 10 across the board, Ms. Zolezi, yes

Mr. Roberts, 2 – combo 6-10, apply 10 to smaller area, wetlands, Mr. Liston, track to track, Mr. Roberts, MF6 already has that, move into definition section.

Mr. Liston, suggest poll of board MF6 more to MF10 leave definition, just have to remove MF10

Mr. Roberts town house section, 8 density town house only

Mr. Barron, 6 units per acres, developers can seek variance for 10?

Mr. Roberts, set at the lowest MF6 number, comes from COAH only recognizes certain numbers.

Mr. Vaccaro, MF6 make impossible to attract development?

Mr. Roberts, not impossible, up density to excellent development, may take longer to develop, did approve one not yet built, not shown yet if 6 is a problem.

Mr. Miller, Renaissance Drive, not HD3 leave as R40, Mr. Roberts, yes

Ms. Zolezi, MF6 to town house rules, does that negate town house rules, Mr. Roberts, good questions, no one has 50 acres. What Mr. Liston said, across the board with MF6 oppose to 8, and compensate for it by reducing acres from 50 to 10.

Mr. Liston, reducing lot size more likely to develop town houses

Mr. Roberts, good point, can have 10-50 acres be 6 and larger parcels than 50 be 8.

Mr. Vaccaro, take last recommendation, proactive for Manchester.

Mr. Liston, minimum town houses, 10 acres, 6 per acres more than 50 go to 8, encourage smaller developers, less density. MF6 across the board 50 acres or more town houses 8.

Mr. Roberts, yes

Mr. Liston, take poll, yes is to approve change in report from 10 to 6, with town house more than 50 acres allow 8 units, no would be stick with 10.

Poll Board

Chairman Barron-yes, Ms. Baumeister-yes, Ms .Brush-yes, Mr. Krasky-yes, Mr. Vaccaro-yes, Ms. Zolezi-yes

Mr. Miller-yes.

Mr. Liston suggest to carry to December meeting, Mr. Roberts will revise documents, board secretary will re-notice exactly the same notice again and cover all.

Motion to carry to December 7, 2015 meeting by Mr. Vaccaro, seconded by Ms. Zolezi

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

Ms. Baumeister-yes, Ms. Brush-yes, Mr. Krasky-yes, Mr. Miller-yes

Mr. Foor not voting, recused from application

MEMORIALIZATIONS:

Memorialization of a resolution approving a Statutory Extension of time previously approved Major Site Plan approval.

Block 46.01 lot 1.01 & 1.03 Hwy 37 Alexander Ave.

Applicant Presidential Gardens @ Manchester, LLC

Approved October 5, 2015

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

Memorialization of a resolution approving a Preliminary & Final Site Plan, proposed 82 town houses

Block 30 & (52) lot 1.01 & (2 and 4) Ridgeway Road

Applicant 3085 Route 571 Manchester Associates LLC

Approved October 5, 2015

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

APPLICATIONS:

Preliminary & Final Site Plan Approval

Proposed Medical Offices

Block 15 Lot 1.02 Hwy 70

Applicant Amayaa Holdings

carried from September 8, 2015 meeting

Board member Mr. Krasky will recuse himself from application and leave the dais.

John Doyle Attorney for applicant, 3 acres site, 12 k, sq ft, great ratable, permitted use. Revision requested by Maser completed, increased buffer, 10x20 parking spaces..

Mr. Liston, will Doctor remain in Lakewood office, Mr. Doyle, no

Bill Stevens, Engineer sworn in and accepted by board, changes made, exhibit A-8 site plan 10/12/15 revised north side of 70, between church and storage. Widen driveway, have right & left turn not to back up traffic, 94 ft., more landscape to buffer to north, 50 ft buffer kept natural, put in additional trees.

Mr. Doyle, professional business, can have recreation, liquor license, less intrusive business. We will widen driveway, left and right up to DOT, our solution is appropriate, don't see a problem.

Mr. Liston, all medical offices, Mr. Doyle, yes, Mr. Liston, tenants require more parking, Mr. Doyle, study show more than enough parking.

Mr. Stevens, Dr. Tarlow does not want high impact practice in building.

Mr. Liston, range comment, Mr. Theodos, can be part of resolution compliance.

Mr. Theodos, letter of October 28th. identified items, items have been addressed nothing further, few small items remaining

Mr. Doyle we will do what is requested.

Mr. Stevens, we will work with Mr. Theodos.

Mr. Foor, east bound on 70 turning in facility

Mr. Stevens, yes, best plan safer plan, up to DOT. Mr. Foor, east bound traffic turn in I did not see that in the traffic report.

Mr. Troutman, Traffic Consultant, sworn in and accepted by board, yes in traffic report calculations, separation helps that situation, not going across.

Mr. Liston, what is the distance, Mr. Troutman 300 ft.

Mr. Liston, size of football field, do not get DOT approval, Mr. Doyle have to come back to board.

Mr. Vaccaro, will you be installing bollards, Mr. Doyle, yes

Mr. Stevens, Mr. Theodos report regarding bollards, conflict with building, curb landscape not necessary, if wanted will do bollards

Mr. Vaccaro, lighting on page 7 of report, Mr. Stevens, doorways, we will provide what Maser has requested.
Mr. Vaccaro, 6 ft fence, Mr. Stevens, yes
Mr. Barron, entrance turn radius for an aerial 44 ft wheel base fire truck, Mr. Stevens yes auto turn accurate.
Mr. Vaccaro, do you have memo from utilities, Mr. Stevens, yes we will comply with that.
Mr. Barron, building fire sprinklers, Mr. Stevens, if required by Building Department.

PUBLIC PORTION OPEN:

Walter Ziemba, 140 Johnathan, concern with left into property, going to stop traffic, many accidents, not left turn into property. 49 parking spaces not enough will have parking in fire lanes, you are giving them a pass on 11 spaces.

Mr. Doyle, more paving, more drainage issues, 49 spaces is more than adequate, studies and past practice.
Mr. Ziemba, this is a CAFRA area, you need a permit.

Mr. Doyle, not needed to submit based on the totality of the application to CAFRA determined permit not needed.

Mr. Ziemba, 245 31 N5C, parking in rear and side of building not allowed in front 248.

Mr. Doyle what are you reading from, Mr. Ziemba, Manchester Twp. Zoning. Church has parking on side.

Mr. Doyle you prefer parking on side, Mr. Ziemba, I prefer no building.

Mr. Doyle, standard under site plan standards not zoning

Mr. Liston, that is correct, Mr. Theodos, citation is correct.

Mr. Ziemba, I used sound decimal for noise on 70, Mr. Liston are you trained to use this equipment?

Mr. Ziemba, no that's why I propose an EIS be done for the noise.

Mr. Liston, you're concerned with noise on 70 this application is not going to bring more noise it will block the homes from some noise on 70

Mr. Ziemba, my house is behind the parking lot, seen on drawing.

Mr. Liston, Route 70 was there when you purchased you house and the right of way there is wider than the pavement, dedicated John Rockefeller right of way, Mr. Ziemba, I understand that.

Mr. Theodos, 120 ft right of way

Mr. Liston, if state decides to widen road sometime, noise will be worse, but noise coming from this site is not an issue and that is what we are addressing now. It is not this applicant's obligation to protect you from noise of Route 70.

Mr. Ziemba, I don't disagree with you.

Mr. Ziemba, what about property values, Mr. Liston, this is a permitted use, Mr. Ziemba, EIS for property values,

Mr. Liston, an EIS does not address property values.

Mr. Ziemba, still needs a CAFRA permit,

Mr. Liston, if it is required applicant will have to apply for as part of our resolution, all county, state and federal agency requires must be complied with as resolution compliance.

Lori Byrant, 128 Johnathan, concerned with visual, pictures buffer shows homes thru trees now, take away more trees, what will it be.

Mr. Liston, not asking for variance on buffer, doing more than required of them, should be less view

Ms. Byrant, 3 years of construction, safety issues, view of 70, if they don't comply or sell property

Mr. Liston, they are doing more than is required of them, property owner must adhere to existing ordinance

Ms. Bryant, if not enough parking will they park on our street and walk thru woods to building

Mr. Liston, that is not going to happen, if parking becomes a problem they will have to come back to this board for additional parking they have the room.

Ms. Byrant, concern with driveway, accidents, church, accidents all the time, many safety issues

Mr. Liston, correct signage will be applied, cannot predict accidents, approvals are up to DOT

Ms. Bryant, safety issues for her home, people coming thru church parking lot now, Mr. Liston suggested put up a fence,

Ms. Byrant, can turn inside property, Mr. Stevens, yes discussed this at last meeting, circulation thru site, do not have to go on 70.

Mr. Barron, dark back there, add lighting, Ms. Bryant, bothered by church lights now.

Patrice Geller, 173 Brandon, distance from church, Mr. Stevens, exit driveway closer to church, 170 ft

Mr. Liston, DOT standards, can't have it too close

Ms. Geller, safe distance, Mr. Troutman, far in access state requirement.

Mr. Ziemba, storm water emergency spillway, your emergency spillway is going into these properties.

Mr. Stevens, we believe we have a sound plan, you are not reading topography correctly, lines show where it is going.

Mr. Ziemba, WAWA in Toms River has 500 cars per hour on to road

Mr. Liston, can't compare office, not a valid analogy.
Mr. Doyle, you do not want a building. Mr. Ziembra, I want it to meet all Manchester codes.

CLOSED PUBLIC PORTION:

Ms. Zolezi, will resolution state must stay medical
Mr. Liston, yes if represented to us as medical in resolution
Mr. Doyle, non-medical does not respond to parking, parking is less for medical, response to ordinance.
Mr. Liston, Mr. Theodos does ordinance make reference to medical or non-medical, Mr. Theodos, no does not.
Mr. Liston no can't permitted use can restrict him to put in engineering language.
Mr. Barron, what if sold, Mr. Liston still office professional
Mr. Doyle low generator of traffic, met all requirements, permitted use, residents need services. If non-medical we would come back to the board for more parking.

Motion to approve by Mr. Vaccaro, seconded by Ms. Brush
Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes
Messrs. Baumeisteer-yes, Foor-yes, Zolezi-yes, Miller-yes
Mr. Krasky not voting, recused

ADMINISTRATIVE SESSION:

- a. October 5, 2015 Regular Meeting Minutes
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve October 5, 2015 Regular Meeting Minutes by Mr. Vaccaro, seconded by Ms. Zolezi
Roll Call: Ms. Zolezi-yes, Mr. Vaccaro-yes, Chairman Barron-yes
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

PAYMENT OF BILLS:

Maser	
17344	231.25
17345	2,760.95
17346	9,614.40
17348	2,103.75
17366	465.00

Liston	
86181	1,001.00

TOTAL BILLS \$16,176.35

Bill report given by Ms. Zolezi
Motion made to pay bills by Mr. Krasky, seconded by Ms. Brush

Roll Call: Mr. Krasky-yes, Ms. Brush-yes, Chairman Barron-yes
Messrs. Baumeister-yes Foor-yes, Vaccaro-yes, Zolezi-yes

PROFESSIONAL REPORTS:

No reports

PUBLIC PORTION: OPEN:

Rose Trafton, 3101 Wilbur Ave, 82 town houses, a medical building, take a closer look at traffic, making a dangerous situation, concern for safety of residents
Chairman Barron, we understand concerns, our hands are tied, what we can allow or not.
Mr. Vaccaro, we asked the same questions, see if this can work, we look at school buses and increase students.
Ms. Trafton, lot of children, not in traffic study, when does it impact.
Mr. Vaccaro, we live in the same neighborhood.

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Krasky, seconded by Ms. Brush
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 9:25 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board