

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, NOVEMBER 6, 2017  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:00 P.M. on Monday, November 6, 2017

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

Michele Zolezi	Chairwoman	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Vice Chairman	Present
Bill Foor	Member	Absent
Archie Miller	Member	Absent
Robert Hudak	Alternate #1 Member	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present
Dan Bloch	Town Planner	Present
Nicole Ashkar	Zoning Official	Present

Recognize Councilmen Sam Fusaro, present.

Swear in Board Member: Mr. Hock, reading oath of office, swore in Robert Hudak, first alternate to Class IV member fill remaining term of Steve Bates.

Review & Comment of Ordinance #17-024 & Ordinance #17-025

Request of Town Council upon first reading October 23, 2017, second reading

Public Hearing & Final Action November 13, 2017

Mr. Bloch, #17-024 CAFRA part of Master Plan reexamination, #17-025 Pinelands portion. 2016 adopted by Planning Board, #17-001 and 002 tried to split CAFRA and Pinelands, so Pinelands had more time for changes they wanted, challenged, so we are cleaning up issues, clean & tight schedules in back, consistent with Master Plan. 17-024 - Created R-20 zone, modified conditions for hospitals, height, amended buffer for applicants simplified townhouses & garden apartments in certain zones with certain conditions, moved to different section not conditional use. 17-025- similar in PL zone, amend townhouses & garden apartments in certain zone, rest the same.

Mr. Barron, had some questions Ms. Ashkar was able to answer all concerns.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Mr. Hock provided Board Members with a resolution which was read into record for both Ordinance #17-024 & Ordinance #17-025 recommend second reading to Town Council.

Motion to approve by Mr. Hudak, seconded by Mr. Vaccaro

Roll Call Vote: Mr. Hudak-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes

Messrs. Barron-yes, Baumeister-yes, Teague-yes

**PUBLIC HEARING: Open Space & Recreation Plan**

Mr. Bloch, 2003 Town went through a long process, plan adopted 2003.

NJDEP grants require every ten years update or you can lose grant program.

I gone through 2003 plan updates incorporated into this plan.

Year 2024 town wants area to look like, longer open space preservation, endanger species, biking & recreation spaces, walks, not change much. 2002, a lot of public meeting for updates now.

NJDEP, land use, land cover, Ocean County Natural Land Trust Fund funding county plan to purchase open space. Ocean County does not have parks in Manchester, does have deed restricted 1000 acres on list to preserve. 24,600 acres preserved for open space, cannot touch.

Town owns a lot of land not preserved not deed restricted, can sell, may want to deed restrict. Natural Resources Wetlands recharge areas, recharge aquifers, critical areas to look at well head protection for contamination from development, DEP map these areas, wild life update mapping very good for endangered species. What lands left unpreserved or private own possibly town can acquire them? Look at list preserved lands, open space lot left to preserve.

Goals same all valid, only rail line, to be reopened? bike trails.

**OPEN PUBLIC PORTION:**

Karen Argenti, Whiting, has Environmental Commission reviewed this plan

Ms. Borthwick, no Commission has met in October report was not complete, they do have report now.

Ms. Argenti, how was report available to public, Ms. Borthwick in Planning Board office and Clerks office.

Hank Glen, Wycliff Rd. 24 acres preserved, enough, we need commercial development, we need to think what we want here, community center at both sides of town. O C has no recreation here, a lot of our money goes to the County.

Mr. Mullin, goals enhance recreation and a community center with fields.

Peggy M 33 Churchill, 2003 plan, comparison goals come out,

Mr. Bloch, yes, goals same some processed not all.

Ms. M climate change & storm water management talked about in plan.

Mr. Bloch, that is a conservation plan not open space.

Ms. Argenti, report on line, why not.

Ms. Borthwick, just a draft, Board first opportunity to comment on report is tonight public hearing will be in December, report will be on line with tonight changes/comments if any for public.

I can supply you with copies if you like.

Mr. Hock, tonight was comment period, no action to be taken.

**PUBLIC PORTION CLOSED:**

**ADMINISTRATIVE SESSION:**

**APPROVAL OF MEETING MINUTES:**

Motion to approve October 2, 2017 Regular Meeting Minutes by

Ms. Baumeister, seconded by Mr. Vaccaro

Roll Call: Ms. Baumeister-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes

Mr. Teague-yes

**PAYMENT OF BILLS:**

Maser

27414 \$ 360.00

27415 280.00

27416 4,065.00

Hock

20485 \$ 455 .00

**TOTAL BILLS \$5,160.00**

Bill report given by Chairwoman Zolezi

Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Hudak

Roll Call: Mr. Vaccaro-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes

Messrs. Barron-yes, Baumeister-yes, Teague-yes

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Larry Lee, Country Walk, recent vehicle into restaurant again, can't make business put in bollards to stop this.  
Mr. Hock, retro fitting property cannot do, unless back before board to site changes we will make changes part of application.

Hank Glen, what about change of ownership

Mr. Hock, no

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:55 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

