

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, NOVEMBER 7, 2011,  
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 7, 2011.

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	Absent
David Borowski	Member	Absent
Christina Edwards	Alternate Member	Present
Ed Liston	Attorney	Present
Al Yodakis	Engineer	Present

Master Plan Amendments

Land Use Plan Element and Population Section Amendments

Andrew Thomas, Thomas Planning, overview of amendments. Chapter 7 Land Use Element, Chapter 4 Population. Primary change is to land use, but also we looked at population change, according to the 2010 Census just released, background section of Master Plan. Ocean County still growing, 2<sup>nd</sup> fastest growing county in state. Manchester population is now 43, 070, up 4,441, 10.6% past ten years. Age being 55-65. Do to new retirement villages. Past few years certificate of occupancy issued have decreased because of fewer new homes being built. All data that was available at this time was included in this update.

Land use more important, Multi-Family, (MF) had the largest number of changes and additions, 4 areas in township. Two areas designated in Manchester as MF, one on south side of State Hwy. 37 and second is located in Beckerville. Two additional tracts that can be developed MF as permitted or optional in non-residential zones.

MF site on Hwy 37, Briar Hill, apartments, second site designated area for MF, Pinelands Village of Beckerville.

Two additional potential multi-family option housing sites are located on Hwy. 37 are the old Nicol Asphalt site and across street from Town Hall behind Wells Fargo Bank.

Nicol site, 25 acres, frontage on Hwy 37. site contains 45.6 acres, vacant for several years, previously utilized 1970-1990 as an asphalt processing facility. Site clean up process was still on going in 2011.

Second site 51.7 acre, wooded site never developed. Included in 1993 Master Plan as a portion of Town Center. Proposed MF to be permitted here as an option to commercial development maximum density of 10 dwelling units per acre with a 20 percent affordable housing component on sites of 30 acres or more. In accordance with Reexamination Report. Suitable for apartments.

One other revision is recommended OR-LI research and light development, south of Hwy 70, south of Toms River, includes OC Landfill, second area, 55 acres, Ridgeway Blvd, Ocean County Garage and offices proposed.

Small change to MI military, just an update to new name for Joint Base.

Last revision is to the PFRA, Pineland sending district, revised to include mandatory cluster provision adopted by Pinelands in 2009. You have an ordinance for discussion tonight, for council to adopt regarding cluster provision. PRFA cluster, 1 acre lots when 2 acres required. PFAS-P proposed cluster, Roosevelt area, 60 acres, 45 lots, 1 acre lot.

PFA-S planning areas provided residential, 20 acres, conform to Pineland septic or on site sewage disposal.

Permanently preserve area around. Working with Pinelands on this, they agree.

Resolution prepared for tonight.

Mr. Czekanski, MF behind bank, 20% affordable housing, explain why so high.

Mr. Thomas, first two rounds with state, township now in third round until affordable housing is resolved we will stick with this for consistency.

Mr. Czekanski, Nicol proposed MF, show me please location on map. Mr. Thomas suitable for apartments, under current regulations.

Mr. Liston, is this presently designated as such in current ordinance, Mr. Thomas not sure.

Mr. Liston what would the density be? Mr. Thomas has not been decided.

Mr. Liston the Master Plan adopted will have more specific details for that site, right

Mr. Thomas, yes

Mr. Trutkoff, question data on income not up to date for 2010. Mr. Thomas census comes out in a rolling basis, population first, this is all the data we currently have.

Mr. Trutkoff, pointed out a type-o on page 7, Mr. Thomas we will correct that.

Mr. Czekanski, the Nicol site, recommendation is that in conformity with surrounding area

Mr. Thomas, yes, but as Mr. Liston stated, the ordinance will have more specifics such as the set backs and so on for the site.

Mr. Barron, shouldn't there be commercial on Hwy. 37

Mr. Thomas can have that as option.

Mr. Barron, commercial brings high ratable and low impact on the town.

Mr. Vaccaro, do we do that now or later

Mr. Thomas, you can do it now.

Mr. Czekanski, any problem putting houses here, with remediation on that site, commercial more in keeping with what is on 37.

Mr. Liston, how much longer for remediation of site?

Mr. Thomas, not sure, still on going, recently checked.

Mr. Krasky, questioned the remediation nature.

Mr. Liston, well it was an asphalt plant.

Mr. Liston, I would agree with Mr. Czekanski, if we have to classify it we should classify as commercial, until we have more information on the remediation

Mr. Liston, I would suggest to carry to next meeting, we are changing the Master Plan, so we would need a new document for the public reflecting what we are changing.

Mr. Thomas, not as overlay, outright commercial?

Mr. Liston, yes, more on clean up may change, board more inclined to commercial

Mr. Thomas I will make changes and have ready before next meeting for review.

Mr. Liston, public should have documents for viewing, carry to next meeting.

Mr. Vaccaro, I concur, any other areas for change?

Mr. Liston, just areas in this report right now, board should stick with that.

Mr. Barron, area behind Wells Fargo, should that not be commercial also, Mr. Thomas yes it is commercial with MF option.

Mr. Liston, need motion to carry, announced to public, this will be carried to the December 5, 2011 Planning Board Meeting, here in court room at Town Hall, 7:00 PM, new draft document will be available for public to review ten days prior to the meeting. No further notice is necessary.

Motion to carry to December 5, 2011 meeting approved by Mr. Czekanski, seconded by Mr. Barron

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

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

Mr. Liston asked Mr. Thomas regarding ordinance changes before board tonight, are any those affected by Master Plan amendments we carried or can we act on these tonight.

Mr. Thomas, no nothing in ordinances that would impact that.

Mr. Liston, general cluster requirement, surface water runoff.

Mr. Liston explained to public, town council has adopted new ordinances on first reading, land use law requires they come here for consideration before their second reading. There is no public hearing here, the public hearing is at the council meeting before second reading.

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

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

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

#### ADMINISTRATIVE SESSION:

#### APPROVAL OF MEETING MINUTES:

Motion to approve October 3, 2011 Regular Meeting Minutes by Mr. Trutkoff, seconded by Mr. Krasky

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

Messrs. Barron-yes, Czekanski-yes, Edwards-yes

PAYMENT OF BILLS:

October 2011

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
11002	477.75			
11003	250.25			
11004	588.00			
11006	1,029.00			
11007	1,205.50			

LISTON

5595		1,242.00		
------	--	----------	--	--

Total	3,550.50	1,242.00		
-------	----------	----------	--	--

TOTAL BILLS \$4,792.50

Bill report given by Ms. Borthwick, Board Secretary  
Motion made to pay bills by Mr. Krasky, seconded by Mr. Trutkoff  
Roll Call: Mr. Krasky-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Czekanski-yes, Edwards-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart trial will start November 15<sup>th</sup>. 10:00 A.M., before Judge Mallard. Permuter vs. Manchester & Toms River Planning Boards, Manchester Twp. Ordinances other issues planning board approvals.

Judge Mallard, no nonsense judge, will plow through this, deal with real issues, none of the nonsense and give us a good decision. Mr. Liston feels we will win.

PUBLIC PORTION: Open

Theresa Lettman, 1401 Broadway Blvd. I am confused, what is the date of the amendment you will approve.

Mr. Liston, December 5, 2011.

Ms. Lettman, will this be a reexamination report, Mr. Liston, yes

Ms. Lettman, I am still confused, I have been trying to get documentation from the clerk's office, they don't know what I am talking about, I keep getting the report of 2010. I want to get this straight, I should ask for the report and the date on the document is?

Mr. Liston, the hearing is December 5<sup>th</sup>. The reexamination is not final until the Planning Board adopts it.

Ms. Lettman, so I should ask the clerk's office for what?

Mr. Liston, it will be a draft document available in Planning Board office for review, it will be a draft because the board may make changes again at the December 5, 2011 public hearing if they choose to before approving and send to town council.

Ms. Lettman, council agenda does not reflect, that, if they are to do second reading on November 28<sup>th</sup>, then I will not be able to see your draft before that is that correct.

Mr. Liston, correct, the draft document will be available ten days before the December 5<sup>th</sup> public hearing of the Planning Board. I suggest you go to Marianne, Planning Board office to review this.

Ms. Lettman, I'll try, if I don't go to the Clerk's office I will not get anything.

Ms. Borthwick, you can come to my office to read draft and then do record request to Clerk's office if you require a copy. I would provide the copy.

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Krasky, seconded by Trutkoff

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:15 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

