

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, DECEMBER 5, 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, December 5, 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	Absent
Frederick Trutkoff	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
Sanford Krasky	Member	Present
Donald Somerset	Member	Present
David Borowski	Member	Absent
Christina Edwards	Alternate Member	Present
Ed Liston	Attorney	Present
Al Yodakis	Engineer	Present

Master Plan Amendments Revised

Land Use Plan Element and Population Section Amendments

Carried from November 7, 2011 meeting.

Andrew Thomas, Thomas Planning, discussed revisions board requested from last meeting. Made necessary changes prepared new draft for Planning Board, Nicol Property not designated as MF. New draft sent to Ocean County Planning Board and Manchester Township Clerk also. Pinelands has granted township an extension.

Public Portion Open:

Hank Glenn, 29 Wycliff, questioned why the town is rezoning certain properties. Mr. Liston explained, not rezoning, board is amending Master Plan.

Mr. Glenn, why is one lot picked. Mr. Thomas, recommendations to revise based on size, location such as major high way and no wetlands. Work on ordinance for specifics.

Mr. Glenn stated he is not happy with conditions at Beckerville now and town is considering expanding there,

Mr. Liston, explained township tried to provide housing for people MF is just a recommendation that's all, decision is up to Town Council., they may or may not take our proposal.

Mr. Glenn, you can make a change, Mr. Liston, yes we can, like the Nicol property, we would like to see clean up completed first, again a recommendation to council.

Mr. Glenn, this is public's chance to make comment, Mr. Liston, yes

Mr. Glenn, piece on Ridgeway Blvd, residential, to light industry, Mr. Thomas, county property.

Mr. Glenn, you are going to rezone to allow county to build their garage in a residential zone.

Mr. Liston, public use, county owns that property, large buffer, server restrictions.

Mr. Thomas, large area 55 acres. Mr. Glenn, don't agree with it. Mr. Liston, take up issues with council.

Mr. Glenn, more apartments in town center, will bring more children and more schools needed, Mr. Liston the board can not zone out children. We are still required to have more affordable housing, don't have to deal with COAH any longer, trying to be a little pro active. Apartments such as Briar Hill bring people that service town such as nurses, police, and teachers.

Darin Cross, 1300 Scranton Ave., complained no one from Whiting sits on this board, does not feel Whiting is being represented here. Does not want to see any further building, a lot of problems at Briar Hill your not aware of., not what you say, police are there all the time, drugs, break- ins, now you are going to bring this out to Whiting. Questioned ownership of property, Structure Management. Did they pay for these studies.

Cluster building is not good for residents or environment.

Mr. Thomas explained Cluster housing.

Mr. Liston, Pineland regulates, Cluster building preserve more open space, we are obligated by Pinelands to do this, to have Master Plan certified.

Mr. Cross, increase taxes, no services, if you guys would like to pick up my recycling, Mr. Liston, has nothing to do with this.

Mr. Cross, this will bring more kids, more schools

Mr. Somerset, lot size is one acre, no increase in number of homes.

Mr. Cross, just have to say you have no one from Whiting and you should have people that live in town, you have the Mayor of Lakehurst, Mr. Liston, no Mayor of Lakehurst, all Manchester residents.
Mr. Czekanski, must state, we don't represent any part of town, we represent entire township, does not matter where we live. No one from Whiting now because no one applied when we had an opening.
Mr. Cross, well your making decisions for Whiting and you have no one representing Whiting, you have someone representing Lakehurst, Mr. Liston, no we are just Manchester.
Mr. Somerset, we have had board members in the past that lived in Whiting section of town, Mr. Staples, Mr. Pigott
Ms. Borthwick explained if anyone interested in serving on any board, need to just send a letter to the Mayor, we are currently in need of members for this board.
Mr. Liston suggested to public to send letter requesting consideration for the board.
Mr. Czekanski, if you do consider serving on the board, you serve the entire town not just Whiting.
Mr. Cross, I don't want any more building going on in Whiting.

Arthur Douglas, 1720 Newark Ave., lived on Zeppelin with my parents next to where the cluster building is planned, live in Whiting for the rural look, I want to keep same quality of life. Add more development, more taxes being raised to maintain streets change our way of life. Last month you all voted to raise taxes.
Mr. Liston, again required by Pinelands Commission.
Mr. Douglas, killing endangered species.
Mr. Liston, try to explain Pinelands regulations protect environment and species, that's their job, more area is preserved.
Mr. Douglas you can stop this right now.
Mr. Liston, we don't have to power to stop something the Pinelands mandates.
Mr. Thomas, they are going to preserve 650 acres around Roosevelt City.
Mr. Liston explained again, board mandated by the state.
Mr. Thomas we are required by Pinelands to do cluster.
Mr. Somerset, that was a new requirement right, Mr. Thomas, yes
Mr. Thomas, this does not mean developers will develop all this property.
Mr. Czekanski, this makes it more difficult to develop
Mr. Thomas, most of it deed restricted, density stays same.
Mr. Douglas, sorry for asking silly questions, Mr. Liston, no good questions, you did well.
Mr. Douglas we will fight this else where.

Theresa Lettman, 1401 Broadway, Pineland mandated this yes, Manchester's ordinance is different, from all 37 ordinances in Pinelands, this is designated sending and receiving. You are designating what will be developed.
Mr. Thomas we worked with Pinelands for two years.
Mr. Liston, make clear for public, this was two years of hard work with Pinelands
Mr. Somerset, appears receiving areas are on border of R.C., Mr. Thomas, yes
Mr. Thomas if a developer comes in with two or more units, he will have to cluster.
Mr. Liston, Pineland Preservation and Pineland Commission do not always agree with each other.
Ms. Lettman, submitting report from 2003, brought in expert 2003-2007. Opposed to any development south east of Harry Wright Blvd. Board can do that. Gave report to board.
Mr. Liston, Pinelands does not agree with you, Ms. Lettman, yes.
Mr. Liston we are governed by Pinelands, not your board.
Ms. Lettman, Pinelands has not taken a stand on this.
Mr. Liston, do we have support from Pinelands, Mr. Thomas yes
Ms. Lettman in writing? Mr. Liston, not in writing now.
Ms. Lettman, you don't have to allow bonus cluster, you have option to include bonus density, can be more restricted than CMP.
Mr. Liston, disagree does not belong in plan, belongs in the ordinance, take it up with council.
Mr. Thomas part of the rules to have bonus density.
Ms. Lettman, Ridgeway Rd, residential, regional growth area, where are the units going to go?
Mr. Thomas, can't answer that, does not belong in Master Plan
Ms. Lettman, Beckerville allow 75 more units, more than allowed in CMP, Mr. Thomas it is an existing development.
Mr. Liston, you are telling us we are not allowed to do this, Mr. Thomas, Pineland is in agreement with intent to expand if sewer can be replaced.
Mr. Liston and Mr. Thomas, if Pineland said no to this, we would not do it.
Ms. Lettman, Pineland is asking you to increase Beckerville, affordable housing not by transportation or jobs, next to a growing military base.
Mr. Liston, we do not have COAH, all up in air, follow led of Pinelands, hope for the best.
Robert Taylor, 301 Scranton, again preserve land, developer is going to come in and clear cut it.
Mr. Liston, no development is proposed, still one acre lot.
Mr. Taylor, clear cut as in past.
Mr. Liston can not just clear cut.
Close Public Portion:
Mr. Somerset, Ocean County site surrounded by residential, Orgo-Thermit and Reid, Ridgeway Blvd is a county road.
Mr. Liston, county does what it wants to do, hopefully county will live within the parameters we set.

Mr. Krasky, we are mandated by Pinelands, Mr. Thomas most of changes are in Pinelands

Mr. Liston, recommend adoption need motion for resolutions. Resolutions reviewed, ok.

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

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

Mr. Somerset-yes, Ms. Edwards-yes (Mr. Trutkoff left meeting 7:55)

Mr. Liston regarding Cluster Ordinance not a public hearing, recommend adoption or not, send to council for public hearing and second reading.

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

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

Mr. Czekanski-yes, Mr. Krasky-yes, Mr. Somerset-yes, Ms. Edwards-yes
(Mr. Trutkoff left meeting 7:55)

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve November 7, 2011 Regular Meeting Minutes by Mr. Czekanski, seconded by Mr. Krasky

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

Ms. Edwards-yes (Not voting, Mr. Somerset absent from meeting)

PAYMENT OF BILLS:

November 2011

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M 11005	122.00			
LISTON 5596	148.50	438.75		1,653.75
Total	270.50	438.75		1,653.75

TOTAL BILLS \$2,363.00

Bill report given by Ms. Borthwick, Board Secretary

Motion made to pay bills by Mr. Czekanski, seconded by Mr. Somerset

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

Messrs. Krasky-yes, Edwards-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart trial is complete, waiting for decision from Judge Mallard, hope by the end of the year.

PUBLIC PORTION: OPEN, Hearing None

PUBLIC PORTION CLOSED:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

