

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, FEBRUARY 1, 2010,
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 pm on Monday, February 1, 2010.

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

MEMORIALIZATIONS:

Memorialization of a resolution for an Administrative Approval for a proposed additional 500 gallon fuel tank.

Block 38.101 Lot 16 Rout 70

Applicant Leisure Village West Association

Approved January 4, 2010 meeting

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

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

Messrs. Trutkoff-yes, Czekanski-yes, Somerset-yes

Mr. Krasky not voting, recused from application resident of Leisure Village West.

APPLICATIONS:

Administrative Approval for a proposed fence

Enclose vehicles, required by Police Department

Block 72.01 Lot 14.01, 2444 Ridgeway Blvd., Ridgeway Industrial Park

Applicant All Hours Towing

Mr. Seems, attorney for the applicant, fence required by Manchester Police Department for impound yard towed vehicles.

Mr. Yodakis, no report on this, straight forward request, 40 x 60 area, left hand side of property, height 8 feet, no problems with this request.

No comments from board members.

Public Portion Open: Hearing None, Public Portion Closed

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

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

Messrs. Trutkoff-yes, Czekanski-yes, Somerset-yes, Borowski-yes

Preliminary and Final Site Plan Approval

Minor Sub-Division/Variance Approval

Block 44 Lots 2,3,5 and part of 4 Hwy.37 & Northampton Blvd.

Proposed Wal-Mart Store and Garden Center

Applicant Jaylin Holdings, LLC c/o Grunin Properties

Carried from January 26, 2010 Special Meeting

Mr. Shea for applicant, allowed Mr. Gasiorowski to speak.

Mr. Gasiorowski, asked if Mr. Shea felt he would finish or come close to finishing tonight, if not he would like to leave do to his eye condition and no cross examination will take place tonight.

Mr. Shea, all witness not here tonight, I plan to have planner and operation manager for the next meeting, I will not give Mr. Gasiorowski permission to leave.

Mr. Liston, no cross examination will take place until entire case is complete, will not be completed tonight.

Mr. Shea, I would renew motion for Mr. Perlmutter to appear before this board, I will submit brief.

Mr. Liston, end of meeting and copy Mr. Gasiorowski.

Mr. Gasiorowski left 7:15 PM.

Mr. Shea, Exhibit MA-17-18-19 Traffic Study, and MA-20 CD marked in by court reporter.

Mr. Robert Rogers, Orth-Rogers, traffic planners, sworn and accepted by board. (sworn in by court reporter)

Mr. Rogers referred to site plan MA-2, Route 37 and Northampton Blvd. jug handle, Executive Drive, 3 access points, right turn in right turn out to Route 37, 2 access points on Northampton, north of store, rear access for trucks. Governed by NJDOT, they determine what changes we can make at intersection. NJDOT access code, new trip generation manual, How much traffic will be generated by trips, pass by trips, new trips, total trips, 1/3 of traffic already exists on the road, existing Wal-Mart store counted, smaller store.

Mr. Liston, will that store close, Mr. Rogers, yes that has been indicated to me. Mr. Liston, is that factored in, Mr. Rogers does not affect my figures we base it on square footage.

Mr. Rogers, the new WaWa under construction, we have benefit of their traffic study also, 76% of their traffic will be pass by traffic, impact quiet small.

New trips, 2 hours, weekday evening peak hour, Saturday peak hour, evening 335 in bound, 350 outbound, Saturday 473 in bound 437 outbound, these are new trips, pass by trips would be greater. Saturday highest peak for shopping, but traffic volume less on Route 37 and Northampton.

NJDOT traffic report, 9/2004- exhibit MA-18, down 5% from 2004, site smaller now less volume, DOT uses 10 mile radius. 2000 year census, last one completed. Large area of study, Colonial, Buckingham, Commonwealth, Northampton Bimini, St. Catherine.

School buses, go thru intersection end of day returning, no passengers, counted per light change, most q'ued 12, no peak summer, no peak xmas.

Trip distribution from west, inbound 27% turn right, east 54%, reverse jug handle cross over, 18% straight across, 20% leaving site turn right to turn out, 80% of traffic exit on Northampton

Route 37, 2% growth rate from DOT. Capacity analysis measures levels of service, measures all that effect traffic, lights, turn lanes, trucks, buses, most important for intersection, counts only in clear weather, levels of service for access approval. Township can request study and changes for intersection.

Mr. Liston, levels of service with no building and with center there before you mitigate, so we have something to judge the effects before mitigation.

Exhibit-MA-18 no build, evening rush hour left Northampton turn F- 425 second delay, that's bad, straight across Level C, Route 37 Level B 16-17% delay. Saturday left turn 72 seconds delay E

Mr. Rogers, do not have graft with mitigation MA-17 traffic improvements proposed second level of mitigation.

Mr. Liston, this plan from last hearing, Mr. Rogers you did see this plan, explain how we got here, because of board and public we took another look. New right turn lane to go Northampton, separate lanes thru traffic does not get caught up with Wal Mart traffic. Request for dual left turn lanes, pavement has loops in that detect metal, determines how much green time you will have so traffic does not back up. Close to getting approval from NJDOT, stopped because of snake, DOT 10/9/2009 wanted new counts site smaller 2 % less volume

Refer to letter 11/10/2004 MA-19 Matt Rutt refers to intersection Commonwealth & Ridgeway, Commonwealth & Northampton, levels of service and capacity on both, no improvements or mitigation required for these intersections.

Years ago township obtained money from DOT for improvements there, perhaps of crash history, proposed right turn lane, no improvements ever made, client will contribute their share to improve Commonwealth and Northampton.

Mr. Shea, Mr. Yodakis's report cover most issues regarding traffic and off site also, Mr. Rodgers, yes.

CD presentation, exhibit MA-20, Mr. Rogers, model Route 37, Northampton proposed improvements.

Right turn on Northampton, relocation of site side jug handle, show traffic moving thru intersection with light changes on Route 37 and Northampton, software allows us to speed up traffic to see difference, also shows bus traffic.

Mr. Liston, see Saturday peak, Mr. Rogers, yes I can show that, more traffic for Wal Mart, less base traffic on Saturday.

Ten minute recess 8:30

Mr. Shea suggested Kim be recognized and sworn in.

Kim Robertson, operate computer sworn in and accepted.

Mr. Rogers all improvements evening rush hours, graft level of service C Route 37 D Northampton, delays of 44 seconds south and 53 seconds north.

Mr. Liston, after all improvements no F, Mr. Rogers, no F

Mr. Borowski, simulation right turn proposed Wal Mart, asked to see again, questioned radius

Mr. Rogers, not engineer radius

Mr. Borowski, base on actual speed limit, Mr. Rogers, yes assume slower driver to one red light.

Mr. Borowski, peak 4:15 to 5:15 do you have buses, Mr. Rogers, no buses are not in peak time, wide to four lanes, 137 count, most went straight across, end at 4:10.

Mr. Somerset, study of Commonwealth & Northampton and Commonwealth & Ridgeway intersections no build to after build level of service, don't understand how traffic will impact those areas, Mr. Rogers MA-17 2004 Letter Matt Rutt, table 111 and table 1V no build, full build, mitigation .

Mr. Rogers, Commonwealth and Northampton north bound 6% increase in delay, 25-31 seconds still C, south bound longest delay C-D 28-36 seconds.

Mr. Yodakis, crash history there, we had considered addition improvements as right hand turn lanes, did receive DOT funds, improvements have not been made yet, other intersection Commonwealth and Ridgeway, improvements have been made since last application, numbers there are better.

Mr. Czekanski, going south on Northampton I see a problem because of WaWa, Mr. Rogers, no won't be a conflict, they will benefit by our improvements.

Mr. Barron, how far back from intersection do you start new lane. Mr. Rogers looking for info.

Mr. Krasky, have you considered summer traffic, Mr. Rogers, yes we do summer for every figure.

Mr. Trutkoff, from WaWa onto 37 do you see a problem, Mr. Rogers, addressed by WaWa traffic study, our third lane will not begin until after WaWa.

Mr. Yodakis, buses stacking thru jug handle additional stacking lane & by pass right turn no problem, Mr. Rogers double left turn, big help.

Mr. Yodakis, traffic from WaWa not considered in this, do you see any problems

Mr. Rogers, no the new trip increments not very big numbers

Mr. Listen, Mr. Shea please provide a list of exhibits to board secretary

Mr. Shea, yes

Mr. Shea, while on this point, want it agreed Angela Angbuono is confirmed certified for this hearing, problem last time with Mr. Gasiorowski, Mr. Gasiorowski wants a transcript, I have not problem providing him and Mr. Bezdecki as long as understood she is certified as official transcriber.

Mr. Listen, circulate letter, Mr. Shea, yes

Mr. Moonan, exhibit MA-22 sign package, color rendering 2/1/10, site signage & statue not to scale

MA-23 also, Wal Mart sign close to property line, Northampton Square sign brick match statue, TR side Pylon sign

Mr. Liston, variances needed, Mr. Moonan, yes, number, setbacks, size.

Mr. Yodakis, Wal Mart is internal illuminated, how is statue lit, flood lights, Mr. Moonan, yes

Mr. Shea, March 1st meeting, operations manager and planner to testify, all experts to present cross if problem will go to next meeting.

Mr. Listen, order to be way you presented to us, Mr. Shea, yes.

Mr. Listen, time 9:30

ADMINISTRATIVE SESSION:

Motion to approve January 4, 2010 Regular Meeting Minutes by, Mr. Trutkoff, seconded by Mr. Barron

Roll Call: Mr. Trutkoff-yes, Mr. Barron-yes, Chairperson Vaccaro-yes

Messrs. Czekanski-yes, Krasky-yes, Somerset-yes

Mr. Borowski not voting absent from January 4, 2010 meeting.

PAYMENT OF BILLS:

From January 2010

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
162288	669.50			
163234		110.25		
163263	238.50			
Liston				
86126	594.00	823.50		310.50
Total	\$1502.00	\$933.75		\$310.50

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

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

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

PROFESSIONAL REPORTS:

None

PUBLIC PORTION:

Open, Hearing

Mr. Liston, have reviewed this ordinance, changes in zones allow horses on five acres or greater, veterinary or kennels in business zones, changes in conditional uses to permitted uses, and rezone portion of Lacey Road from office professional to business, these changes have been recommended by Tom Thomas, Township Planner.

Mr. Yodakis, no major changes, discussion with Tom Thomas, Pinelands will have to approve these changes.

Mr. Czekanski is this our normal review, Mr. Liston, no request by council.

No further comment, board feels there are no objections or further recommendations to suggest to council, secretary will provide memo with same to council.

Mr. Liston call for motion to recommend council adopt changes.

Motion to approve by Chairperson Vaccaro, seconded by Mr. Borowski

Roll Call: Chairperson Vaccaro-yes, Mr. Borowski-yes

Messrs. Barron-yes, Trutkoff-yes, Czekanski-yes, Krasky-yes, Somerset-yes

PUBLIC PORTION:

Open hearing none

Closed

ADJOURMENT:

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

ALL IN FAVOR

NONE OPPOSED

Respectfully Submitted

Marianne Borthwick
Secretary to the Board