

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, FEBRUARY 1, 2016  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairperson Michele Zolezi at 7:00 P.M. on Monday, February 1, 2016

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	Absent
Michele Zolezi	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
Joan Brush	Member	Absent
Bill Foor	Member	Present
Sanford Krasky	Member Pro Tem	Present
Archie Miller	Alternate #1 Member	Present
Steve Bates	Alternate #2 Member	Present

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

MEMORIALIZATIONS:

Memorialization of a resolution approving a Preliminary & Final Site Plan Approval, Proposed 76 unit age-restricted garden apartment development.

Block 83.01 Lot 7.03 1110 Highway 70, Willows at Whiting

Applicant Ingerman Development Co. LLC

Approved January 4, 2016

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

Roll Call: Mr. Krasky-yes, Mr. Vaccaro-yes, Vice Chairperson Zolezi-yes

Messrs. Baumeister-yes, Foor-yes, Miller-yes, Bates-yes

APPLICATIONS:

Minor Sub-Division approval, proposed 3 residential lots

Block 66 Lot 1 3213 Hwy 547

Applicant Breeders Walk LLC

Ray Shea, attorney for the applicant, minor sub division, no issue.

Ian Borden, Engineer sworn in and accepted by board.

3 lots, Manchester/Jackson border line, R15 zone, Pinelands, allow 1 acre. Septic no sewer. No variance needed, will comply with Maser request in report.

Mr. Theodos, applicant agrees to all conditions in my letter, no issues.

Mr. Liston, minor sub, no variances, public portion not required but board always allows comment.

Vice Chairperson Zolezi open public portion.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Vaccaro, seconded by Mr. Miller  
Roll Call: Mr. Vaccaro-yes, Mr. Miller-yes, Vice Chairperson Zolezi-yes  
Messrs. Baumeister-yes, Foor-yes, Krasky-yes, Bates-yes

ADMINISTRATIVE SESSION:

- a. January 4, 2016 Organization Meeting Minutes & Regular Meeting Minutes
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve January 4, 2016 Organization Meeting Minutes by Mr. Krasky, seconded by Mr. Vaccaro

Roll Call: Mr. Krasky-yes, Mr. Vaccaro-yes, Vice Chairman Zolezi-yes  
Messrs. Baumeister-yes, Miller-yes, Bates-yes  
Mr. Foor not voting absent from January meeting

Motion to approve January 4, 1916 Regular Monthly Meeting Minutes by Mr. Krasky, seconded by Mr. Vaccaro

Roll Call: Mr. Krasky-yes, Mr. Vaccaro-yes, Vice Chairperson Zolezi-yes  
Messrs. Baumeister-yes, Miller-yes, Bates-yes  
Mr. Foor not voting absent from January meeting

PAYMENT OF BILLS:

Maser		
25400	930.00	
25401	1550.00	
25402	887.50	
25404	9627.50	
25405	346.25	
17985	542.50	11,403.75 escrow

Liston		
86184	1633.50	283.50 escrow

TOTAL BILLS \$ 16,826.75

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

Roll Call: Mr. Vaccaro-yes, Mr. Krasky-yes, Vice Chairman zolezi-yes  
Messrs. Baumeister-yes, Miller-yes, Bates-yes

PROFESSIONAL REPORTS:

Vice Chairperson Zolezi, sub- committee, Heritage Redevelopment, moving along, positive program, draft will be distributed to board soon,

Mr. Vaccaro, update on Wal Mart  
Mr. Liston, coming back this year, new plans.

PUBLIC PORTION: OPEN:  
Hearing None

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Ms. Zolezi, seconded by Mr. Vaccaro  
ALL IN FAVOR  
NONE OPPOSED

ADJOURNMENT: 7:25 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

