

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MARCH 2, 2015,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson William Barron at 7:00 P.M. on Monday, March 2, 2015

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

MEMORIALIZATIONS:

None

APPLICATIONS:

None

Hearing no memorializations or applications board moved to administrative sessions for board business.

ADMINISTRATIVE SESSION:

Amendment to Settlement Agreement between Manchester Township, Manchester Planning Board and Heritage Minerals, Hovsons, Inc. Dated November 18, 2005

Mr. Liston explain long time litigation, development of Heritage Mineral tract, approval for development of homes on certain acres. Come to the attention of the NJDEP that 45 acres of this site is polluted with radioactive tailings and can never be developed or at least not in the foreseeable future. What we are being asked is to substitute 45 clean acres on site for the contaminated acres. This will have to be passed by Town Council for agreement is also with Township.

John Pagenkopf, Vice President of Development, Hovsons, present for Chad Warnken, Attorney.

Mr. Pagenkopf explained area is a result of mining, natural result not a radioactive dump. Back than options were to move off site by truck 150 per day for 3 years, most expensive plan to mix with sand and leave on site. No longer in NJ threshold, if this were in Pennsylvania this would be just sand. We want to substitute acres, when area is selected we would come back to the board for location approval.

Mr. Liston, this does not change the number of units on acres, just a swap tainted for clean.

Mr. Pagenkopf, yes.

Mr. Krasky, how much impact will this have on area to be developed, Mr. Liston, they would have to come back to the board when ready, 45 acres has not been identified yet.

Ms. Zolezi, 45 acres deed noticed and given back to state as part of your agreement.

Mr. Pagenkopf, 7000 acres, 6000 deeded to state, 1000 to develop, 45 acres will be deed restricted but maintained by Hovsons, we don't want to give the state contaminated area, first step is to modify agreement with town and then modify agreement with state, 45 acres out of 6000 acres.

Ms. Zolezi, 45 acres will be maintain by Hovsons and continue to be modified, Mr. Pagenkopf, yes

Mr. Barron, asked Mr. Pagenkopf position with Hovsons, Vice President of Development, meeting with DEP, Town, etc.

Ms. Zolezi, 45 acres not identified yet, Mr. Pagenkopf, will be up land contiguous acres, don't want to spend a lot of money mix soil and sand, so we want approval now, if needed we will come back to the board when 45 acres is selected.

Mr. Liston, clarify the 45 acres substituted will come out of the 6000 acres dedicated to the state and it is up to the state to say it is ok.

Mr. Pagenkopf, yes will transfer all, apples to apples.

Mr. Liston, you will work out with state for parcel and come back to the board for approval.

Mr. Pagenkopf, yes, everyone on board.

Mr. Krasky, no homes around lake, Mr. Pagenkopf, no public bike trails things of that nature.
 Mr. Vaccaro, explain the testing blend, Mr. Pagenkopf we did a pilot test to show the state we can mix sand properly, we had some hi cups, corrected problems, plan now going to Trenton for approval, hope to start in June.
 Mr. Theodos, no impact on township just seems to be an exchange, 45 acres remediation and used open space/recreation, what assurance will town have of that.
 Mr. Pagenkopf, in settlement agreement, no commercial.
 Mr. Liston, doubt the town would accept dedication of property to town, would have to be maintained by Hovsons
 Mr. Pagenkopf, I would agree
 Mr. Vaccaro, buffer area from contamination to area of development, Mr. Pagenkopf, to be determined, part of work plan with the state, develop set-backs and buffers.
 Mr. Liston, that plan you will bring to board before chosen, Mr.Pagenkopf, yes, like to make it part of the re-development plan with the board.
 Ms. Zolezi, importing sand, Mr. Pagenkopf, on site have plenty.
 Motion to approve by Mr.Vaccaro, seconded by Ms. Zolezi
 Roll Call : Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes
 Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes,

APPROVAL OF MEETING MINUTES:

Motion to approve January 5, 2015 Organization & Regular Meeting Minutes by Mr. Vaccaro,
 Seconded by Ms. Zolezi
 Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes
 Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes,

PAYMENT OF BILLS:

Jan-Feb 2015

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
6102		76.50		
8693	382.50			
1448	497.25			
7222	118.52			
8717	497.25			
4012	38.25			
4011	306.00			
TOTAL	1,916.27	76.50		
Liston				
86172	54.00	202.50		
86173	13.50	418.50		40.50
TOTAL	67.50	621.00		40.50

TOTAL BILLS \$2,645.27

Bill report given by Ms. Zolezi
 Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Brush
 Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes
 Messrs. Baumeister-yes Krasky-yes, Foor-yes, Zolezi-yes

PROFESSIONAL REPORTS:

Mr. Liston, we will be hearing Re-examination Report again at April meeting
 NJ Planning Officials will not allow class for new board members to be here, but I have been asked to teach class again.

PUBLIC PORTION: OPEN:
Hearing none, public portion closed

PUBLIC PORTION CLOSED

MOTION TO ADJOURN: by Mr. Krasky, seconded by Ms. Brush
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT:
7:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board