

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MARCH 5, 2012,
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, March 5, 2012.

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	Absent
Donald Somerset	Member	Present
Christina Edwards	Member	Present
Michele Zolezi	Alternate Member	Present
Christine Faustina	Attorney	Present
In for Ed Liston		
Al Yodakis	Engineer	Present

APPLICATIONS:

Extension of Time Request, Approval

Proposed Office/Retail Building

Block 90 Lot 9 Pinewald-Keswick & Schoolhouse Rd

Applicant Kokes Family, LP

Approved January 6, 2009, subsequently extended to February 12, 2012

Harvey York, attorney for applicant, previous extension running out, do to economics we need to ask for another extension. Under extension act technically it is not required, but Pinelands does require an extension approval by board that is why we are here.

Open Public Portion: hearing none

Close Public Portion

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

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

Messrs. Trutkoff-yes, Somerset-yes, Edwards-yes, Zolezi-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve February 6, 2012 Regular Meeting Minutes by Mr. Trutkoff, seconded by Mr. Barron

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

Messrs. Somerset-yes, Edwards-yes, Zolezi-yes

Mr. Czekanski not voting, absent from February meeting.

PAYMENT OF BILLS:

February 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
14795	1,124.50			
14796	391.00			
14797	107.25			
LISTON				
74478		216.00		67.50
Total	\$1,622.75	\$ 216.00		\$ 67.50
TOTAL BILLS	\$1,906.25			

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. Barron-yes, Trutkoff-yes, Edwards-yes, Zolezi-yes

Chairman Vaccaro asked for comment on Municipal Land Use and Development Regulations Chapter 245, changes being considered by Town Council, ask board for comment.

Ms. Faustini, explained changes are to reflect request by court regarding Perlmutter vs Manchester Twp./Jaylin Holdings. Clarify shopping centers, shopping plaza and neighborhood shopping centers.

Mr. Yodakis, also modify construction specifications, bike path, sidewalks.

Mr. Yodakis, just looking for comment if any, I will speak to township attorney regarding this.

Board does not have any concerns with changes.

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

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

Messrs. Trutkoff-yes, Czekanski-yes, Edwards-yes, Zolezi-yes

PROFESSIONAL REPORTS:

Mr. Yodakis, regarding Breeders Walk, original approval 2003, 67 sub division mostly in Jackson. Extension granted in May, 2009. Pinelands made them make revisions on storm water management in Jackson, drainage pipe down county road into Manchester. Don't see any significant change to Manchester. Pinelands wants a letter that there are no changes to our land use, original approvals.

Mr. Yodakis with board approval will write letter to Pineland Commission regarding changes.

Motion to approve by Mr. Barron and seconded by Mr. Somerset

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

Messrs. Trutkoff-yes, Czekanski-yes, Edwards-yes, Zolezi-yes

Ms. Faustini, no new news on appeal for Wal Mart

PUBLIC PORTION: OPEN

Jim Hankins, Pine Lake Park, Zoning Board of Adjustment board member, but speaking as a resident, not behalf of ZBA. Discussed his letter of March 5, 2012 submitted to Township Administration and Planning Board regarding approval of undersized lots (75x100) in Pine Lake Park, referred to Dallmeyer case, think that each case should be considered on their own circumstances. Zoning board recently denied an applicant of such a variance. Mr. Hankins explained this would be appealed, board hears many such applications and grants variances to builders to build large homes on undersized lots. He is looking for a solution to this problem, I don't know what this answer is.

Ms. Faustini, explained the Dallmeyer decision that is always referred to in these cases, was very well written, and can't be changed. Are you asking zoning change, that we allow undersized lots

Mr. Hankins, yes is that the answer, or whatever is legal. I think we should look into zoning changes to correct problem, I don't know what the answer is. Should the township enforce the 100 x 100 zoning

Mr. Hankin, Mr. Secare is looking into this with Mr. Thomas, Planner

Mr. Czekanski, are you here as a board member, no, citizen

Ms. Faustini, it is good that you have the town planner looking into this. This would be the way to go.

Mr. Barron, did Mr. Thomas give you some time frame on this. Mr. Hankins, no

Ms. Borthwick, read e-mail from Mr. Thomas that he is working on this problem

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Trutkoff, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 7:40 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board