

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, March 7, 2016
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 7, 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	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	Present
Steve Bates	Alternate #2 Member	Present
Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present
David Roberts	Town Planner	Present
Nicole Ashkar	Zoning Official	Present

David Roberts, Township Planner, delayed, Chairman Barron, we will move on to administrative business while waiting for Mr. Roberts.

MEMORIALIZATIONS:

Memorialization of a resolution approving a Minor Sub-Division approval, proposed 3 residential lots.
Block 66 Lot 1 3213 Hwy 547
Applicant Breeders Walk LLC
Approved February 1, 2016

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Vaccaro, seconded by Ms. Zolezi

Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes

Messrs. Baumeister-yes, Foor-yes, Krasky-yes, Zolezi-yes, Miller-yes

Chairman Barron, not voting, absent from February 1, 2016 meeting

Motion to rescind a resolution appointing a conflict attorney to the Planning Board for the term of January 1, 2016-December 31, 2016, executed on January 1, 2016

Motion to rescind resolution 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,

ADMINISTRATIVE SESSION:

- a. February 1, 2016 Regular Meeting Minutes
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve February 1, 2016 Regular Meeting Minutes by Mr. Vaccaro, seconded by Ms. Zolezi

Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes

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

PAYMENT OF BILLS:

Maser		
17988	270.00	
18776	560.00	
25446	1712.75	
25448	2536.00	
25449	316.00	
25450	2646.50	5,078.75 escrow

Liston		
86185	1269.00	256.50 escrow

TOTAL BILLS \$ 9,310.25

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, Foor-yes-yes, Krasky-yes, Zolezi-yes

PROFESSIONAL REPORTS:

Mr. Liston, WalMart will be coming back to the board shortly.

Ten minute recess

Public Hearing: Master Plan Re-examination Report Addendum

Mr. Liston, explained process, once every ten years re-examination of Master Plan required. We look at major problems, increase since last time of review, changes are recommended, re-development plans, local housing laws. Town Council only can act or not act as they choose on any recommendations. Planning Board than acts on changes to zoning ordinance by Council if they go forward.

Board member Mr. Foor, will recuse himself from portions of the hearing, conflict owns property in one area in portion of report.

Mr. Roberts, summarized changes in report, Addendum to report in 2014, additional amendment advised by Pinelands. Discussion of sub – committee work with work group for re-development, lot of public input at last public hearing for report, now report of committee work and changes. Most since November 2015, not changed. Public & private schools, day care, churches, naming conditions, not there now. Develop and ordinance to provide those standards. Suggestions transitional such as Surf & Stream, other purposes in the future, have water and sewer.

1. R40 recommend HD3 MF overlay (chicken coops) end up lot sizes driveways on 571, public said no to this. R10 & R15 in area, what is missing is lot size in between
New recommendation create R-20 develop standards for R-20, behind property on Wilbur, Shorin Way, 7-8 lots they are 16-20,000 sq ft. approved by variance, home owner's need variances for anything they want to do, property non-conforming, change would benefit the existing residents. To the west 2 lots that are non-conforming go from R-40 to R-20.
2. Long lots 571 & Wilbur, 5+ acres, divided by zone HD3 in back, RT-40 individual property owners, Brentwood, funeral home. Impact on Wilbur, will see nothing different than now, recommend B-1 as alternative, working with some of property owners B-1 with R-20 overlay with buffer restrictions. SFD access from Wilbur.
All paper streets Hwy 70-Wilbur HD3 stay MF overlay, 571 & 70 a piece by Washington zoned OP, access street from HD, R-10 to 70 between Washington & Richmond request extend R-10 entire property less than 3 acres too small, recommend B-1, makes it easier for property owners to develop commercial.

Mr. Liston, that summarizes the changes.

OPEN PUBLIC PORTION:

John Paul Doyle., attorney speaking for Krupnick Family and Kurik Family (live in NY) own property 110 years, Stavola owns most of property. Changes appreciated and we agree with them, split zoning difficult for town and owners. R-40 no sense, don't want density, Shorin Way R-20 still need variances for work, ask flexibility lots are smaller than 15 to 20, larger part think about it, appreciate board's work.

Mr. Liston, R-20, variance for pool etc., we can cover that with rear & side yard setbacks,

Mr. Roberts, Shorin Way in R-40, did not specify what standards would be for yard setbacks, keep consistent with R-15 concept, R-20 ordinance will work out yard requirements.

Mr. Doyle, please be flexible in ordinance.

Mr. Liston, we are on the same page in ordinance.

Mr. Roberts, we did a sample sketch with Maser, R-20 layout, a separate road no driveways, 8-10 lots less. Better balance for town.

Also other parts of town that may benefit from R-20.

Terri Lettman, Broadway Blvd, page 11, comprehensive management plan, makes it sound like it was look at because it had to be looked at, that study done 1995-2003 done by a team of experts, land owners, Pinelands, CAFRA, put into place, Ocean County and Manchester were there, in an agreement. Worked on for many many years. Why is report not consider?

Joe Bigelow, 8 Wycliffe, moved here for open space, I can accept R-20 not HD3 – MF overlay

Mr. Roberts, 6 units, if vacate streets, most 30 units

Cathy Higgers, 2349 Holly Hill, HD3-MF overlay not effect single family on Wilbur, how can MF not have impact on SFD?

Mr. Roberts, current zoning is business, don't have frontage on 70 with MF can be developed more desirable, do not need frontage on 70 as business would need.

Does not start, after Brentwood so does not affect Wilbur.

Mrs. Higgers, recommend remove MF overlay.

Mr. Rozini, 2993 Wilbur, agree remove MF overlay, destroys single family look, Brentwood is a dumping ground

Mr. Liston, explained again just a recommendation we don't make zoning changes.

Mr. Rozini, just wanted to be heard.

Ms. Ashkar, change R-20 you are R-40 this is better for you.

Mr. Barron, explained, Town Council has the police department doing a traffic study to help that area.

Mr. Bigelow, how long will study be going on?

Officer Antonio Ellis, Traffic Safety Officer for Manchester, discuss on going traffic study for this area. Speed, volume of traffic. Mayor concerned with Holly Oaks, Wilbur Ave,

Renaissance, study to see what is going on there.

Gather data, with Ocean County, Toms River Police Department access to many counting devices, volume count and speed counts. Place seven counting devices out there last week.

Where are they going, volume, speed of traffic

Change to no left turn on Wilbur will make a difference, additional study after improvements are done.

Possibly suggest traffic calming devices, slow people down, working with Mayor and Public Works

Mr. Bigelow, most people of Renaissance are away in second homes, not getting accurate data

Officer Ellis, we want to see improvements, we can do the counts again.

Mr. Liston, after left turn in spring,

Officer Ellis, yes

Mr. Bates, Route 70 eastbound can't go on to Wilbur?

Officer Ellis, if you are traveling eastbound on 70, no left turn onto Wilbur Ave.

CLOSE PUBLIC PORTION:

Motion to close public portion by Ms. Brush, seconded by Mr. Krasky

All in favor- yea

Mr. Liston read resolution into record for Board's consideration.

Resolution attached

Motion to Approve by Mr. Vaccaro, seconded by Ms. Brush
Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes
Messrs. Baumeister-yes, Krasky-yes, Zolezi-yes, Miller-yes
Mr. Foor, not voting, recused.

PUBLIC PORTION: OPEN:

Councilman Sam Fusaro thank the sub-committee excellent job, listen to public concerns, made adjustments, very open to public.

PUBLIC PORTION CLOSED:

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

ADJOURNMENT: 8:25 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

