

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, APRIL 2, 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, April 2, 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	Present
Donald Somerset	Member	Present
Christina Edwards	Member	Present
Michele Zolezi	Alternate Member	Absent
Christine Faustini	Attorney	Present
In for Ed Liston		
Al Yodakis	Engineer	Present

Ms. Faustini swore in new board member Dominic Amoroso, Second Alternate Member  
All welcomed him to board and wished him well.

MEMORIALIZATIONS:

Memorialization of a resolution approving an Extension of Time Request  
Proposed Office/Retail Building Block 90 Lot 9  
Applicant Kokes Family, LP Approved February 9, 2012  
Motion to approve by Mr. Trutkoff seconded by Mr. Somerset  
Roll Call: Mr. Trutkoff-yes, Mr. Somerset-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Czekanski-yes, Edwards-yes  
Mr. Krasky not voting absent March 5, 2012 meeting

APPLICATIONS:

Wa Wa, Amended Site Plan Approval  
Proposed addition of diesel fuel pumps.  
Block 83 Lot 8 , applicant Wa Wa  
Duncan Prime, Attorney for the applicant. Wa Wa store and gas station, convert 2 regular pumps to diesel fuel. No change to footprint. Also change existing sign different advertisement. Only passenger vehicles and light trucks, no tractor trailers allowed, they can not fuel up at these pumps. Do not want a truck stop.  
Ronald Klos, Engineer, Bohler Engineering, sworn in and accepted by board.  
Replacing two regular pumps with diesel, not adding any, pumps will be self service,( allowed in New Jersey) existing kiosk will be removed not needed for self service, bollards will stay. Diesel is non flammable, 15,000 gal. underground tank. Change sign with new information, also no tractor trailers allowed.  
Addressed T & M ‘s letter, will meet all requirements.  
Mr. Yodakis, conditional use, does not change any of original approvals, does tank meet NJDEP standards, applicant has answered issues of letter.  
Mr. Klos, yes all standards and EPA requirements.  
Mr. Yodakis, tractor trailers know not to go to WA WA, Mr. Prime, yes.  
Ms. Fauntini, Mr. Yodakis would you recommend condition of approval no tractor trailers allowed  
Mr. Yodaki, yes  
Mr. Prime, no problem  
Mr. Czekanski, is the same thing going on Route 37 in Toms River  
Mr. Klos, yes, Toms River allowed an Administrative Approval for this.  
Mr. Barron, large dump trucks allowed, Mr. Klos, yes same as regular gas  
Mr. Amoroso, truck vehicle height a consideration  
Mr. Klos, yes, is room under canopy, don’t think a tractor trailer would want to go under it.  
Mr. Czekanski, I have to pump my own gas, see problem with that for some seniors

Mr. Klos, can push an assistance button for help.  
Mr. Vaccaro, is the more spillage oppose to regular gas, Mr. Klos, no difference all employees are trained.  
Mr. Vaccaro, greater mal function, Mr. Klos, no used in Pa., pump all the time, no problem  
Ms. Faustini, why self service, Mr. Prime, NJ law required self service, not flammable.  
Ms. Faustini, required self service or permitted, Mr. Prime my interpretation mandated.  
Mr. Czekanski, mostly commercial vehicles, Mr. Klos, high end new cars, cleaner diesel not the old diesel for RV etc.  
Mr. Vaccaro, fire extinguishers, how many, Mr. Klos, one per pump.  
Mr. Yodakis, all employees trained, Mr. Klos, yes  
Public Portion Open: Hearing none  
Public Portion Closed  
Motion to approve with condition stated, by Mr. Krasky, seconded by Mr. Czekanski  
Roll Call: Mr. Krasky-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Trutkoff-yes, Somerset-yes, Edwards-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve March 5, 2012 Regular Meeting Minutes by Mr. Barron, seconded by Mr. Trutkoff  
Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes  
Messrs. Czekanski-yes, Somerset-yes, Edwards-yes  
Mr. Krasky not voting absent from March meeting.

PAYMENT OF BILLS:

March 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
14813	73.50			
14814	214.50			
14815	500.50			
14816	147.00			
LISTON				
74480	27.00	445.50		259.04
Total	\$731.54	\$ 445.50		\$ 259.04
TOTAL BILLS	\$1,667.04			

Bill report given by Ms. Borthwick, Board Secretary  
Motion made to pay bills by Mr. Barron, seconded by Mr. Trutkoff  
Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes  
Messrs. Czekanski-yes, Krasky-yes, Somerset-yes, Edwards-yes,

PROFESSIONAL REPORTS:

None

PUBLIC PORTION: OPEN

Hearing None

PUBLIC PORTION CLOSED

Chairman Vaccaro, addressed the board with his concerns with the large amount of tax appeals the town will be facing again this year, loss of ratables and increase in tax dollars. The Planning Board approves the Master Plan for the township, recently approve amendments to zoning in the Town Center and High Way development. I would like to see more permitted quality businesses allowed in town rather than going to another town because Manchester does not allow their use. This could increase ratables along Route 37 and 70 corridors and help reduce taxes. This will also allow residents to use local business instead of traveling a distance and also creates jobs.  
I would like the Board’s permission to ask in writing for our Town Council to evaluate what we have designated as highway development, consider adding and or changing permitted uses in Town Center and High Way and other commercial development zoning.

Mr. Yodakis, what Chairman Vaccaro is asking for is to expand permitted uses in current zoning to allow more availability for business to be allowed in town.

Mr. Yodakis, Chairman Vaccaro has a good point, Board should ask Tom Thomas to look into this.

Mr. Krasky, agreed. Mr. Barron agreed.

Board all in agreement to write letter.

Chairman Vaccaro will write letter to Town Council with Board’s request.

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned      7:55 P.M.

Respectfully Submitted

Marianne Borthwick

Secretary to the Board