

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, APRIL 4, 2011,  
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 pm on Monday, April 4, 2011.

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
David Borowski	Member	Present
Anthony Tepedino	Alternate Member	Absent
Christina Edwards	Alternate Member	Present
Ed Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Site Plan Approval, Extension of Time Request

Block 90 Lot 9, Schoolhouse Road & Pinewald-Keswick Road

Crestwood Shopping Center

11, 898 sq.ft. Office/Retail Building

Applicant Kokes Family, LP Approved February 2, 2009

Harvey York, Attorney for the applicant, approved 2009, 2 year statute ran out. Looking for a one year extension do to economics and Pineland approvals, have not complied.

Mr. Yodakis, applicant does have a Pineland Certificate of filing, few minor issues to meet, no problem with extension.

Mr. Liston, no problem routine application.

Public Portion: Open, hearing none

Public Portion Closed

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

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

Messrs. Trutkoff-yes, Czekanski-yes, Krasky-yes, Somerset-yes

Administrative Approval, Installation of Temporary Directional Signage

Block 71.01 Lot 78 Ridgeway Blvd.

Applicant Pulte Homes of NJ, Limited Partnership

James Mullin, attorney for the applicant, Mr. Syed Husain, DW Smith to explain where additional signage is needed, and type of signage. People coming to the site mix up the old entrance and can't find there way.

Mr. Husain, sworn in and accepted by board, 4 temporary directional signs, westerly side Ridgeway Blvd, entrances at Aberdeen & Retreat Dr, can't access at Aberdeen mix up people, lost to proceed. Each sign is 8 feet by 4 feet wide, colors provided in application, temporary 2 years or less, removed by Pulte. If needed longer they will return to board.

Mr. Yodakis, I have looked at all the signs present now, provided photos for board, suggested moving sign for Aberdeen more to the east, Mr. Husain, good idea.

Mr. Liston, Mr. Yodakis you are suggesting moving sign further to the east, entrance of Aberdeen let people know where they are. Mr. Yodakis, yes

Mr. Barron, time could be too long, two years is too long.

Mr. Mullin, may be less

Mr. Borowski, signs illuminated, Mr. Husain, no

Mr. Somerset, Mr. Yodakis, spoke of ground signs, some seem temporary, all being moved? Mr. Mullin, wooden signs will remain, Mr. Somerset, out on Hwy 547, Mr. Mullin, 2 wooden sign will stay.

Mr. Czekanski, applicant given in past variances for signage, I have a problem with more signs, put sign at Aberdeen, not four more.

Mr. Mullin we will make it attractive looking, get people in right place, small little signs there not effective.

Mr. Vaccaro, board just approved water feature, marked main entrance & club house, Along Ridgeway Blvd., I'm not happy with four signs.

I like it to be attractive, perhaps you can eliminate one sign going east and one sign going west, not happy with time period, give up 2 signs I will accept 2 years.

Mr. Mullin, getting rid of 3 existing signs.

Mr. Liston, how many signs will you end up with?

Mr. Krasky, adding 4 taking away 3

Mr. Liston, upgrading signs, information and location, I don't have a problem with this. Mr. Krasky, I have no problem with signs.

Mr. Barron, signs double sided, Mr. Husain, single

Mr. Vaccaro what are signs constructed of, Mr. Husain, pressed board.

Mr. Czekanski, one additional sign, signs are bigger, Mr. Mullin, more effective, more visible

Mr. Vaccaro, you will come back to board for more time, Mr. Liston, flat two years proposal, Mr. Mullin, yes

Mr. Vaccaro, 2 signs instead of 4, eliminate some signs on Ridgeway

Mr. Yodakis, eliminate one, 4 for 4

Mr. Vaccaro, ok with that

Mr. Liston, total of 4 old down new up, tough times, will help town to get the homes sold, temporary for two years, not permanent.

Public Portion: Open, hearing none

Public Portion: Closed

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

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

Messrs. Trutkoff-yes, Czekanski-no, Krasky-yes, Somerset-yes

Mr. Trutkoff left meeting at this time, 7:20 P.M.

Minor Sub-Division Approval with Variance Approval

Block 41.10 Lots 5 & 6, Savannah Road & First St

Proposed Single Family Home

Applicant Sarama Homes, Inc.

Mr. Richard Tomasik, attorney for the applicant.

Charles Rush, Engineer sworn in and accepted by board. He explained variance needed for height, house will be about 3 feet higher than ordinance allows, reason is high water table. Can move house further back, lot is large enough, if board prefers, change swale, as Mr. Yodakis suggested.

Mr. Yodakis, there is a high water table, I would agree with variance, height is for aesthetic reasons, pushing house back is good thought

Mr. Liston, sounds good to me.

Mr. Barron, sewer or septic?

Mr. Rush, septic

Mr. Krasky, Mr. Yodakis are you satisfied with height, Mr. Yodakis, I do not have issue with it. Mr. Barron, height 35 feet, Mr. Yodakis, that is not what they are referring to.

Mr. Somerset, move back how much, Mr. Rush, 10 feet now, can move back more is an option.

Mr. Tomasik, still shorter than 35 ft.

Mr. Liston, fair to except a condition, not building more than 35 ft. from existing grade. Mr. Rush, yes

Mr. Somerset, storm drain inlet, is it connected to anything?

Mr. Rush, I did not do an analysis of it.

Mr. Yodakis, not sure, we have some out there, can look into this.

Mr. Somerset, looks like everything drains in there, may have flooding on road

Mr. Czekanski, 3 existing homes surrounding, how much higher

Mr. Rush, about 1 ft., finish floors, one 30 inches higher

Public Portion Open: hearing none

Public Portion Closed

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

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

Messrs. Czekanski-yes, Krasky-yes, Somerset-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve March 7, 2011 Regular Meeting Minutes by Mr. Czekanski, seconded by Mr. Somerset

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

Mr. Barron-yes, Ms. Edwards-yes

Mr. Krasky & Mr. Borowski not voting, absent from March 7, 2011 meeting.

PAYMENT OF BILLS:

From April 2011

Mr. Borowski gave bill report.

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
9958	937.50			
9957	147.00			
Liston				
5588	607.50			
Total	\$ 1,692.00			

Motion made to pay bills by Mr. Czekanski, seconded by Chairman Vaccaro

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

Messrs. Barron-yes, Krasky-yes, Somerset-yes, Mr. Borowski-yes

PROFESSIONAL REPORTS:

None

PUBLIC PORTION: Open, hearing none

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Borowski, seconded by Mr. Czekanski

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 7:50 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

