

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, APRIL 6, 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, April 6, 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	Present
Steve Bates	Alternate #2 Member	Present
Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present
David Roberts	Town Planner	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving Manchester Planning Board accepting and authorizing execution of a second amendment to the settlement agreement dated November 19, 2005. Township of Manchester and Heritage Minerals, Inc. Approved March 2, 2015

Mr. Liston, part of property contaminated area to be taken out of agreement, Hovson asked to substitute another 45 acre parcel. As part of the original law suit, the Planning Board has to agree to this. We agreed to this at our last meeting, this resolution now has attached to it the 2<sup>nd</sup>. Amendment to the agreement of November, 2005.

Mr. Krasky asked what 45 acres, Mr. Liston, part of their property not included in the settlement. Mr. Krasky, protected from radioactive material, Mr. Liston board will take care of buffer when application comes before us.

Mr. Foor, is 45 acres contiguous with other property, Mr. Liston, yes

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,

APPLICATIONS:

Administrative Approval

Proposed 900 sq ft addition to existing clubhouse

Block 61.13 Lot 1 5 Renaissance Blvd.

Applicant Renaissance Homeowners Association, Inc.

Board members Mr. Vaccaro and Mr. Miller have recuse themselves from this application, they are Renaissance residents.

Mr. Krasky, sketch and architectural submitted differ, why is the being heard as administrative approval and have the Renaissance residents approved this work.

Mr. Liston, that is an issue the board should address now.

Mr. Foor asked for definition of administrative approval

Mr. Theodos explained discretionary action, application under 1000 sq ft consider for both

Administrative approval,

- a. Review by board
- b. Minor in nature will not impact the original intent of approval
- c. Submission requirement to be determined by board engineer

Minor Site,

- a. Development of 1 or more lots, exceed 1000 sq ft
- b. Subject to site plan conditions, on-site, off-site, increase in flood requirements
- c. Involve plan development, extension of street
- d. Disturbance of 5000 sq ft ground area

Mr. Liston, up to board how you want to hear this, to settle discrepancies.

Cameron Mc Leod attorney for the applicant, administrative site either way, applicant asked for admin. Minor addition to original approval, minimal increase of site, have testimony to help show this.

Mr. Liston, discretionary decision, agree?

Mr. Mc Leod, yes

Mr. Liston, I think the board should vote on how to hear this application.

Motion to hear application as a minor site plan by Mr. Krasky

No second, motion dies

Motion to hear application as an administrative approval by Ms. Zolezi, seconded by Ms. Brush

Roll Call: Ms. Zolezi-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Foor-yes, Krasky-no, Bates-no

Motion carries, application will an Administrative Approval

Mr. Mc Leod, will have engineer and trustee to testify for application

Mr. Liston, has board of Trustees authorized this work, Mr. Mc Leod I will have President of Trustee testify

Art Peckerar, sworn in, Mr. Liston, has the board of trustees adopted a motion reflected in the minutes to approve this work, Mr. Peckerar, yes

Mr. Liston is this an approval that needs the vote of the residents and has that vote been taken.

Mr. Peckerar, yes it needs vote of residents, vote has not been taken

Mr. Liston, this will be heard as an Administrative Approval, a vote of the residents must take place before you can go ahead with work, why would you come to Board now.

Mr. Peckerar, wanted to get Board approval before we went to residents and they vote to approve and then the Planning Board turns down the application.

Mr. Liston, it is unlikely that the application would be turned down, the Board has a civic duty to the residents.

Mr. Mc Leod, what about a conditional approval

Mr. Liston, no if the residents vote not to approve this, the Board has wasted their time, I do not want to argue this with you.

Mr. Mc Leod, HOA plan to vote on this.

Mr. Liston, that has to happen first, I am going to ask for a motion to adjourn without date, you do not have to notice.

Motion to adjourn application by Mr. Krasky, seconded by Ms. Brush

Roll Call: Mr. Krasky-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Foor-yes, Zolezi-yes, Bates-yes

#### PUBLIC HEARING:

Master Plan Re-examination Report

Dated March 23, 2015

David Roberts, Town Planner, house - keeping, re-do of re-examination report that you did last year, and addendum, Pinelands came up with a change to zoning map, a property in Whiting town that was split, recommendation was to put the entire property in one zone. We took the two reports and added them together with the one addition. Table in backs lists all Pinelands changes, Pineland Master Plan updates, Manchester had to catch up. Map shows property behind Quick Chek, change from HD3 to MF6, discussed in the past. Because of administrative issues, we wanted to re-address these and that is the purpose of this public hearing. Recommendation would be adoption of this report and there would be one map consistent with Pinelands.

1. HD3 to MF6
2. Clarify definitions in zoning ordinance
3. Pinelands recommendations

Mr. Foor, cannot find area 26-30, Mr. Roberts, 26 & 27 in Whiting Town, Mr. Foor I found now.

#### OPEN PUBLIC PORTION:

T. Lettman, Pine Lake Park, area added what number, Mr. Roberts, #27

Mr. Liston, that was a request of Pinelands because it was a split lot

Ms. Lettman, two concerns with map, Beckerville, Pineland village, Pinelands told me your boundaries you have drawn are wrong. Piece of property not certified by Pinelands but keeps showing up on your zoning map, farm west of 539, land

around it is preservation and I would like it to remain that way, the only way to do that is to have Pineland certify that piece.

Other concern is re-development, report includes the entire property, should just be the developable area which all parties in litigation have agreed to, not the entire property.

Mr. Roberts, I will go back to Sue Brogan of Pinelands, these are the layers from Thomas Planning and see if there is an issue with the farm on the edge.

Regarding the re-development, this was decided a year ago, the Planning Board does not set the boundaries, whatever the governing body asked the board to study is what they did. I have never seen for qualifying for re development a half property, it is in or it is not. Done by resolution a year ago, no changes can be made now, unless the governing body ask you to, there is not a re-development plan yet, township is working on that.

Mr. Liston, clarify something, if property in re-development, if environmentally sensitive does not mean it can be developed correct, Mr. Roberts, yes, same environmental restrictions as any other property.

Mr. Vaccaro, page 10, tract change from HD3 to MF6, if recommendation comes in to make higher density there that would be permitted?

Mr. Roberts, that would be a zoning amendment, would have to come back before this board, you would have to see if that was consistent with you Master Plan, not a call we would make tonight.

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

Roll Call: Mr. Krasky-yes, Ms. Zolezi-yes, Chairman Barron-yes  
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Vaccaro-yes

Mr. Liston, motion to approve the Re-examination Report

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

Roll Call: Mr. Krasky-yes, Ms. Zolezi-yes, Chairman Barron-yes  
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Vaccaro-yes

#### ADMINISTRATIVE SESSION:

Motion to approve Town Council Agreement Heritage Minerals

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 March 2, 2015 Regular Meeting Minutes by Mr. Vaccaro,  
Seconded by Ms. Zolezi, with corrections

Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes  
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes,

#### PAYMENT OF BILLS:

March 2015

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
6215	76.50			
TOTAL	76.50			

Liston				
86172		823.50		81.00
TOTAL		823.50		81.00

TOTAL BILLS \$981.00

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, Supreme Court declined certification, Wal Mart will be coming back before the board.

PUBLIC PORTION: OPEN:

Theresa Lettman, Pine Lake Park, does your agreement approved tonight have a map  
Mr. Liston, resolution is attached to agreement, you can see it tomorrow.

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by Ms. Brush

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

8:05 P.M.

Respectfully Submitted

Marianne Borthwick

Secretary to the Board