

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, May 1, 2017  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:00 P.M. on Monday, May 1, 2017

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

Planning Board Member Steve Bates and Robert Hudak, sworn in, taking oath by Mr. Hock.

ROLL CALL

Michele Zolezi	Chairwoman	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Pro Tem	Present
Steve Bates	Member	Present
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Alternate #1 Member	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

MEMORIALIZATIONS:

None

APPLICATIONS:

Minor Sub-Division with Variances

Block 54 Lots 2&3 705.01 705.02 3160 & 3163 Johnson Avenue

Applicant TFE&U Corporation

Board members Michele Zolezi and Steve Bates, recuse from application, possibly conflict.

Mr. Barron acting as Chairperson call for applicant.

Peter Lofredo, Attorney for the applicant, we will address all items in Maser Consulting letter dated 2/20/2017.

Mr. Hock asked for secretary to have exhibits marked.

A-1 lot & sub-division, A-2 survey, A-3 architechical, A-4 taxes, A-5 public notice, A-6 checklist, A-7 application #17-0204

Robert Harrington, Engineer, East Coast Engineering, sworn in and accepted by Board.

Two owners, move lot lines, 3 lots. Lots 705.01, 705.02 Dave Entile also principal, TFE&U extend to Johnson & Ridgeway, lot line shifted, shed to stay on his property, lot 2 a sliver to stay become part of lot 3, on Ridgeway, 705.04, 01 becomes smaller

R40 zone all lots meet and exceed, lot width 200 required pre-existing non-conforming, all lots on Johnson same width, follows width of neighborhood. Variances needed,

Proposed lot 705.03 frontage required 200 ft., 124.74 ft. existing conditions

Proposed lot 7.04 width required 200 174.5 ft., frontage 200 required for each 167.49

Proposed lot 3.01 side yard setback 25 ft. required, 18.5 ft. to dwelling, existing condition, remain not changed.

Proposed lot 7.04 side yard setback 24.9 ft. to existing dwelling, 25 required, existing condition.

Page 3 of Maser letter, #1.4 sidewalks and curbs, #1.5 rear 7.03 & 7.04 stone parking not used for development as residential, 3 lots come together reconfigure driveway. We will meet other comments in letter.

Mr. Miller, questioned driveway, curbs

Mr. Harrington, retain existing, no new construction

Mr. Miller, small building on drawing what is it, Mr. Harrington, MUA property

Mr. Mullin, time frame

Mr. Harrington, OCHD, building permits, ASAP.

Mr. Mullin, remove stone, Mr. Harrington, yes

Mr. Mullin, 705.04 side yard and rear setbacks should be shown on plan

Mr. Harrington, yes

Mr. Barron, water available, Mr. Harrington, yes

Mr. Hock, conditions for approval, move stone, sidewalk, setbacks shown (Mullin) testimony of Mr. Harrington, variances, conditions of Maser letter.

**PUBLIC PORTION OPEN:**

Hearing None

**PUBLIC PORTION CLOSED:**

Motion to approve by Ms. Baumeister, seconded by Mr. Foor

Roll Call: Ms. Baumeister-yes, Mr. Foor-yes, Mr. Barron-yes, Mr. Miller-yes, Mr. Vaccaro-yes,  
Mr. Hudak-yes, Mr. Teague-yes  
Ms. Zolezi & Mr. Bates not voting

Minor Site Plan Amendment, expending food pantry

Block 111 Lot 12 180 Hwy. 539

St. Stephan's Church

Paul De Serno, Attorney for applicant, expending food pantry, great need to help residents. Jim Jados property manager and Rev. Paul Van Zant will testify.

Mark exhibits, A-1 plans, A-2 checklist, A-3 application #17-0205, A-4 photos

James Jados, property manager, volunteer, member, photos of food pantry build October 2013.

Vehicle post in front, make county look, people feel good when coming. Amazed at number of people that need help, need to expand. 1 tune per month, 10-12 lbs. of food, meat, dairy, dry, can goods. 250 home deliveries.

Found cheaper to buy in bulk, need more storage space.

Mr. Bates, will you keep country look, Mr. Jados, yes

Mr. Hudak will you increase hours of operation, Mr. Jados, no, 3 days per week, 10 AM to 12:30 PM

Pastor Van Zant, thanked the Board for approval in 2013, purpose of food pantry, people feel they are shopping, can maintain their dignity and still get help needed. WAWA donates so much to them, great relations with business in town out there. We have a new freezer, new refrigerator, OCHD inspection approved.

Food pantry also help people with pet food.

**PUBLIC PORTION OPEN:**

Hearing None

**PUBLIC PORTION CLOSED:**

Motion to approve by: Mr. Bates, seconded by Mr. Barron

Roll Call: Mr. Bates-yes, Mr. Barron-yes, Chairwoman Zolezi-yes  
Messrs. Baumeister-yes, Foor-yes, Miller-yes, Vaccaro-yes

**ADMINISTRATIVE SESSION:**

Master Plan Sub-Committee Report- Informal Discussion of Master Plan Amendment

Mr. Hock, pulling discussion from agenda, Township served with recent law suit, most recent ordinance, no further action pending review.

Mr. Foor, we should look at R-20 in ordinance, appendix. D page 17

APPROVAL OF MEETING MINUTES:

Motion to approve April 3, 2017 Regular Meeting Minutes by  
Mr. Barron, seconded by Mr. Vaccaro

Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes  
Messrs. Miller-yes, Baumeister-yes, Teague-yes

PAYMENT OF BILLS:

Maser

26623                      \$ 280.00

26624                      270.00

26648                      1080.00

Hock                      \$ 0

TOTAL BILLS \$1630.00

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Barron

Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes, Chairwoman Zolezi-yes  
Messrs. Baumeister-yes, Bates-yes, Foor-yes Miller-yes

PROFESSIONAL REPORTS:

Mr. Vaccaro, did we ever go further with recognition for Mr. Liston. Also use video system in court room for applications. Ms. Borthwick will get back to board

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Barron, seconded by Mr. Miller

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:45 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board