

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, June 5, 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, June 5, 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.

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	Absent
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Alternate #1 Member	Present
James Teague	Alternate #2 Member	Absent
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Minor Sub-Division with Variances
Block 54 Lots 2&3 705.01 705.02 3160 & 3163 Johnson Avenue
Applicant TFE&U Corporation
Approved May 1, 2017

Mr. Hock, minor sub-division with bulk variances, board approved with conditions in resolution.

Motion to approve by Mr. Hudak, seconded by Mr. Vaccaro

Roll Call: Mr. Hudak-yes, Mr. Vaccaro-yes, Vice Chairperson Barron-yes
Messrs. Baumeister-yes, Foor-yes, Miller-yes,
Ms. Zolezi not voting

Memorialization of a resolution approving a Minor Site Plan Amendment, expending food pantry
Block 111 Lot 12 180 Hwy. 539
St. Stephan's Church
Approved May 1, 2017

Mr. Hock, preliminary and final minor site plan, condition extension will not look like an addition will be part of existing food pantry building

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

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

APPLICATIONS:

Request Statutory Extension of Time
Block 110 Lot 3.04 Hwy 70, applicant Wa Wa

Sarah Moreshini, Wa Wa, Inc. application for trash compactor approved last year, did not have opportunity to complete this, doing so many stores, need one year extension.

Mr. Hock, statutory extension, for one year. Summarized statutory process.

Mr. Barron, will this be completed this year?

Mr. Mullin, did not get to it, doing so many stores

Ms. Moreshini, yes

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

Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairperson Zolezi-yes

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

Administrative Approval, Temporary Mobile Kitchen

Block 90 Lot 20.01 23 Schoolhouse Rd, Aristacare at Whiting LLC

Michael York, Attorney for the applicant, temporary kitchen during renovations, keep facility operating.

Maudy Perlow, Aristacare, sworn in, mobile unit will be placed in loading dock area. South-west corner of building. One month's time, asking for 3 months in case renovations are heled up, does not go as planned.

There is to be no change in deliveries or operations. Dumpster not in fire zone

Mr. Mullin, dumpster takes up two spaces.

Mr. Miller, how dispose of waste water, Mr. Perlow, pumped out by same company used now for the facility.

Mr. Hock, agree with terms in Maser letter. Mr. Perlow, yes

Mr. Barron, propane outside, vehicles can run into?

Mr. Perlow, no under trailer, blocked off.

Ms. Zolezi, how is it protected, Mr. Perlow, blocked off

Mr. Hudak, dumpster, per day

Mr. Perlow, 4 times per day

Mr. Mullin, building permits required, Mr. Perlow, no checked with BOI no permits needed for mobile unit.

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

Roll Call: Mr. Barron-yes, Mr. Miller-yes, Chairperson Zolezi-yes

Messrs. Baumeister-yes, Foor-yes, Vaccaro-yes

Mr. Hock, resolution prepared for applicant this evening,

Memorialazation:

Motion to approve by Mr. Hudak, seconded by Mr. Vaccaro

Roll Call: Mr. Hudak-yes, Mr. Vaccaro-yes, Chairperson Zolezi-yes

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

Review of Ordinance # 17-007, approved on first reading by Town Council, May 22, 2017. Review and recommendation to Council for second reading on June 22, 2017

Mr. Hock, Board Members had a chance to review ordinance.

Mr. Foor, correction, 245 should be 33 not 32, page 3, also MDG tract and Pulte tract not clear, how many units, 404 or 400.

Mr. Mullin, court settlement, Pulte not included, PRC set today, PRC-1

Mr. Foor, not consistent in numbers Section 3, 89 or 93 acres

Mr. Mullin need clarification from MDG, has to do with separate lots being consolidated.

Mr. Foor, Section 2, 14 how does it relate, Mr. Mullin, one lot.

Mr. Foor, changing zoning for lot, Mr. Mullin, has to do with way lots are laid out.

Mr. Foor, we should have a map, Mr. Mullin, asked for map, waiting on that.

Mr. Foor, we should have the map before we approve. Are all units affordable housing, Mr. Mullin, yes

Mr. Foor, water & sewer, Mr. Mullin, yes, addressed at future Planning Board application.

Mr. Foor, storage is an eye sore, Mr. Mullin, again at Planning Board application.

Mr. Foor, what are Pineland Credits, Mr. Mullin, not easy concept on any level to understand, discussion for months.

Mr. Foor, we can't approve.

Mr. Miller, asked on PL credits, Mr. Mullin, explained Pineland Credits, like a bank, vary by development, thirty years in place, according to Pinelands Comprehensive Plan.

Ms. Baumeister, all rentals?

Mr. Hock, this is a negotiated settlement AFH, was part of, keep us out of hot water with AFH.

Mr. Foor, all addressed before we approve.
 Mr. Hock, board does not approve, make recommendation to council or not, can move on any way.
 Mr. Mullin, court ordered settlement
 Mr. Hudak, not a lot of leeway court mandated
 Mr. Mullin, time limit to act on.
 Mr. Foor, why did we not see this before
 Mr. Vaccaro, we just got it and had to move on it
 Mr. Foor, Planning Board roll,
 Mr. Hock, find consistent with Master Plan, clarify issues, Council can still adopt, is consistent with Master Plan
 Mr. Foor, board was to have discussion on Master Plan, sub- committee formed, did they meet, what was discussion
 Mr. Mullin, sub- committee did meet, discussion was put on hold at last meeting do to law -suit Township received, being review by attorney.
 Ms. Zolezi, in future we will inform board of sub-committee schedule and details.
 Mr. Hock, make recommendation with conditions including tonight's comments and questions.
 Motion to approve with conditions, by Mr. Barron, seconded by Mr. Miller
 Roll Call: Mr. Barron-yes, Mr. Miller-yes, Chairperson Zolezi-yes
 Messrs. Baumeister-yes, Foor-yes, Vaccaro-yes, Hudak-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve May 1, 2017 Regular Meeting Minutes by
 Mr. Barron, seconded by Mr. Vaccaro
 Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes
 Messrs. Baumeister-yes, Foor-yes, Miller-yes, Hudak-yes

PAYMENT OF BILLS:

Maser	
26649	\$ 2080.00
26661	1450.00
26662	680.00
26663	160.00
26664	840.00
Hock	
20474	\$ 325.00
20475	299.00

TOTAL BILLS \$5834.00

Bill report given by Mr. Foor
 Motion made to pay bills by Mr. Barron, seconded by Mr. Hudak
 Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes
 Messrs. Baumeister-yes, Foor-yes Miller-yes, Vaccaro-yes

PROFESSIONAL REPORTS:

Mr. Vaccaro, asked about recognition for Mr. Liston, Ms. Borthwick explained we have a plague to present, Board want to present at meeting, invite Mayor also.

Mr. Hock, explained , how he would like application set up regarding items submitted marked at exhibits, more to be added at meeting.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Miller, seconded by Mr. Barron
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 7:58 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board