

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JUNE 6, 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, June 6, 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	Absent
Sanford Krasky	Member	Present
Donald Somerset	Member	Present
David Borowski	Member	Absent
Anthony Tepedino	Alternate Member	Absent
Christina Edwards	Alternate Member	Present
Christina Faustina	Attorney	Present
In for Ed Liston		
Al Yodakis	Engineer	Present

APPLICATIONS:

Administrative Approval Proposed 10 x 12 Shed  
Block 40 Lot 1 1750 Hwy. 37  
Applicant Arbors Care Center Site Plan Approval Extension of Time

Mr. Yodakis, I received a memo from the Fire Marshall, no problems with shed location. This was the only issue for approval.

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

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

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

Administrative Approval, Proposed Basement, Temporary Septic System  
Block 38 Lot 4 2132 Hwy 37

Applicant Magna Douedi, Faith Realty Group LLC

Harvey York, attorney for the applicant, we realized a basement would be helpful for storage and mechanical systems. Deed restrictive for this use only. Temporary septic system until tie is ready.

Mr. Yodakis, I really do not see any problem, no major changes.

Mr. Vaccaro, will basement have sprinklers?

Dr. Douedi, yes

Mr. Vaccaro, do you have a time frame for temporary septic

Mr. Somerset, rely on adjacent property owner, for tie in.

Mr. Trutkoff, how long for septic system

Mr. York, rely on sub-division to begin, for tie in

Mr. Somerset, may turn out to be a little sooner, than first thought, adjacent owner tenant, may help Dr. Douedi to go forward with project.

Open Public Portion: Hearing none

Close Public Portion

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

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

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

Preliminary & Final Minor Site Plan Approval Proposed Community Pool

Block 87 Lot 4 2 Fox St.

Applicant Hometown America

Lori Greenbriar, attorney for the applicant, proposed community inground pool, within a portion of existing parking lot.

Brian Murphy, Engineer, FWH Associates, sworn in and accepted by board.

Proposed pool and parking area, pool 25 x 45, keeping 25 parking spaces, will install a six foot fence around pool.

This a small pool, enough parking spaces, close to many residents, within walking distance.

Mr. Yodakis, several waivers requested, such as Stormwater Management Report and Environmental Impact Statement although project is technically considered a Major Site Plan the improvements are minor in nature, I have no problem with waivers.

Mr. Murphy we will comply with all requests.

Mr. Yodakis, do you have Pinelands Certificate of Filing, Mr. Murphy, yes.

Mr. Yodakis, what is existing use of building, how many parking spaces used, Mr. Murphy, office, 4 employees, six spaces at most times used.

Mary Dime, Community Manager, fitness center in building, never more than 4 spaces used at a time.

Mr. Yodakis, consider another site at clubhouse

Mr. Murphy, yes we feel this is a better location.

Mr. Yodakis, my concern is parking, I do not want to see people parking on street.

Mr. Murphy if we see parking is a problem, we have a vacant lot we can use for additional parking, we will come back to board for approval.

Mr. Yodakis, can you add one more handi-cap space, Mr. Murphy if the board wishes, yes.

Mr. Vaccaro, space for special needs, Mr. Murphy, yes.

Mr. Yodakis, also restripe.

Mr. Barron, parking on street in front of pool allowed, Ms. Dime, no

Mr. Barron, will it be kept that way, Ms. Dime, yes

Mr. Trutkoff, how much water usage for pool, Mr. Murphy, 48,000 gal.

Mr. Somerset, they're area, they are fine.

Mr. Vaccaro can you install no parking sign on roadway

Mr. Murphy I don't think it is needed, but we can put there.

Ms. Faustina, will resident change clothes in fitness center, is there space

Mr. Murphy, no residents will come in swim suits.

Mr. Krasky, concerned with enough parking

Mr. Murphy, we don't see a problem, but if there is one, we will use empty lot and come back to board.

Public Portion Open: hearing none

Public Portion Closed

Motion to approve by Mr. Trutkoff, seconded by Mr. Krasky

Roll Call: Mr. Trutkoff-yes, Mr. Krasky-yes, Chairman Vaccaro-yes

Messrs. Barron-yes, Czekanski-yes, Somerset-yes, Edwards-yes

Phasing of Previously Approved Major Sub-Division

Proposed 162 Homes & Recreation Building

Block 109 Lots 6, 14, 15 Warren Grove, Cherry St. & Lacey Rd.

Approved November 6, 2006

Applicant Cherry Street Associates LLC

Harvey York attorney for the applicant, breaking construction into 3 sections to get started. We needed to make a light change for JCP&L, we will meet with all Mr. Yodakis's requirements.

Mr. Krasky, you need to come before board for phasing

Mr. Somerset, very common, many have done this, Pulte, Leisure Knoll

Mr. Yodakis, most larger developments are phased to begin.

Mr. Yodakis, phase in report correct? Mr. York, yes

Mr. Somerset on utility side looping water main in off Hwy 539, connect with Whiting Common Shopping Center,

Phase 2, requirement is to bring water from two directions, point may be necessary for water main in respect to bonding

Mr. York, ok we will deal with it.

Mr. Vaccaro questioned clubhouse sign, Mr. York, under 600 sq ft, original approval

Mr. Mike Jacobus, Vice-President, sworn in, relative to sign on clubhouse 10.5 per unit.

Mr. Vaccaro, will club house be same as other communities

Mr. Jacobus yes all the same, great room, just smaller.

Ms. Faustina, Mr. Yodakis, waiver for change of height for lights requested by JCP&L

Mr. Jacobus, letter from T & M lights are ok

Mr. Yodakis, fore go waiver, standard cut sheet, Mr. Jacobus will provide.

Ms. Faustina, ok

Public Portion Open: hearing none

Public Portion Closed

Motion to approve by Mr. Czekanski, seconded by Mr. Somerset  
Roll Call: Mr. Czekanski-yes, Mr. Somerset-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Trutkoff-yes, Krasky-yes, Edwards-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve May 2, 2011 Regular Meeting Minutes by Mr. Trutkoff, seconded by Mr. Krasky

Roll Call: Mr. Trutkoff-yes, Mr. Krasky-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Somerset-yes, Edwards-yes  
Mr. Czekanski not voting, absent from May meeting

PAYMENT OF BILLS:

From May 2011

Ms. Edwards, gave bill report.

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
9980	321.50			
10004	107.25			
10005	268.00			
10003		587.25		
Liston				
5590	668.25	148.50		
Total	\$ 1,365.00	\$ 735.75		

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

Roll Call: Mr. Somerset-yes, Chairman Vaccaro-yes  
Messrs. Barron-yes, Trutkoff-yes, Czekanski-yes, Krasky-yes, Edwards-yes

PROFESSIONAL REPORTS:

None

PUBLIC PORTION: Open

Hearing none

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Trutkoff, seconded by Czekanski

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 7:55 P.M.

Respectfully Submitted  
Marianne Borthwick  
Secretary to the Board

