

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JUNE 7, 2010,
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 7, 2010.

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

MEMORIALIZATIONS:

Memorialization of a resolution for an Administrative Approval, modification to existing ground sign
Block 72.01 Lot 14.02 2420 Ridgeway Blvd

Applicant Ridgeway Self Storage

Approved May 3, 2010

No comment by board, Open Public Portion, Hearing none closed

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

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

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

APPLICATIONS:

1. Preliminary and Final Site Plan Approval

Minor Sub-Division/Variance Approval

Block 44 Lots 2,3,5 and part of 4 Hwy.37 & Northampton Blvd.

Proposed Wal-Mart Store and Garden Center

Applicant Jaylin Holdings, LLC c/o Grunin Properties

Carried from May 3, 2010 meeting

Mr. Shea for the applicant, Mr. Lacher and Mr. Rodgers are present for cross examination.

Mr. Shea, clarification discuss on phone with Mr. Liston today, amendment made to Toms River, small modification, architectural of installation of fire safety system, water tower built inside of building, not affect Manchester at all, will have to bring back Mr. Moonan.

Mr. Liston, just to keep record, Mr. Shea you will complete entire case, other than cross examination, Mr. Gasiorowski not required to bring witness, Mr. Shea, yes, Mr. Gasiorowski, just to understand, Mr. Shea will you take entire meeting or will I cross examine, Mr. Shea short presentation, 15 minutes, rest of meeting is Mr. Gasiorowski time., could possible finish. Mr. Liston suggested Mr. Gasiorowski have his experts available.

Mr. Lacher, store manager, still sworn.

Mr. Gasiorowski, state your position, how long, any super store under you, Mr. Lacher, store manager, marketing, hiring, operations, budgets, never had charge of a super store.

Mr. Gasiorowski, how many satellite stores within Wal Mart, Mr. Lacher, 5-8

Mr. Gasiorowski same as last application, Mr. Lacher, not sure, do not know what was in last application.

Mr. Gasiorowski, stores Wal Mart has no control over some of these stores, Mr. Lacher, not true, we have control in our contracts.

Mr. Gasiorowski, square footing of retail and grocery, Mr. Lacher, can give per-centage, 22-23 super, rest sales floor operation.

Mr. Rodgers, Traffic Expert, still sworn.

Mr. Gasiowski, you were consultant on last application, Mr. Rodgers, yes
Mr. Gasiowski total square footage, Mr. Rodgers can't don't know
Mr. Gasiowski, as to the reduction in size of building, was there a traffic reduction in your trip generation results also
Mr. Rodgers, yes and no, we used the higher numbers
Mr. Gasiowski ingress and egress on hwy 37, Mr. Rodgers yes
Mr. Gasiowski why us higher numbers, Mr. Rodgers worse case analysis
Mr. Gasiowski, Wa Wa approval since last application, Mr. Rodgers, don't recall
Mr. Gasiowski high traffic as WAWa, business that was there, Mr. Rodgers, no low impact
Mr. Gasiowski did you go to Toms River for traffic report, Mr. Rodgers, no we already did the work, WA WA came after our application to DOT.
Mr. Gasiowski, pass by trips?
Mr. Rodgers, can't say did not do their traffic impact study
Mr. Gasiowski, see site plan, clear in my mind, north east corner, WaWa ingress and egress off 37 into WaWa and right off Northampton into WaWa, traffic for Wal Mart going west how do they egress on Northampton to get to Wal Mart
Mr. Rodgers, new lane just for jug handle
Mr. Gasiowski, interface with Wa Wa traffic, Mr. Rodgers, interface how?
Mr. Gasiowski, join traffic, Mr. Rodgers, no don't agree, this site map does not show Wa Wa, traffic out of Wa Wa will find gap independent of, out of Wal Mart have time to move into traffic
Mr. Gasiowski did you ever consider acquiring Lot 4, less variances, ingress and egress could be further to the east
Mr. Rodgers I would prefer the opposite, further to the west, spacing criteria
Mr. Gasiowski spacing criteria allow you to be further to the east
Mr. Rodgers no, we are right where we should be as shown on plan
Mr. Liston, does safety criteria allow you to be any closer to east, Mr. Rodgers, no
Mr. Gasiowski did you try to acquire Lot 4, Mr. Rodgers, no knowledge of that.
Mr. Czekanski, proposed Wal Mart, on to Northampton right and left, Mr. Rodgers, yes, DOT approval.
Public Portion open, Mr. Liston, question of the witness only, no statements, that will be at end of application
Hank Glen, 29 Wycliffe, Mr. Lacher, will you have security patrol, Mr. Lacher, no none of the stores do.
Gerald Chudoff, Po Box 37 Hamilton, NJ, how many employees in Super Center in Lanoka Harbor
Mr. Lacher, 300, peak 350
Mr. Chudoff, more in Toms River?, Mr. Lacher, 450, 60% full time
Mr. Chudoff, how many truck deliveries per day and week, in Lacey
Mr. Lacher, 40 trucks per day, Mr. Chudoff, how many load docks, roll ups, Mr. Lacher, 3, 1 roll up
Mr. Liston, discuss this location, not Lacey
Mr. Glen, Mr. Rodgers, consider pedestrian traffic walking, Mr. Rodgers, site plan issue for engineer, walk sign
Barbara Hanley, 1632 First Avenue, traffic counts used, 37 west bound, previous application use same numbers
Mr. Rodgers, yes, partially correct, we did new numbers in October of last year, reduced, went with higher numbers
Ms. Hanley, study done Columbus weekend, not good school closed, people off work, Mr. Rodgers was not Columbus weekend.
Ms. Hanley, aware of Wa Wa, previous application, Mr. Rodgers, no
Ms. Hanley, 16 pumps plus store, traffic study be done when this store is not open yet
Mr. Rodgers, we do projections, the Wal Mart is not open yet either
Ms. Hanley, consider dual lane instead of single lane on existing jug handle
Mr. Rodgers, yes many proposals considered, suggestion by board members and public, double left turn north and south bound, unlock potential of jug handle
Rick Joyce, 1532 First Avenue, traffic study, ten mile radius is traffic, Mr. Rodgers, no where we expect to draw customers
Mr. Joyce, what is to prevent traffic from making turn before 37 and driving thru residential area of Pine Lake Park
Mr. Rodgers, can't prevent that, can happen.
Mr. Joyce and kids walking and school bus drop off, not considered at all by town or your study
Mr. Rodgers, no incorrect, improvement to Commonwealth and Northampton and Commonwealth and Ridgeway, we will contribute to and township has received money from NJDOT for improvements of
Mr. Shea, that situation was not ignored by the township or us.
Mr. Joyce toms river buses not travel down First Avenue to Morningside Mr. Rodgers, study included buses in jug handle
Mr. Joyce, add 2 lanes to Northampton, traffic coming out of Wa Wa impede PLP people
Mr. Rodgers, 1 lane not 2, plenty of distance for PLP traffic
Pat Newha, 31 Mobile Lane Toms River, add lane by Wa Wa, how far
Mr. Rodgers, lane will already be there, Ms. Newha how many lanes on Northampton Mr. Rodgers, 4 out of jug handle
Mr. Shea, comment for record, Mr. Chudoff is not a tax payer in Manchester or Toms River
Mr. Chudoff, trip generations high for super center then big box stores, according to ITE
Mr. Rodgers, did not study that, follow DOT requirement, use land use codes, Mr. Chudoff, what edition Mr. Rodgers, current edition
Steve Fuhro, 800 Pemberton, see traffic study plan, no plan for improvement by Wal Mart for Commonwealth and Northampton Mr. Rodgers, no
Mr. Fuhro, live here for 32 years, I sure we will see traffic, Mr. Liston, you can not say you are sure, Mr. Rodgers can not speak on something he has not observed, you need to ask a question not make statements.

Mr. Fuhro, how will traffic at yield control cross 2 lanes to get over, Mr. Rodgers, you just described how.
Mr. Fuhro, question Wa Wa drive way, Mr. Liston, not in our application, please do not ask these questions
Mr. Fuhro, can we have study, at Wa Wa, Mr. Liston is you want to pay for it, you can ask that later as to why it was not done.

Theresa Lettman, 1401 Broadway Blvd., in study of jug handle, did it just include cars, car size, space in jug handle
Mr. Rodgers, I say vehicles, not cars, that includes trucks, we separate trucks in our study, also in this study, included buses, large and small, plenty of space

Mr. Liston, were you here for presentation, Ms Lettman, no, Mr. Liston, showed the difference for all vehicles, very fascinating, Ms. Lettman, no I missed that.

Ms Lettman, did study include both jug handles, Mr. Rodgers, yes it did.

Close Public Portion

Mr. Liston, Mr. Shea, you will be bringing back Mr. Moonan for next meeting,

Mr. Shea, yes for minor amendment, Mr. Gas will have 2 or 3 witnesses

Mr. Liston informed public, Ms. Borthwick next meeting July 6, Tuesday, not Monday due to holiday

Mr. Liston, we are going to carry this application to July 6, 2010, at 7:00 P.M., there will be no further public notice.

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

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

Messrs. Barron-yes, Trutkoff-yes, Czekanski-yes

2. Preliminary and Final Site Plan, Proposed 11, 880 sq ft office building

Block 38 Lots 4, 2132 Route 37 West

Applicant Doctor Magda Douedi

Mr. Liston, informed public Mr. Krasky lives in Leisure Village West, within 200 feet of application, so he will recuse himself from this application.

Mr. York for the applicant, office building on Route 37, variances for number of parking spaces, future building James F. Stanton, P.E. of O'Donnell, Stanton & Associates, sworn in and excepted by board.

Mr. Stanton, aerial photo of site, route 37 adjacent to golf range, back to boundary of Leisure Village West

Retention basin, next 700 feet nothing

Mr. York, demo existing building, old Coopers Florist, Mr. Stanton, yes

Mr. Stanton, 11, 880 2 story building, storm water management, sewer tie into LVW, 7.59 acres, bulk of property undisturbed

Mr. York, variances, Mr. Stanton, yes

Mr. York, 100 side yard, 94.5 proposed, affect driving range, Mr. Stanton, no

Mr. York, 15,000 required, proposed 11,800 building size, Mr. Stanton, yes

Mr. York, CAFRA required if more than 49 parking spaces, Mr. Stanton yes, 49 proposed, 60 required

Mr. York in order to move this application along.

Mr. York, traffic study approve 49 spaces, Mr. Stanton, yes

Mr. York, we will apply for CAFRA and increase spaces once application is approved

Mr. Liston, business require you have more spaces, Mr. Stanton, doctors and other professionals

Mr. York, owners can keep density low not to over load spaces

Mr. York, owner- occupied, Mr. Stanton, yes

Mr. York, down side to less spaces, no safety issues, Mr. Stanton, no, Mr. York, not a long term problem, applicant doing this to move application along faster, need to get into building as soon as possible.

Mr. York, illuminated, Mr. Stanton, yes, Mr. York height of building, Mr. Stanton, just below 30 feet

Mr. York, how big is buffer, Mr. Stanton, buffer in rear is 460 feet, 50 feet is required

Mr. York, in regard to request for conservation easement, we ask not to because we have to construct sewer

Mr. York, could you show where there is room for future additional building which we would come back before board for approval. Mr. Stanton, yes here where we could include additional parking

Mr. Stanton, all buildings approx. same size, bring parking to township standards

Mr. York, will applicant add additional handi cap spaces, Mr. Stanton, yes

Mr. York deliveries, Mr. Stanton, UPS that nature.

Mr. Yodakis, rather than go thru report, Mr. York, will comply with recommendations, Mr. York, yes

Mr. Liston, dumpster, Mr. Stanton, yes enclosed in block wall

Mr. Yodakis, biggest concern is the parking, as long as you are going to seek CAFRA approval, if things are not moving along say in a year, you will come back to board

Mr. York, once we are approved to build, we will apply for CAFRA, come back before the board, we need to build the building now.

Mr. Liston, you indicated on the record you will get CAFRA approval, I have no problem with this and believe we can grant the variances.

Mr. Yodakis, agree, just wanted to hear they will seek CAFRA approval.

Mr. Yodakis, sewer line, east edge to rear, neighbor site back end LVW, 20 feet wide easements, Mr. Stanton, yes

Mr. Vaccaro, how many spaces used by staff, Doctor Douedi, 4-5, most 8
Mr. Vaccaro, increase handi cap spaces, Mr. York 3 more
Mr. Vaccaro, how close to residents on Farm Road, Mr. York, buffer between area, commercial approved closest to this site.
Mr. York, closest to development on Farm is commercial first , than houses.
Mr. Yodakis, Karen approval, commercial front closest to office building.
Mr. Trutkoff, lights for site, Mr. Stanton around site, shielded
Mr. York, no residents for 600-700 feet
Mr. Barron, you will have a force main and pump station, Mr. Stanton, yes
Mr. Barron, back up generator, Mr. Stanton, yes state regulation
Mr. Liston, pump station near any houses
Mr. Somerset, yes it is near one resident, back of one house, there should not be an odor, if so treatment made
Mr. Stanton we can move underground, little impact on homes
Mr. Liston if you could move to commercial area, to the east
Mr. York no problem we could do that
Mr. Barron will building have an elevator and sprinklers, Mr. York, yes
Mr. Czenkowski who will occupy the second floor, Dr. Dopuedi I am on the second floor
Mr. Somerset, discussed water capacity situation of township, Mr. Stanton agreed water only for fire, need well and install dry water service
Mr. Somerset, hydro-sulfate, you may have to treat, Mr. Stanton, yes
Mr. Somerset, pylon sign will light, Mr. Stanton not sure
Mr. Liston you will comply with township ordinance, Mr. Stanton, yes do not want to need a variance.

Open Public Portion

Ray Marsuli, owner of FIT Golf Range, balls from driving range hit on to this property, may hit a car or person going to their car, I think they should put up a 40 foot net
Mr. Liston, you can do that, Mr. Marsuli, no I was here first
Mr. Liston, you are a permitted use, they are a permitted use, we can not make them put up a net, may be a question for the future
Mr. York, no building will be there now, possibly in the future
Mr. Marsuli, when building is there can we come on property to pick up balls
Mr. Liston private issue between two owners, not for this board to say
Joe Schultz, Leisure Village West Manager, sworn in, questioned buffer between LVW and office building, can master deed state can't be developed
Mr. York no I will not do that.
Mr. Schultz, concerned about the generator and pump station
Mr. York, agreed to move further away and underground
Martha Ploket, 884 B Liverpool, concerned she will have sewer back up in her house
Mr. York, sewer will never get there, pump station does not work that way, sewer will never get there.

Close Public Portion

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, Borowski-yes, Edwards-yes
Mr. Krasky not voting, recuse from hearing application

ADMINISTRATIVE SESSION:

Motion to approve May 3, 2010 Regular Meeting Minutes by, Mr. Trutkoff, seconded by Mr. Barron
Roll Call: Mr. Trutkoff-yes, Barron-yes, Chairperson Vaccaro-yes
Messrs. Czekanski-yes, Krasky-yes, Somerset-yes, Borowski-yes

PAYMENT OF BILLS:

From May 2010

Mr. Borowski, submitted bill report.

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc.				
3579		340.00		
3582	110.25			
3583	73.50			
3584	404.00			
155547	422.50			
Liston				
86132	121.50	438.75		
Total	\$ 1131.75	\$ 778.75		

Motion made to pay bills by Mr. Barron seconded by Mr. Czekanski

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

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

PROFESSIONAL REPORTS:

None

PUBLIC PORTION

None

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 9:45 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

