

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JULY 2, 2012,
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 P.M. on Monday, July 2, 2012.

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
Christina Edwards	Member	Present
Michele Zolezi	Alternate Member	Present
Dominic Amoroso	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Minor Site Plan Amendment

Proposed installation of two trailers for additional building space

Block 73 Lot 8 Beckerville Road

Applicant Building on the Rock Community Church

Louis Felicetta, attorney for the applicant, one single trailer double wide for a meeting room, office space etc.

Robert Clark, board member of church, sworn in and accepted by board, discussed T & M letter on three uses of trailers.

Small office and classrooms. We do have a Certificate of Filing from Pinelands Commission.

Mr. Felicetta, asked if trailers will be used for storage, Mr. Clark, no.

Mr. Felicetta, parking, side walk ADA requirements as stated in T& M letter.

Mr. Clark, 97 spaces more than enough, will have side walk, ADA, 39 foot ramp ties in, with existing sidewalk, drawings at building department. Mr. Clark, I am a board elder, in charge of buildings & grounds.

Mr. Felicetta, no variances needed.

Mr. Yodakis, access to trailer, only front or back also?

Mr. Clark, only front, two locations.

Mr. Yodakis, lighting, existing flood lights controls, Mr. Clark, all photo sensor

Mr. Yodakis, my biggest concern is ADA compliance, will have to deal with Building Department for approvals.

Mr. Czekanski, shed is used for what? Mr. Clark, lawn mower, tools, xmas lights.

Mr. Czekanski, how close to trailer, Mr. Clark, 6 feet.

Mr. Barron, should there be additional ADA parking, Mr. Yodakis, no meeting requirements as long as they provide side walk.

Mr. Krasky, will you need additional parking spaces, Mr. Clark, no we have enough

Mr. Krasky, how many students, Mr. Clark, max. 30 in trailer, 73 now in the church., church holds 125

Mr. Amoroso, will trailer take up existing space, Mr. Clark, trailers when donated to us years ago, dropped cleared area.

Mr. Amoroso, trailers have bathrooms, Mr. Clark, no Pineland Commission will not allow due to septic location.

Mr. Amoroso, not in violation of any zoning?, Mr. Clark, no

Mr. Krasky, space existing, Mr. Clark, yes

Mr. Vaccaro, how are the trailers anchored, Mr. Clark, pads under, hurricane clips, as a permanent structure even though it is not.

Mr. Vaccaro, emergency lights, Mr. Clark, will comply with regulations.

Mr. Vaccaro, can gas can in shed be moved, Mr. Clark yes, will move further away from trailer.

Mr. Vaccaro, ramp how will it be constructed, Mr. Clark, done by professionals, architectural drawings at building department.

Mr. Felicetta, will be built to code, Mr. Clark, yes everything to code

Mr. Amoroso, has building department approved this, Mr. Clark, no this is on going for years, after building had permit application, said oops you need Planning Board approval so that's why we are here.

Mr. Yodakis, building department will not issue permits with out Planning Board approval..

Mr. Barron, self heating and cooling, Mr. Clark, yes.

Public Portion Open:
Hearing none
Public Portion Closed:
Motion to approve by Mr. Czekanski, seconded by Mr. Krasky
Roll Call: Mr. Czekanski-yes, Mr. Krasky-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Trutkoff-yes, Somerset-yes, Edwards-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve June 4, 2012 Regular Meeting Minutes by Mr. Barron, seconded by Mr.Czekanski
With correction, Mr. Amoroso’s name missing from roll call.
Roll Call: Mr. Barron-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
Messrs. Trutkoff-yes, Krasky-yes, Somerset-yes, Edwards-yes

PAYMENT OF BILLS:

June 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
14027		143.00		
14029	572.00			
Liston				
74485		324.00		195.75
Total	\$572.00	\$ 467.00		\$ 195.75

TOTAL BILLS \$1,234.75

Bill report given by Ms. Borthwick, Board Secretary
Motion made to pay bills by Mr. Trutkoff, seconded by Mr. Czekanski
Roll Call: Mr. Trutkoff-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Krasky-yes, Somerset-yes, Edwards-yes

Draft Undersized Lot Report:

Mr. Liston, this is the only possible solution to the problem, I have discussed this with Tom Thomas, I recommend the board pass this.
Mr. Yodakis, I agree with Mr. Liston, this is more of a Zoning Board of Adjustment issue, they have had a lot of input in this, this is heading in the right direction.
Mr. Krasky, size of house should not be an issue, up to the discretion of the board.
Mr. Liston, this sets some standards, can’t exceed this size, the board now has some standards to follow, Mr. Thomas is trying to make it uniform, set some standards and that takes it off the board.
Mr. Krasky, still concerned.
Mr. Liston, I see not only in Manchester but other towns, narrow but grand house on undersized lot that sticks out. Mr. Thomas has created some strictures to the way undersized lots will be developed. I recommend you do this.
Mr. Thomas has set guide lines for Zoning Board, if applicant exceeds floor size this now becomes a D variance which is much harder to achieve than a C variance. Message will be you can build, but you must stay in the floor area, limits the size of the house. This gives the board another tool, an additional hammer.
Mr. Czekanski, my concern is height of building.
Mr. Liston, a three story house even though it does not exceed the height requirement, will exceed the floor size and can not be built.

Mr. Barron, will this prevent, someone who has an approved house on an under sized lot from coming back years later for an addition.

Mr. Liston, yes he would have to come back before the board for a D variance.

Mr. Amoroso, does floor size include septic system, Mr. Liston, no building only.

Mr. Barron, just building, pool etc. Mr. Liston, no building only.

Mr. Yodakis, good point, ZBA has included pervious coverage in their concerns.

Mr. Somerset, ZBA considers a under sized lot, under floor ratio Mr. Thomas has introduced site plan submissions requirements. Mr. Liston, we don't want people buying undersized lots and building monstrosities on them.

Mr. Thomas came up with floor area ratio, I said brilliant.

Mr. Vaccaro, read portion of Beachwood ordinance, should we consider this ordinance.

Mr. Liston, not for board to say, we can suggest to Town Council for consideration in their ordinance.

Mr. Liston my suggestion is adoption of a resolution recommending review of this draft by Mr. Secare and refer to Council including ZBA's comments and Beachwood ordinance for consideration on first reading and refer back to Planning Board for comment before second reading.

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

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

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

Mr. Trutkoff – not voting, referred to as Town Council

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart status, Mr. Gasiorowski filed a brief twice the size the court allows. We opposed it and filed a motion. Now waiting the decision of the court.

PUBLIC PORTION: OPEN

Jim Hankins, resident and Zoning Board member thanked the board for the efforts to correct this problem.

Mr. Liston, this may take some time to compete.

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr. Trutkoff, seconded by Mr. Somerset

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:30 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board