

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, July 3, 2017
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 4:00 P.M. on Monday, July 3, 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 Vice Chairman	Present
Steve Bates	Member	Absent
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Alternate #1 Member	Absent
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving Statutory Extension of Time
Block 110 Lots 3.04 Hwy 70
Applicant Wa Wa, Inc
Approved June 5, 2017
Mr. Hock, previous approval, trash compactor, amended site plan, August 20, 2018, extension.

Motion to approve by Mr. Vaccaro seconded by Mr. Barron
Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes Chairwoman Zolezi
Messrs. Baumeister-yes, Foor-yes, Miller-yes, Teague-yes

Review of Ordinance # 17-008, approved on first reading by Town Council,
June 26, 2017. Review and recommendation to Council for second reading on July 10, 2017
Mr. Hock, Ordinance #17-008, Board has ordinance for review prepared, Town Council, first reading, looking for recommendation.

Mr. Mullin, 6/5/17 comments made incorporated in resolution verbatim, Pinelands put forth additional comments. Ordinance # 007 defeated, Ordinance #008 introduced.
Mr. Foor, typo perhaps, 245 pg. 32 para-8, sub-para. A should include X in there.
Mr. Mullin, X added in, take care of administratively.
Mr. Hock, ask Pinelands why they did not included, could add a note.
Mr. Foor, does not seem right regardless where it comes from.
Mr. Hock, review density requirements, add comments, consistent with requirements, could be reason did not recognize new sections, would be sufficient.
Ms. Zolezi, ok
Mr. Foor, still Pineland credits 30% for developer, who pays 70%
Mr. Mullin there are different requirements.
Mr. Hock, do not think town would be, Mr. Foor, we need clarification where other 70% credit comes from.
Ms. Zolezi, Pineland credits clarification germane to this ordinance
Mr. Hock, no it is not, ordinance is consist with Master Plan, interpretation issue each developer determination.
Mr. Foor, comments from engineer increasing density of numbers of building on this property
Mr. Mullin, 13-36
Mr. Foor, number of units per building, up to 404 60/40 split AFH
Mr. Barron, town houses, no say on this court said we have 404 units
Mr. Vaccaro, questions submitted on time, were they answered,
Mr. Mullin, yes
Mr. Mullin, speak for MGD smaller building to accommodate more units

Mr. Hock, back up part of AFH compliance, another developer sue town for not meeting requirement. This is protection for future litigations.

Mr. Foor, read settlement agreement, what is my roll on this as planning board. Ordinance consistent with Master Plan?

Mr. Mullin, Master Plan requires the Town put forth AFH plan, so this is consistent.

Mr. Hock, if this complies, this is consistent.

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-no, Miller-yes, Teague-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve June 5, 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

PAYMENT OF BILLS:

Maser

26690 \$ 400.00

26691 40.00

Hock

20479 \$ 260.00

TOTAL BILLS \$700.00

Bill report given by Mr. Foor

Motion made to pay bills 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, Teague-yes

PROFESSIONAL REPORTS:

OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliffe, who is MGD, Mr. Mullin, Manchester Development, not relevant to ordinance

Mr. Glen, affordable housing, family rentals, why not town houses, did anyone have input

Chairwoman Zolezi, court settlement, Mr. Glen who from the township, Town Council not Planning Board.

Mr. Glen, Council is going to say Planning Board approved this.

CLOSE PUBLIC PORTION:

Mr. Vaccaro, are we going to be prepared for comment to Council to move ordinance.

Ms. Baumeister, questions did not get answered.

Mr. Vaccaro, when were questions submitted.

Mr. Hock, comments, questions submitted ahead of time to be prepared.

Ms. Zolezi, have questions submitted by end of business day July 5th, attention to all concerned, settlement.

Mr. Foor, last meeting on Hovnanian project, have we heard anything on this, Ms. Zolezi, put on my list to do.

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 5:05 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

