

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, July 6, 2015,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson William Barron at 7:00 P.M. on Monday, July 6, 2015

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:

William Barron	Chairman	Present
Michele Zolezi	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
Joan Brush	Member	Present
Bill Foor	Member	Present
Sanford Krasky	Member Pro Tem	Present
Archie Miller	Alternate #1 Member	Present
Steve Bates	Alternate #2 Member	Present
Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present

APPLICATIONS:

Administrative Approval

Proposed 900 sq ft addition to existing clubhouse
Block 61.13 Lot 1 5 Renaissance Blvd

Applicant Renaissance Homeowners Association, Inc.

Board members Mr. Vaccaro and Mr. Miller, ask to recuse themselves from application, both residents of the Renaissance Community.

Cameron Mac Leod, attorney for the applicant, explained we have returned to the board now that the residents have voted in favor of the addition.

Pam Hiller, FWH Engineering sworn in and accepted by Board

Ms. Hiller, administrative approval for a 900 sq. ft. addition to clubhouse.

Exhibit A-1, color rendering of project

North corner of building, buffer by service area, extend kitchen 254 feet, storage area 622 ft, double doors, from storage for table & chairs, outdoors.

Exhibit A-2, floor plan

Ms. Hiller explained, no drainage, no additional parking necessary.

Mr. Theodos, repeat area of improvement, Ms. Hiller, wall thickness, kitchen 254, storage 622

Mr. Liston, referred to your letter of March 24, 2015, Mr. Theodos, yes

Mr. Liston, public portion is not required for administrative approval, but we have always allowed it in the past.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr.Krasky , seconded by Ms. Zolezi

Roll Call: Mr. Krasky-yes, Ms. Zolezi-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Bates-yes

Mr. Liston had the resolution prepared and read resolution into record to memorialize.

Memorialization of a resolution approving an Administrative Approval for a proposed 900 sq ft addition to the existing club house,

Applicant Renaissance HOA.

Motion to approve by Mr.Krasky, seconded by Ms. Zolezi

Roll Call: Mr. Krasky-yes, Ms.Zolezi-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Bates-yes

Mr. Vaccaro and Mr. Miller not voting, residents of Renaissance.

Minor Site Plan/Variance

Proposed Trash Enclosure

Block 110 Lot 3.04 1180 Hwy 70

Applicant Wa WA, Inc.

Tyler Prime, attorney for the applicant, internal trash compactor for all stores, now moving away from that system. This process is much faster, less pick-ups, noise is not greater than a fax machine, no odor.

Mr. Liston, Maser Engineering work on Wa Wa projects, other parts of the state, anyone have conflict with Chris Theodos for this application, Mr. Liston, I do not have conflict at all,

Applicant did not, Public did not.

Douglas Grysko, Dynamic Engineering, sworn in and accepted by board.

Exhibit A-1, color rendering site plan, same as board's copy, area at rear of building, s-w corner Hwy 70 & 539. Consists of 14 x 36 enclosed area, 8ft high white fence with gate, require a variance for 8 ft, 6 is allowed. Compactor water tight, quiet, state of art. Shed 8 x 10 center to house tools for maintenance of lot.

Mr. Liston, under roof not open?

Mr. Grysko, yes.

Mr. Liston same as supermarket's have, Mr. Grysko, yes but smaller

Mr. Grysko, less pick-ups, much faster process.

Mr. Liston, does not interfere with drive isles, Mr. Grysko, no maintain a loading zone.

Mr. Grysko, variance needed for 8 ft. fence, better coverage than 6 ft., will comply with Maser review letter, waivers.

Mr. Theodos, no objection to waivers.

Mr. Vaccaro, visited the site today, observed delivery trucks parked back in area, where will vendors deliver

Mr. Grysko, area for oversized vehicles, can park there to go into the store, trash enclosure designated stripe area, still have 26 feet drive isle. Do not anticipate any impact.

Mr. Vaccaro, hours of compacting, Mr. Grysko, trash brought out each shift, at least 2 times maybe 3 times per day. Fully locked, key code.

Mr. Vaccaro, long time parking might be difficult for emergency vehicles, can you look at that for change.

Mr. Grysko, maintain 26 foot clear area should be no problem for any emergency vehicles.

Ms. Zolezi, trash area loading now have trucks coming in?

Mr. Grysko, yes robo cans now, takes 20 minutes or more

Ms. Zolezi, current load now from side or at gates, is a side loader

Mr. Grysko, lift loading zone area existing in rear.

Mr. Liston, the proposed is more efficient and less time.

Mr. Bates, delivery to back of store? Mr. Grysko, yes

Kristen Ritz, Wa Wa project manager, sworn in.

Mr. Liston, describe the delivery, Ms. Ritz, striped area, side door cold delivery right into our ice box, other deliveries same.

Mr. Barron, door back there is emergency type exit door, Ms. Ritz, yes

Mr. Bates, avoid truck at same time delivery, as trash pick-up, Ms. Ritz, yes trash will be done certain times of the day.

Mr. Barron, regarding shed, no hazardous materials store there ?

Mr. Liston, extra gas in containers, gas, flammable items, no flammable items as part of approval in resolution, are we all on board with this.

Ms. Ritz, current trash sweeper stored there, Mr. Liston, no gas containers stored in shed

Mr. Grysko and Ms. Ritz agree no gas storage.

Mr. Barron, size of compactor, Mr. Grysko, 6 cubic yards.

Mr. Barron, will it interfere with overhang, Mr. Grysko, no

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

ADMINISTRATIVE SESSION:

Ordinances #15-008, #15-009, #15-010

Mr. Liston, nothing to add, Board has seen and made our comments, I would suggest the Board recommend all three ordinances to Town Council for second reading.

Board secretary is instructed to send notice to Township Clerk of Planning Board's decision and recommendation.

Mr. Foor, #15-009 reads Lakehurst Naval Base, should be changed to correct Joint Base title.

Ms. Zolezi, questioned names as is in ordinances

Mr. Liston, should currently reflect parcel
Mr. Liston, suggested a motion for each ordinance separately.

Motion to approve Ordinance #15-008 by Mr. Krasky, seconded by Ms. Brush

Roll Call: Mr. Krasky-yes, Ms. Brush-yes, Chairman Barron-yes

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

Motion to approve Ordinance #15-009 with corrections by Mr. Vaccaro, seconded by Ms. Zolezi

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

Messrs. Baumeister-yes, Foor-yes, Krasky-yes, Brush-yes

Motion to approve Ordinance #15-010 by Mr. Vaccaro, seconded by Ms. Zolezi

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

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

APPROVAL OF MEETING MINUTES:

Motion to approve May 4, 2015 Regular Meeting Minutes by Ms. Zolezi, seconded by Mr. Vaccaro

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

Messrs. Baumeister-yes, Brush-yes, Foor-yes, Krasky-yes

PAYMENT OF BILLS:

May 2015

	Escrow	General Matters	Wal-Mart	Hov/Stav
Perlmutter				
T & M				
274522	459.00			
253978	38.25			
TOTAL	479.25			
Maser				
278623		581.25		
278622		232.50		
278626			232.50	
282520			310.00	
282521	1,327.50			
278624	736.25			
TOTAL	2,063.75	813.75	542.50	
Liston				
86176		270.00		
TOTAL		270.00		

TOTAL BILLS \$4,169.25

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Brush

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

Messrs. Baumeister-yes Foor-yes, Krasky-yes, Zolezi-yes

PROFESSIONAL REPORTS:

Mr. Liston, updated board on Wal Mart, application has DOT approval for intersection, that may speed things up a little for our hearing. NJDEP required more changes, will be coming back to board full approval, most likely in September.

Maybe board should check calendar and consider a special meeting to try to complete in a few months.

Mr. Theodos, I have been meeting with applicant to prepare.

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Krasky, seconded by Mr. Foor
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT:
8:15 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board