

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, AUGUST 6, 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, August 6, 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

MEMORIALIZATIONS:

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
Approved July 2, 2012

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

APPLICATIONS:

Amended Site Plan
Proposed berms
Block 71.01 71.07 Lots 1-39 Retreat Drive
Applicant Pulte Homes of NJ, Limited Partnership

James Mullen, Attorney for the applicant, application is to enhance Retreat Drive. Promote sales, sales are still slow.
Tim Lurie, Engineer, DW Smith, sworn in and accepted by Board
Tom Bauer, Architect for project, sworn in and accepted by Board. Project to enhance Retreat Dr,
Exhibit A-1, rendering key plan
Exhibit A-2, color rendering
Key plan 5 blocks, opposite side of blvd. all way down to model area
Exhibit A-3, enlargement of actual work being done.
Landscaping, add street trees, provide fill & grading creating a berm, both sides of the blvd.
Building retaining walls when necessary, depending on foot print of house, wants flexibility on this, when it is a larger home we may need a retaining wall.
Crosswalks, slow traffic, bike lane, safety for pedestrians.
Mr. Liston, improvements permanent not just for sales, Mr. Bauer, yes
Mr. Czekanski, why 3 ft. berm, Mr. Bauer, aesthetic until homes are built.
Mr. Liston, provide privacy for homes eventually, Mr. Bauer, yes
Mr. Barron, road width ok for bike lane, Mr. Bauer, yes
Mr. Krasky, continue to inform buyers, in flight path, Mr. Liston, yes
Mr. Amoroso, regarding drainage, retaining walls used, how for drainage, Mr. Bauer, swails between houses.
Mr. Lurie, same side swail, same drainage pattern, we propose some lawn inlets near retaining walls, we designed our plans for the largest house.
Mr. Barron, berms will affect the size of property, Mr. Mullen, no

Mr. Somerset, berms are actually on building lot, Mr. Bauer, yes, need easement
Mr. Liston, if approved, need language of easement
Mr. Mullen, no problem
Mr. Vaccaro, is there irrigation for retaining walls, berms, Mr. Mullen, yes,
Who maintains, takes care of grass
Mr. Mullen, association maintains all
Mr. Listen, the association maintains irrigation and maintenance of property. Mr. Mullen, yes
Mr. Vaccaro, who is owner, Mr. Mullen, home owner, will grant easement to association for maintenance
Mr. Mullen, replaced trees over years, assoc. budgets for this.
Mr. Liston, bonded for by Developers Agreement,
Mr. Mullen, yes when done
Mr. Vaccaro, concerned this improvement and others such as water feature, passed on to HOA
Mr. Vaccaro, sure enough room for bike lane, Mr. Mullen, yes already there.
Mr. Liston, width please, Mr. Lurie, 20 feet
Mr. Yodakis, that is good. Retaining walls flexible on individual plot plans, Mr. Lurie, yes
Mr. Lurie, will meet all requirements stated in T & M letter. ADA and drainage.
Public Portion Open:
Resident of Country Walk, just asked location of River Point, not familiar with this area.
Public Portion Closed:
Motion to approve by Mr. Barron, seconded by Mr. Somerset
Roll Call: Mr. Barron-yes, Mr. Somerset-yes, Chairman Vaccaro-yes
Messrs. Trutkoff-yes, Czekanski-yes, Krasky-yes, Edwards-yes

Amended Site Plan

Proposed new location of five model homes
Block 71.06 Lots 1-16, 21-31 Lyndhurst Lane
Applicant Pulte Homes of NJ, Limited Partnership
James Mullen, Attorney for the applicant. Other side of Retreat Drive by sales office, try to enhance sales, done studies.
Five different models to add to existing models, fit in foot prints. Temporary models.
Mr. Bauer and Mr. Lurie, still sworn in.
Mr. Bauer, Exhibit A-1 same exhibit Retreat Dr by Lynhurst Lane for location
A-2 enlargement of area. Use existing parking lot and sales center. Change entrance for nicer view, Retreat Drive and
Lynhurst Lane. Model tour walk to each 5 models.
Five models, gazebo in center to sit enjoy view, all landscaped.
Mr. Yodakis, will this be the final model area for project, Mr. Mullen we hope it would, depends on sales
Mr. Liston, adding models, how many will you have, Mr. Mullen, we will eliminate some, so 5 or 6.
Mr. Barron, when done with models, straighten out road what happens with berm, Mr. Lurie, that will be removed.
Mr. Lurie, T & M letter, berms are different in model area, will convert to berm plan.
Mr. Yodakis, stated normally NJDOT approved concrete for walks, since temporary no problem.
Mr. Liston, as long as that is stipulated.
Mr. Mullen, we will comply. Mr. Lurie, items in T&M letter, will comply with requests.
Mr. Somerset, normally water & sewer mains not tested until pavement is installed, are you planning to have working
utilities in models
Mr. Mullen not sure
Mr. Yodakis, base pavement is there.
Mr. Somerset, may have been tested already, make sure all is ok.
Mr. Mullin we could do that.
Mr. Barron, will fire trucks be able to get into model area
Mr. Lurie we will make sure grading will allow that.
Public Portion Open:
Hearing None
Public Portion Closed:
Mr. Somerset, make testing of utility lines condition of approval
Mr. Mullen, yes
Motion to approve with conditions by Mr. Krasky, seconded by Mr. Trutkoff
Roll Call: Mr. Krasky-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes
Messrs. Barron-yes, Czekanski-yes, Somerset-yes, Edwards-yes

Preliminary & Final Site Plan
Review & Declaration Application Complete
Proposed construction of multifamily apartments
Block 46.01 Lots 1.01 & 1.03
Route 37, Colonial Drive, Alexander Avenue
Applicant Presidential Gardens LLC- NJ- Kenneth Pizzo Jr.

Harvey York, Attorney for the applicant, discuss what application proposes and ask for a special meeting
Mr. Liston, has this meeting been noticed for public, Mr. York, no
Mr. Liston, I will rather you not discuss application at all, so there will be no problems down the road.
Mr. Yodakis, application deemed complete, letter August 2, 2012.
Mr. Liston, at the cost of the applicant a request for a special meeting of the Planning Board, on August 20, 2012
public notice is necessary, call for motion.
Chairman Vaccaro, motion and second please
Motion to approve special meeting by Mr. Barron, seconded by Mr. Trutkoff
Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes
Messrs. Czekanski-yes, Krasky-yes, Somerset-yes, Edwards-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve July 2, 2012 Regular Meeting Minutes by Mr. Barron, seconded by Mr.Vaccaro

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

PAYMENT OF BILLS:
July 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
14028	71.50			
14794	1,723.50			
14851	107.25			
Liston				
74486	216.00	162.00		594.00
195.75				
Total	\$2,118.25	\$162.00		\$594.00
TOTAL BILLS	\$2,874.25			

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

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart status, Mr. Gasiorowski filed another judgment , non-contiguous particles for snake habitat
I have answered it and also filed a demand for counsel fees be paid, for filing of a frivolous law suit.

PUBLIC PORTION: OPEN:

Hearing None

PUBLIC PORTION CLOSED

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:10 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board