

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, August 7, 2017  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:00 P.M. on Monday, August 7, 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	Present
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Alternate #1 Member	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present
Dan Bloch	Town Planner	Present
Nicole Ashkar	Zoning Officer	Present

PRESENTATION: Presentation to Edward Liston, Chairwoman Zolezi in behalf of the Planning Board and the Township presented Mr. Liston with a plaque in recognition of his twenty-six years of service to the Board and the Township, with much appreciation and thanks.

Mr. Liston stated it was an honor to serve Manchester and thanked the Board for the opportunity. Very grateful for this recognition.

MEMORIALIZATIONS:

None

Ocean County, courtesy review of county garage to be in Manchester.

Presentation by Mott Mc Donald and Joe Koehler, Ridgeway Road near River Point & Leisure Knoll, 55 acres, use 19 acres. Project has Ocean County Planning Board, Pinelands approvals, Ocean County Soils and utilities through Manchester Township.

20,000 sq. ft building, wash bay, 20 employees. Storage of trucks 4700 sq ft building, drive thru, pick up tools etc. Pole barn, salt shed, data center spare in case others go down, communication tower for County. Start site work in one month, building construction in three months.

Mr. Teague, see building from Ridgeway, Mr. Koehler, no building set back 400 ft, from road, 100 ft set-back, 200 ft. trees buffer.

Mr. Hudak, traffic out of area, Mr. Koehler, deceleration lane, maybe striping.

Mr. Teague, will road be paved, very bad, Mr. Mc Donald cannot answer that not sure of schedule.

Mr. Bates, what is set back, Mr. Koehler 500 ft., Mr. Bates, how far from homes on Torry Road, Mr. Koehler, not sure, must be at least 300 ft from Toms River, Mr. Bates more toward Leisure Knoll, Mr. Koehler, yes

Mr. Barron, fuel storage gallons, Mr. Koehler, 10k diesel 10k gas

Mr. Koehler, 20 employees, not many during day, sometimes none at all.

Mr. Hudak, sometimes more for emergency, Yes, typical county garage.

Mr. Barron, tower for town use at all, Mr. Koehler, not really sure, hooked up to county system

Mr. Vaccaro, space on town commercial, Mr. Koehler, not sure, Mr. Bates, light on, Mr. Koehler, FAA requirements

Mr. Vaccaro, distance between fuel and building, Mr. Koehler 75 ft.

Mr. Vaccaro, increase distance between fuel station and administration building

Mr. Koehler, same as other garages in county, never has a problem.

Mr. Miller, data center, security considered. Mr. Koehler, 8 ft fence around building, standard steel doors, one window.

Ms. Zolezi, gate on fence is there a locking gate, Mr. Koehler, slide locked electric, Manchester Police have access to key in box.

Mr. Hudak, heavy time of traffic, Mr. Koehler, 730 am 230-330, snow around the clock.  
Ms. Ashkar, how tall is building and shed, Mr. Koehler, 30ft, 20ft, salt 40ft.  
Ms. Ashkar, ID sign on Ridgeway Blvd, Mr. Koehler, 2 signs, lite, 60 ft from road, size not sure.  
Mr. Hudak, external lite, Mr. Koehler, yes  
Mr. Mullin, access dead end, future expanding, Mr, Koehler yes come back before the Board.  
Mr. Mullin, basin, should they not drain, 2 spillways drain to where, Mr. Koehler, access road to other basin, perk test will work, 100 year flood, Mr. Mullin, one phase, Mr. Koehler, yes site, building, one year.  
Mr. Barron, fire hydrants, Mr. Koehler, 2 within, add 2 more.  
Mr. Vaccaro, generator, Mr. Koehler, yes, gas fired.  
Mr. Hock, this is a courtesy review, no action to be taken.  
Thank you

#### APPLICATIONS:

Minor Site Plan Approval, exterior lighting upgrade  
Block 108 Lot 3 108 Lacey Road  
Applicant Wells Fargo Bank  
Michael Peacock, attorney for the applicant, update lighting to comply with current requirements.  
Neil Sander, Engineer sworn in and accepted by Board. Mr. Sander 108 Lacey Road, 1 acre fronts on Lacey Road.  
Replacing all old lights on building with LED bring into compliance for NJ State requirements on all buildings for security. 3 pole lights ok, wall lights replaced, all downward lights, add 2 pole lights, 25 ft high, 2 lights on each, natural lights, all cut off, all downward, all meet Manchester codes. 5 ft candles within 1 ft ATM.  
Mr. Mullin, stated letter taxes are current, 24 hour security, foundation design will provide with building permit, trees, have to remove, just do some trimming, meet with township codes, state.  
Mr. Sander, agree to comments in Maser letter.  
Ms. Baumeister, changes to bank on Schoolhouse, Mr. Sander, don't know yet, not on schedule now.

#### OPEN PUBLIC PORTION:

Hearing none

#### CLOSE PUBLIC PORTION:

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

#### PUBLIC HEARING: MASTER PLAN AMENDMENT

Proposed Manchester Twp. Housing Element &  
Fair Share Plan, Master Plan Reexamination Report

Mr. Hock, swore in Dan Bloch, Township Planner, Maser Consulting  
Mr. Bloch, Township Planner, asked to prepare Housing Element & Fair Share plan, settlement signed 2/6/27, also court settlement with MDG, Ocean County Supreme Court, approved by Township plan pending this document.  
COAH striped of powers, courts taking jurisdiction, gives us immunity from law suits. History of town, established what obligation is and how to meet obligation.

1. Rehab 99 existing homes, rebuild in this plan
2. Prior round 370 units
3. Next round 340 units

2 parts housing element housing plans, town growing, projections 2040 big increase, do not know if that will really happen, now most of population over 65. House types very diverse, most owner/occupied some rentals. Rehabilitation over 50 years old, rebuild them, calculated look at condition of house, kitchen, plumbing, historic trend reflect a lot of growth.

2008 crash, numbers dropped off, now picked up.

MDG coming in. demographics, work, jobs, income little lower than rest of county age of residents.

Some vacant land, not eligible now, who qualifies for AFH, COAH is not updating them, we are stuck with 2014 figures, get court to approve.

Capacity to provide Fair Share housing, water capacity, nothing preventing AFH from coming in. MDG this year.

Heritage Minerals put on hold, not part of this plan, in prior plan space holder. No agreement in time for this plan. Also Stavola property can't rely on for credits. Income limits who qualify for COAH left have to use these, can't use new figures unless court approves. Township rehab program operates 16 credits now, provide funding for up to Township Council to ask court.

Prior 370 by COAH court said maintain that obligation by COAH, 122 valid goes toward credits

Presbyterian Homes 100%, group homes, Birchwood 80 units.

Presidential Gardens approved plan and development seeking credits for this.

Manchester Village exists, 65 bonus credits for rentals. 3<sup>rd</sup>. round 340 units, MGD 81 units, Autumn Ridge 17 units. 3<sup>rd</sup>. round, MGD, Presidential Gardens, hope to get them in and get credits.

Spending Plan, Town Council approved

Ordinance, draft sample document given to us by court master for Council to approve, court recommends we adopt.  
 Ms. Baumeister, some development did not happen, town had to give money back?  
 Ms. Ashkar, town is still paying COAH, such as the Reserve.  
 Mr. Foor, housing prices clarification, value of properties  
 Mr. Bloch, that is up to Administration and Town Council, numbers in documents.  
 Mr. Foor, we need value, Mr. Bloch, cannot give that.  
 Mr. Foor, can't approve ordinance without numbers  
 Ms. Ashkar, referring to MGD  
 Mr. Foor, draft ordinance, mean value of property translate into house price  
 Ms. Ashkar, not up to us, mandate through state, COAH statewide.  
 Mr. Foor, we need to know what those numbers are, Ms. Ashkar, end of the day we are still tied to state numbers.  
 Mr. Bloch we are not adopting anything at this time, Administration will put in numbers, values required by state.  
 Mr. Hudak, we only establish the plan, we are married to what court said.  
 Mr. Hock, we are not adopting the ordinance, possibly consideration by Council.  
 Mr. Bloch, we have to have a plan in place for the court by next month, can't hold this up, we will fail on compliance plan required.  
 Mr. Hock, prevent further law suits, Mr. Bloch, court gave us some immunity to date.

OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliffe Rd., sworn in by Mr. Hock.  
 Mr. Glen, if we comply with this, eliminate us from law suit?  
 Mr. Bloch, for the next ten years, if court agrees to Master Plan, addendums to Master Plan alleged not legal documents, updates, essentials all in other documents, what we are trying to do is adopt all.

Mr. Mullin, notice requirements, issues.  
 Mr. Bloch, notice not to specific properties, municipal land use laws, municipalities and county.  
 Mr. Hock, proposed use changes makes notice, button up, attached appendences  
 Mr. Foor, E&G schedule, conditional use why not permitted use, does not make sense  
 Mr. Bloch, sub- committee did this line  
 Ms. Ashkar, line by line which zone we permitted use in zone, best uses for town.  
 Mr. Foor, does not make sense, Ms. Ashkar, NAICS chooses list  
 Mr. Foor, global across all, page 11 schedule, used car lots  
 Ms. Ashkar, spruce up commercial zones to build up use, don't have much use for technical, Mr. Foor, brings jobs. Ms. Ashkar, can come in for variance.  
 Mr. Hudak, use NAICS  
 Councilman Sam Fusaro, number of law suits broad interpretation, NAICS specify go to code on line, example shopping center vs shopping plaza.  
 Mr. Hudak, yes so specific, yes lock you in.

CLOSE PUBLIC PORTION:

Mr. Hock motion to approve both Master Plan and Housing Element/Fair Share  
 Motion to approve by Mr. Vaccaro, seconded by Mr. Barron  
 Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes, Chairwoman Zolezi-yes  
 Messrs. Baumeister-yes, Bates-yes, Foor-yes, Miller-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve July 3, 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, Teague-yes

PAYMENT OF BILLS:

Maser	
27316	\$ 2200.00
27317	360.00
27318	40.00
27319	120.00
27321	1370.00
27322	690.00
26694	520.00
Hock	
20478	\$ 1384.50

TOTAL BILLS \$6,684.50

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Barron, seconded by Mr. Bates

Roll Call: Mr. Barron-yes, Mr. Bates-yes, Chairwoman Zolezi-yes

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

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:15 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

