

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING TUESDAY, SEPTEMBER 4, 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 Tuesday, September 4, 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	Absent
Dominic Amoroso	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving an Amended Site Plan
Proposed berms

Block 71.01 71.07 Lots 1-39 Retreat Drive

Applicant Pulte Homes of NJ, Limited Partnership

Approved August 6, 2012

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

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

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

Memorialization of a resolution approving an 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

Approved August 6, 2012

Motion to approve 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

APPLICATIONS:

Preliminary & Final Site Plan

Proposed construction of Multifamily Apartments

Block 46.01 Lots 1.01 & 1.03

Route 37, Colonial Drive, Alexander Avenue, Route 37

Applicant Presidential Gardens LLC- - Kenneth Pizzo Jr.

Carried from August 20, 2012 Special Meeting

Mr. York attorney for the applicant asked for Mr. Thomas to discuss questions from last meeting.

Mr. Thomas, regarding Affordable Housing, do not know what will happen in court or what Manchester's requirements will be. The ordinance drafted allowed for up to 20% AFH requirement round 3 COAH.

I have spoken with applicant Pizzo, they will meet AFH requirements at time of building.

Mr. Liston, resolution will include this agreement.

Mr. Thomas, Mr. Pizzo has agreed with other projects to meet obligations.

Mr. Liston, I can work with a model or agreement used for others.

Mr. Thomas, another possibility is Mr. Pizzo may provide a major contribution toward veteran housing plan, town can get credit for those units.

Mr. Liston, in regard to the veteran housing, that does not have to be right now.

Mr. Thomas, no, back 1990 first COAH, Beckerville project, Kokes made contribution for his obligation to Manchester Village

Mr. Thomas, regarding question of school age children, from Briar Hill now, 30 HS, 50 MS, 50 Elm. 3-5 special ed, total 95 students. New condo units, study shows 1-10 units, now 1- every 3-4 units. Sounds like a lot, high school very unusual, most cases people lost their homes, don't want to change schools for last year, numbers are temporary basis, will revert back to 1-10 units.

Mr. Somerset, guess true, students from other locations in Manchester not a burden, Mr. Thomas 3200 total students.

Mr. Barron, 100 students estimate, Mr. Thomas, yes spread out over time on how they build.

Mr. Trutkoff, was BOE notified of increase of students from these apartments, Mr. Thomas, I believe the Township Administer has done that.

Mr. Liston, does applicant have comment in aspect of Mr. Thomas statements.

Mr. York, we should have water in about a year, build perhaps 2-3 years

Mr. Liston, these projects do not bring a lot of children. Whatever COAH brings, will be met at time of building permits.

Mr. York, the only comment about Mr. Thomas's figures are higher than ours, what ever COAH requires will we meet.

Mr. Czekanski, Mr. Thomas 20% AFH, transferred to veteran housing

Mr. York, depends on veteran housing is there, COAH has no rules

Mr. Czekanski, veteran housing will not come off site, Mr. York & Mr. Liston, no it will be off site.

Mr. Vaccaro, visited your Baylea site very well maintained, I have concern with compactor very long walk.

Mr. Pizzo, found closer, very messy, many problems this works better. We offer valet service at small cost, we do not have any complaints and much cleaner this way.

Mr. Vaccaro, clubhouse, not big enough to accommodate all residents and do you allow pets

Mr. Pizzo, with other projects we find this is adequate, we allow dogs and cats, restrict certain breeds.

Mr. Vaccaro, large snow fall what do you do, Mr. Pizzo, removed off site.

Mr. Yodakis, regarding Mr. Loftus, Building Sub Code, comments, Mr. York we will comply.

Public Portion Open:

Hank Glen, 29 Wycliffe, asked Mr. Thomas, AFH for Briar Hill same ratio as now, Mr. Thomas was not required back then at all.

Mr. Glen, can you use space on side, walking space, parking spaces since they were reduced in size.

Mr. Liston, no can not change at all under RSIS

Public Portion Closed:

Mr. Barron sidewalks on Route 37 don't agree

Mr. Thomas, NJDOT has refused for years to allow sidewalks on their roadways, allowed walks on a path Routes 9 & 537 in Freehold and people do walk, that is why we recommended sidewalks.

Walk to Summit Park, HS walk to fields, can't go back if you don't get them.

Mr. York, sidewalk to no where, to Town Hall crossing 37 is dangerous, Dover Mall in Toms River same situation, very bad.

Don't encourage HS to cross 37

Mr. Liston, board should do straw poll

Mr. Vaccaro, if sidewalks not done now, burden on town later.

Mr. York, in five years, you still see need for sidewalks, we will put them in.

Mr. Liston, that is very fair

Mr. Somerset, seems that people making the walk, sidewalks or not.

Mr. Liston, stated for straw poll:

Poll of the Board if you want sidewalks on Route 37 yes if not no, if after 5 years find they are needed applicant will provide sidewalks then, I will put that in resolution.

Vote:

Chairman Vaccaro-no, Mr. Barron-no, Mr. Trutkoff-no, Mr. Czekanski-no, Mr. Krasky-no, Mr. Somerset-no, Ms. Edwards-no

Mr. Barron, will DOT allow this?

Mr. Thomas, depends on where, who's property, Mr. York, DOT right away or have to take down all the trees.

Mr. Somerset, high school students take path cut thru project.

Mr. York, path full of ticks, sidewalks on Colonial Drive will take care of this

Mr. Yodakis, people cut thru soccer complex

Mr. Somerset, no fence proposed around basin

Mr. Yodakis, applicant does not want to do that, safety ledge, I am ok with that.

Mr. Vaccaro, is that dangerous, Mr. Yodakis, no standard.

Motion to approve with conditions 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

Mr. Trutkoff leaving meeting 8:00 PM

Minor Site Plan Amendment

Proposed installation of two signs and modifications

Block 108 Lots 3 & 3.38 108 Lacey Road

Applicant AAM Management LLC

John Paul Doyle attorney for the applicant, 25 year old shopping center, out of date, proposing new signage and modify traffic flow, do to changes county is making on the roads. Make center more competitive, changes will make it better and safer. Signs proposed need variance. Foodtown is leaving, replaced with Save a Lot.

Jim Ambrose, sworn in and accepted by board, Engineer for applicant, signs old fashion and tenants not seen from Lacey Road. Two entrances on Cherry & Lacey Exhibit A-1, color rendering of signs

Mr. Ambrose, handed smaller version to members, Whiting Town Center, free standing monument sign, digital 11ft high, 10 ft wide brick base.

Message board offered to community for announcements.

Mr. Liston, buy one get one free, Mr. Ambrose, will comply with ordinance, landlord has last word.

Mr. Ambrose, Save a Lot, 5 ft high, 10 ft wide, two signs identify Whiting Town Center

Mr. Liston, ID Whiting Town Center, Mr. Doyle off Lacey Rd. Mr. Liston, not part of pylon

Mr. Somerset how big, Mr. Ambrose, 2ft high 6 ft wide

Mr. Amoroso, 2 faced, Mr. Ambrose, yes approximate 25 ft apart

Mr. Liston, two separate signs

Mr. Krasky, advertising on lower part, Mr. Ambrose, Save a Lot will want that not more than four, not determined yet.

Mr. Krasky, message board at entrance, dangerous to drivers, Mr. Ambrose, not strumming, study shows no.

Open Public Portion:

Hearing none Public Portion Closed:

Charles Witzak, Witzak Engineering, sworn in and accepted by board.

Exhibit A-2 Whiting Town Center Aerial of site, Cherry & Lacey entrances, one way clockwise, from Lacey must make right turn, awkward wide for one way, leads to confusion, Ocean County on Lacey change in traffic flow.

Exhibit A-3 Lacey Rd. modifications-8/29/12 very active area, Manchester Blvd T section, Lacey 2 way traffic.

Ocean County restricted left hand turn out of site, Station Rd. right turn only. Major change left hand turn onto Lacey

Exhibit A-4 overall site plan 8/29/12

We want to change circulation pattern, restripe, provide additional line striping, some curbing request of T & M

Exhibit A-5 Building Modifications

Mr. Doyle, will we meet all requirements in T & M Assoc. letter, Mr. Witzak, yes all.

Mr. Witzak, Save A Lot 13 SF, 31 SF future retail

Mr. Liston, is Food Town gone, Mr. Witzak, yes, Mr. Liston, Save A Lot same type store, Mr. Witzak, more food, dry goods, no meat

Mr. Witzak, two signs allowed, we want four, imperative for visibility. Enhance and safety of people

Mr. Doyle, foliage on Lacey, Mr. Witzak more of issue on Cherry, Pinelands Commission can't cut trees down

Mr. Doyle, 25 ft set back we propose 2.14 ft.

Mr. Amoroso, tear drop mail box be removed, Mr. Witzak, yes not serving any purpose. Mr. Amoroso, people drop mail off on the way out, Mr. Witzak, will talk to owner and post office.

Mr. Yodakis, circulation changes, good plan, more isles, Cherry St loose a handi cap space will you relocate.

Mr. Witzak, no we meet requirements, will do it if you want.

Mr. Yodakis, tenant fit out typical fit out, Mr. Witzak, partition walls.

Mr. Yodakis, unique situation, changes & variances, important to keep that site variable.

Mr. Barron, out of Sov. Bank west on Lacey, Mr. Witzak out on Cherry signage to direct to Lacey exit etc.

Mr. Liston, will be helpful, major change, provide major internal signage

Mr. Yodakis, permitted up to 2 SF

Mr. Barron, Title 39, Mr. Liston, part of the approval. Mr. Barron, sign in side of fire lanes, Mr. Witzak we will do that,

Mr. Liston, very important

Mr. Somerset, 2 signs landlord info, relocate or made into one sign, a lot of variances for a little info, try to reduce number of signs.

Mr. Liston, suggested either side of pylon, on brick area can put information there and eliminate number of signs.

Mr. Doyle brick part of monument, wanted interior, more likely to be seen.

Mr. Liston, take back to owner come back to board in October, multiple signs in that entrance.

Mr. Doyle west of entrance 2 faced sign makes sense.

Mr. Liston, not showing looking for business, is not getting pass pylon, best on brick for management info.

Mr. Somerset, facade of building brick face panel yellow what is that for tenant, Mr. Witzak, yes

Mr. Vaccaro, hours of illumination, Mr. Witzak, will comply with ordinance.

Mr. Vaccaro, message board, Mr. Doyle only on Lacey

Mr. Czekanski, restrict message, Mr. Doyle, can't predict, 40 possible stores
 Mr. Liston, tenants only, Mr. Doyle tenants & community service only, off site advertising not allowed.
 if changed would have to come back to board.
 Mr. Yodakis, strip malls in the past, have not had to come back to us for every change.

Open Public Portion:

Hank Glen, 29 Wycliffe, 2 signs, plus or in place of empty store space
 Mr. Witczak, signs showing owner, tenant signs
 Mr. Glen, management name under Whiting Town Center
 Mr. Amoroso, south of bank large sign listing tenant
 Mr. Witczak, directional signs

Motion to approve by with conditions stated Mr.Somerset, seconded by Mr. Czekanski

Roll Call: Mr. Somerset-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
 Messrs.Barron-yes, Krasky-yes, Edwards-yes
 Mr. Trutkoff not voting, left meeting.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve August 6, 2012 Regular Meeting Minutes by Mr. Krasky, seconded by Mr.Czekanski

Roll Call: Mr. Krasky-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
 Messrs. Barron-yes, Somerset-yes, Edwards-yes
 Mr. Trutkoff not voting left meeting at 8:00 PM

PAYMENT OF BILLS:

August 2012

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
17002		229.50		
17004	681.00			
17003	994.50			
15021	286.00			
Liston				
74488	135.00	675.00		270.00
Total	\$2,096.50	\$904.50		\$270.00
TOTAL BILLS	\$3,271.00			

Bill report given by Ms. Borthwick, Board Secretary
 Motion made to pay bills by Mr. Barron, seconded by Mr. Czekanski
 Roll Call: Mr. Barron-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
 Messrs. Krasky-yes, Somerset-yes, Edwards-yes
 Mr. Trutkoff not voting, left meeting at 8:00 PM

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart status, Mr. Gasiorowski was told to scale back is 85 page brief, it is too large, still in litigation.

PUBLIC PORTION: OPEN:
Hearing None

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr. Krasky, seconded by Mr. Barron
ALL IN FAVOR
NONE OPPOSED
ADJOURNMENT:
Meeting Adjourned 9:30 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board