

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, SEPTEMBER 5, 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, September 5, 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	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Minor Site Plan Approval, exterior lighting upgrade
Block 108 Lot 3 108 Lacey Road

Applicant Wells Fargo Bank, approved August 7, 2017

Mr. Hock, applicant improvements for safety and comply with new codes, asked for minor changes, applicant agreed.

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

Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Foor-yes, Miller-yes, Hodak-yes

APPLICATIONS: Preliminary Site Plan approval, commercial/retail development. Applicant TMR Enterprises, LLC. Block 111 Lot 2, Hwy. 70 and Lacey Road.

Richard Ramirez, Attorney for the applicant. Mr. Ramirez is also the Engineer for the application.

Mr. Hock swore in and Board accepted Mr. Ramirez.

Mr Ramirez ,after discussion with Mayor in place of architectural's submitting pictures, just seeking preliminary approval, tenants want to see this in hand before committing.

1. Car wash needed in the area
2. Aldi store, bank, restaurant, commercial retail

Mr. Hock, bulk relief, you are not there yet, final we will know tenants, Mr. Ramirez, yes no waivers.

Mr. Ramirez, did get 2 reports to Mr. Mullin late, not much time to review completely. Working with Mr. Mullin is so much better than most professionals.

Traffic report, using Troutman, no real hurdles, indicated some levels of service there, ask D.O.T. full service intersection, left in and out, right in and out.

Exhibit A-7, dated 6/21/17, drawings commercial development TMR. Payne property not part of this application, if included need ZBA, keep 50 ft buffer from Cedar Glen Lakes.

Filed with Pinelands, encouraged what they want in this area. Manchester in the past 4 years has grown.

Mr. Mullin, incomplete need housekeeping, completions utilities
Mr. Ramirez, letters coming do not see a problem. Mr. Mullin, Board waiver on conditions.
Mr. Ramirez, we comfortable coming, no problems
Mr. Hock, 1.2.3. need waivers
Mr. Mullin, photo pack submitted tonight and storm water management have not been reviewed.
Mr. Hock, you feel can move forward, service letter
Structural not seeking those tonight, my view more technical proceed, Mr. Mullin, agreed. Allow Mr. Mullin to make further recommendations, applicant agrees.
Motion to go forward with preliminary approval tonight by Mr. Hudak seconded by Ms. Baumeister.
Roll Call: Mr. Hudak-yes, Ms. Baumeister-yes, Chairwoman Zolezi-yes
Messrs. Barron-yes, Foor-yes, Miller-yes, Vaccaro-yes

Mr. Barron, will we have traffic report, Mr. Mullin, yes, most will be D.O.T. state highways.
Mr. Hock, no problem, conditions of review of these studies.
Mr. Ramirez, yes no problem.
Mr. Ramirez explained to public, what was done, changes can be made after review of reports, applicant agrees.
Mr. Mullin, discuss Maser letter, Chairwomen Zolezi, yes
1.1, 1.2 location, 1.3 proposed uses, most permitted except for car wash, restaurant conditional use.
Mr. Ramirez, applicant agrees with all conditions, meet square footage, no drive thru, no outside eating. 125 seats, if tenant wants changes, will have to come back to board.
Exhibit A-7 drainage
Mr. Mullin, 1.4 hours of operation, Mr. Ramirez, want to be good neighbors, depends on who tenants are, don't know the mix, what best serves the area.
Mr. Mullin page 4 1.5, Mr. Ramirez need relief from that section, all commercial retail, we will have a mix, relief from one principle use of site
Mr. Mullin, 2 retail, discuss photos
Mr. Hudak, C-2 criteria, relief not hardship
Mr. Ramirez, negative criteria entirely eliminated mix uses better serves the community. Photos, car wash/oil change, CVS big box store, doctors, to bring in the best of the best for the community.
Mr. Mullin, will keep with conditional use, Mr. Ramirez, yes.
Mr. Ramirez, rear buffer big concern for Cedar Glen Lakes, important to applicant. 50 feet, fence, landscaping.
Mr. Hudak, height of fence, Mr. Ramirez, 6 feet, on property line.
Mr. Mullin, not shown, 50ft buffer than fence, Mr. Ramirez we will have landscaping interior of property, except Payne property.
Mr. Mullin not shown on plan that way. Mr. Ramirez consistent landscape plan except Payne area, may become part of application.
Mr. Mullin agree, 50 ft. entire border of CGL plus fence.
Mr. Ramirez, state of the art 6 ft solid white fence, applicant willing to work with community. Mr. Mullin existing density buffer now, Mr. Ramirez yes at least will do.
Mr. Mullin, 1.8, 9, 10, Mr. Romirez applicant will comply. Zoning and signage setbacks. Mr. Mullin signage on final, Mr. Romirez, yes, subject to Pinelands.
Mr. Ramirez page 4, sign/seal NJ storm water management plan, water quantity and water quality, drainage, TR55 model, no impact to surrounding neighbors.
Mr. Hock, date of report 8/31/19 exhibit A-9
Mr. Mullin page 4 storm water management, basin #2
Mr. Ramirez, 2-7 plan we will comply, Mr. Mullin provide report soon
Mr. Ramirez, finish up next two weeks, reports, Mr. Mullin condition for balance also.
Mr. Ramirez exhibit A-10 traffic study.
Mr. Romirez full service proceed to D.O.T., Mr. Mullin copy our office on comments to D.O.T.
Mr. Foor, traffic light for Hwy. 70 & 539.
Mr. Ramirez none proposed at this time, would require warrants from DOT
Mr. Ramirez page 6 3.3 parking requirements will comply, stack 25 cars enough room, adequate, 1 car wash line, 3 oil change.
Mr. Hudak, interior movement, consider any other plan
Mr. Ramairez, move building few times, final move ask for latitude
Mr. Mullin, oil change, use looked into, first hearing about oil change.
Mr. Barron, similar to Silver Bay, Mr. Ramirez, yes
Mr. Hudak, not sure permitted use.
Mr. Ramirez car wash, move at final, Mr. Mullin, stipulate, Mr. Ramirez, yes
Mr. Hock, ask for relief, change of use goes to ZBA.

Mr. Vaccaro, oil waste, Mr. Ramirez standard requirements.

Mr. Hudak, employee parking provided, Mr. Ramirez, yes

Mr. Vaccaro overnight parking, Mr. Ramirez, don't see that happening, will ask for meeting or change application.

Mr. Ramirez, loading area, no loading for office, spaces particular to tenants, drive thru for bank, all buildings are ADA, signage in place, bump out, bollards will comply with letter.

Mr. Mullin lighting more detail, Mr. Ramirez, on final with tenants, no spillage to CGL.

Mr. Mullin Environmental Impact Study review by Environmental Commission, meet in October.

Mr. Mullin, review letter, outside agency approvals, applicant agrees, developer's agreement.

Mr. Barron, street A fire hydrant on that road, Mr. Ramirez pressure requirement more than adequate, Mr. Barron one more, Mr. Ramirez will take it under advisement.

PUBLIC PORTION: questions for witness only

Resident, storm water management, Mr. Ramirez, report 60 pages, basic plan, sub-divided area, parking, soil, grass, storm applies 2 ten 100 year storms. Mr. Mullin office will approve or not.

land coverage, Mr. Hock, coverage by zoning ordinance.

Take out all the trees, Mr. Ramirez this is how you build a shopping center.

Resident, many accidents at CGL now, person killed on motor cycle, do not need more cars on these roads, can traffic study be available to public. Mr. Ramirez, yes.

Mr. Hock, traffic study public record.

Resident want to continue with comments.

CLOSE PUBLIC:

OPEN PUBLIC PORTION:

Loraine Bruien, Cedar Glen Lakes, sworn in, 6 houses will impact by this, many traffic accidents now, cannot get out on to 539 very dangerous, car wash is not needed.

Mr. Hock, 2 step process, site plan, allow to do preliminary not final, approval granted conditional, hinges on tenant, concern with lighting, noise, traffic etc.

Ms. Bruien, not clear on what will be here

Mr. Ramirez, will let CGL know, open book.

Ms. Bruien, we do not need a car wash, have enough restaurants and doctor's office.

Barbara Christodoulidis, CGL, sworn in, met with CGL one year ago, no oil change never mentioned, why was board not given this information before last week

Mr. Ramirez explained just preliminary for tenants to except, see approval and commit.

Ms. Christodoulidis, subject to change

Mr. Hock, open questions tired into tenants

Ms. Christodoulidis, if restaurant came in fast food with drive thru in approval.

Mr. Hock, no, have to start all over again

Ms. Christodoulidis, traffic biggest concern, no approval for left turn in or out, right turn only.

Mr. Mullin that is up to D.O.T. they hear concerns of public.

CLOSE PUBLIC PORTION:

Mr. Foor, traffic study to review

Mr. Ramirez DOT establish criteria, don't see this as a traffic generator.

Ms. Zolizi, traffic study date 6/26

Mr. Ramirez, yes

Mr. Hudak, car wash more than oil change, jurisdiction

Mr. Hock, yes clarification at next meeting, board will have the right to revisit, still look at this as part of the approval. Recommend approval conditional revisit facts change, applicant agree to that.

Mr. Ramirez, yes will agree

Mr. Hock, restaurant can be approved as pad site, will come back for approval.

Motion to approve with conditions stated by Mr. Barron seconded by Mr. Miller

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

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

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve August 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, Hudak-yes

PAYMENT OF BILLS:

Maser

27346 \$ 760.00

27347 520.00

27348 1,738.75

Hock

20481 \$ 331.50

20480 338.50

TOTAL BILLS \$3,688.25

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Hudak, seconded by Mr. Vaccaro

Roll Call: Mr. Hudak-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Foor-yes Miller-yes, Barron-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: 8:55 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

