

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING TUESDAY, SEPTEMBER 6, 2011,  
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 6, 2011.

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
David Borowski	Member	Absent
Christina Edwards	Alternate Member	Present
Christina Faustina	Attorney	Present
in for Ed Liston		
Bob Mullin in for	Engineer	Present
Al Yodakis		

APPLICATIONS:

Administrative Approval, Revised Resolution  
Medical Office Building  
Block 38 Lot 4 2132 Hwy. 37  
Applicant Magna Douedi, Faith Realty Group LLC

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

Minor Site Plan Change  
Relocate proposed ground sign  
Block 98 Lot 1.01 Lacey & Pinewald Keswick Roads  
Applicant Red Barron Realty, LLC  
Mr. Barron recused himself from this application do to conflict.  
David Cassadonte for the applicant, relocation of sign, more visible, seeking variance.  
John Ernst, Engineer sworn in and accepted by board.  
Sign will be ground mounted sign off driveway, further to the west & north closer to the road so it will be more visible, 16 feet within right of way.  
Sign and shape of sign remains the same.  
Mr. Mullin Ocean County plans to widen road area, Mr. Ernst, dedicated at ceremony.  
Mr. Mullin, Ocean County engineer needs to review application, board will need letter of no interest, condition of boards approval.  
Mr. Trutkoff, no removal of trees during construction, Mr. Ernst, construction not part of sign placement.  
Mr. Krasky, sign on Lacey Rd by the time people see it, too late passed entrance.  
Mr. Ernst, closer to road so you can see it.  
Mr. Krasky your confident they will see it, Mr. Ernst, yes. Mr. Krasky, two way sign, Mr. Ernst, yes.  
Public Portion Open:  
Hearing none, Public Portion Closed  
Motion to approve by Mr. Somerset, seconded by Mr. Trutkoff  
Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes  
Messrs. Czekanski-yes, Krasky-yes, Edwards-yes  
Mr. Barron not voting.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve July 5, 2011 Organization & Regular Meeting Minutes by Mr. Barron, seconded by Mr. Tutkoff

Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Chairman Vaccaro-yes  
Messrs. Czekanski-yes, Somerset-yes, Edwards-yes  
Mr. Krasky not voting absent from July meetings.

PAYMENT OF BILLS:

From July & August 2011

No bill report at this time, Mr. Borowski absent, Board members reviewed bills and approved to pay.

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M Assoc				
88678		294.00		
88679	2,098.75			
88680	73.50			
88681	107.25			
88696		183.75		
88697	768.00			
88698	441.00			
88699	758.50			
Liston				
5592		850.50		
5593	40.50			962.75
Total	\$ 4,287.50	\$1,328.25		\$962.75
Total Bills	\$6,578.50			

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

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

Wind-Energy Ordinance:

Mr. Krasky asked do we know where the wind mills will be going. Mr. Somerset portion of ordinance limits wind mills to certain zones, appears to be Ocean County Landfill, HD3 Light Industry, Office Professional

Mr. Krasky, I would be concerned with flight paths.

Mr. Czekanski, Mayor suggested wind turbines at Heritage site, plan provided power for all of Manchester

Mr. Krasky, out there yes, here no.

Mr. Vaccaro, Heritage is a great site, but in flight path.

Mr. Trutkoff, yes and 2500 homes have been approved for that site, Mr. Somerset, yes that is right.

Chairman Vaccaro asked all board members to review further, have their comments regarding the Wind Energy Ordinance ready for our next meeting in October please, secretary will include item on next agenda.

Idle Ordinance:

Mr. Barron, I feel this is very hard to enforce, Planning Board really has nothing to do with this.

Mr. Mullin, state and federal government have put in place idle regulations, not really land use issue.

M. Vaccaro, not just in Manchester

Ms. Edwards, is Code Enforcement officer to enforce this, can a ticket be written, does Police enforce this, senior citizen or children in vehicle left on to keep warm in winter is this an idle issue.

Mr. Trutkoff, can't enforce this is gated community.

Mr. Vaccaro, board agrees with concept, out of our jurisdiction. Will discuss with secretary response to Town Council.

Board discussion regarding three Planning Board members to replace the three Zoning Board of Adjustment members which had to be recused from application on Redwood nursing facility, conflict because they live in Renaissance Community where there are many objectors to this application.

Members right now are Mr. Krasky, Mr. Borowski, and Ms. Edwards, need to check on availability of Mr. Borowski.

Ms. Faustina will research what happens if members are not available for meeting. Also will application stay with ZBA or can it go to Planning Board.

Mr. Mullin, land use law allows the applicant to seek approval separately for change of use, if approved than comes back to board for site plan approval. That is what the applicant is currently doing, jurisdiction stays with Zoning Board.

PROFESSIONAL REPORTS:

PUBLIC PORTION: Open

Hearing none

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN by Mr. Krasky, seconded by Trutkoff

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 8:05 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board