

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING TUESDAY, SEPTEMBER 8, 2015,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson William Barron at 7:00 P.M. on Tuesday, September 8, 2015

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

William Barron	Chairman	Present
Michele Zolezi	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
Joan Brush	Member	Present
Bill Foor	Member	Present
Sanford Krasky	Member Pro Tem	Present
Archie Miller	Alternate #1 Member	Present
Steve Bates	Alternate #2 Member	Present

Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present

MEMORIALIZATIONS: none

APPLICATIONS:

Courtesy Review, Ocean County Request

Development of a Public Safety Communication Tower

Ridgeway Blvd.

Frank Scarantino, Ocean County Engineer sworn in, 55 acres, stone road, 2 basins, small compound, tower and shelter. Pinelands approved.

Mr. Liston questioned, lattice work, 180 ft high, Mr. Scarantino, yes

Mr. Liston, FAA lighting for height, Mr. Scarantino, no

Mr. Liston, where you are located is close to the Base.

Mr. Scarantino we will check with FAA requirements if any we will do what is asked.

Mr. Scarantino, exhibits C1, C2, C3

Robert Bruno, Division Wireless Technology, Ocean County, sworn in. provide service for police, prosecutor all of community, all county agencies, open to municipalities if they choose to us our network.

Dish antenna back to Toms River 1 signal relay thru town to another.

Mr. Liston, what will that look like, Mr. Bruno, basically stick antenna.

Mr. Liston any look like Verizon antenna, Mr. Bruno no not panel antennas.

Mr. Bates, I think you need lights, Lakehurst has lights.

Mr. Bruno, FCC rules do not require lights, not in runway, not in flight path.

Mr. Liston, for the safety of homes, the community, I would like a letter from Base Commander stating you don't need lights. We need to protect the people of Manchester.

Mr. Miller, reading, 4-6 meters requires lights if out for more than 30 minutes, alarm.

Mr. Bruno, we follow all FAA & FCC regulations, as far as monitoring, it will be an unmanned facility, if lights are required we will have lights, if lights go out there will be an alarm to alert the technician.

Mr. Foor, frequency control, interference with the Base

Mr. Bruno, not same frequency, public safety not military.

Ms. Zolezi, plans to build rest of site

Mr. Scarantino, 3 years out.  
Mr. Barron, greater system for police, fire etc.?  
Mr. Bruno, Ocean County to 700 megahertz, transition for ub required.  
Mr. Barron, time frame for tower, Mr. Bruno started other sites, hoping network on line for 2017.  
Mr. Liston, would like Ocean County in writing from Base and FAA, frequency not interfering with military and that a light is not required. Mr. Bruno, agreed.  
Mr. Bruno, a frequency is assigned by FAA to each agency no interference, not shared unless we give it to each other.  
Mr. Vaccaro, construction of tower, Mr. Bruno, TIA/ ERA engineering standards it will meet wind & weight loads, foundation by tower manufacture after soil boring done for base.  
Mr. Liston if tower was to go down break in to pieces or collapse on itself,  
Mr. Scarantino, lattice tower, collapse on itself, Mr. Liston, who's property,  
Mr. Scarantino, no other developed property.  
Mr. Vaccaro, town site, service building close to tower?  
Mr. Bruno yes, not close, shelter and generator  
Mr. Liston, diesel generator, how often tested, Mr. Bruno, once a week, 30 minutes  
Mr. Vaccaro, pole barn how close to tower, Mr. Scarantino approx.. 400 ft.  
Mr. Vaccaro how high is fence, Mr. Bruno, 8 ft.  
Mr. Liston, to clarify we are only reviewing the tower, you will be back when you do garage and pole barn, Mr. Scarantino, yes

#### OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliff, will Manchester us this?  
Mr. Bruno, not very clear right now, if Manchester chooses to do so, it is available.  
Mr. Vaccaro, Manchester uses CADD system partner with county.  
Mr. Bruno, not the same, independent systems.

#### PUBLIC PORTION CLOSED:

Mr. Liston, just courtesy review, no vote is taken.

#### Minor Site Plan

Proposed installation of bollards  
Block 18 Lot 1873 Rite Aid Store  
Carried to October 5, 2015 meeting at applicant's request.  
Motion to carry by Mr. Krasky, seconded by Mr. Vaccaro  
Roll Call: Mr. Krasky-yes, Mr. Vaccaro-yes, Chairman Barron-yes  
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Zolezi-yes

#### Preliminary & Final Site Plan

Proposed medical office, Block 15 Lot 1.02  
Applicant Amayaa Holdings

Board member Mr. Krasky, recuse himself from application, patient of Dr. Tarlow.

John Doyle attorney for the applicant, Dr. Tarlow move his practice to Manchester, 1200 sq ft building, 2 million in ratable for town, permitted use in this location.  
Buffer area remain woods, engineer and traffic to testify, parking remain as 10x20 spaces, asking for variance for number of spaces.  
Bill Stevens, PDS Engineering, sworn in and accepted by Board.  
Exhibit site plan A-2, cover sheet 1 of 17 A-1, drainage A-3, landscape A-4, ariel A-5, architectural A-6 and floor plan A-8  
Mr. Stevens, A-1, vacant property highway 70, office professional zone  
A-2 3 acres, 522 sq ft wide, 250 sq ft deep, 1 story building 1200 sq ft, access to 70 only. One way in and one way out.  
A-6, entrance, forer portion over 400 sq ft in size, building 15 ft above.  
Mr. Doyle, 38 ft allowed, Mr. Stevens 15 ft from grade  
Mr. Doyle sewer or septic, Mr. Stevens septic, no sewer, no water in discussion with Utilities will bring in water line, septic ok.

Mr. Doyle, setbacks, Mr. Stevens, front required 50 will provide 89, rear 60 required will provide 94, sides 50 required will provide 147.25

No accessory building proposed.

Mr. Doyle, Maser letter will comply with requests, better plantings on site, lighting will follow Maser requests. Mr. Stevens, yes, regarding drainage will comply with Maser requests, A-3 collect storm water, discharge s.w. basin on property, no off site drainage.

Mr. Theodos, ok, will comply with all requests in Maser review letter.

Mr. Bates, 2 driveways on 70, traffic coming out of church and office building, concern for accidents, left turn. Mr. Doyle, will let traffic consultant answer that.

Ms Zolezi, drainage overflow and require emergency spill way, how many have you designed and see of this design over flow

Mr. Stevens, very difficult question, this is over designed for this, not involved any problems maintained.

Mr. Doyle land owner maintenance plan required, Mr. Stevens, yes.

Mr. Barron, entrance way 18-20 ft wide fire truck make turn, Mr. Stevens, yes, we can do turning test to be sure. Mr. Theodos has that in his report.

Mr. Barron, size parking spaces, reduce spaces, Mr. Stevens, no slide building 2 ft east, talking to Maser on this.

Mr. Barron, window size in basement, Mr. Stevens, no windows storage only.

Dr. Tarlow, sworn in, storage only, no people working in basement.

Mr. Barron, hours of operation, lighting on back of building

Mr. Stevens, Maser requested walkway in back of the building, which would require lighting, maybe bollard lighting, security level at night.

Ms. Zolezi proposed hours, Mr. Stevens basically 8:30 to 5:00

Dr. Tarlow, Monday thru Thursday and alternate Sundays.

Mr. Foor, parking space for new people in building, Mr. Doyle 49 spaces sufficient for all.

Open Public Portion for questions only:

Walter Ziemba, 140 Johnathan, self storage right in front of my house, Lot 18 trucks, noise impact, will I have this from this building

Mr. Stevens, 50 ft wooded area, evergreens in buffer.

Mr. Ziemba, variance for parking, ADA requires 4 spaces you propose 2, will trucks park for deliveries?

Mr. Stevens, trucks will be 60 ft away.

Mr. Ziemba, waiting area 46 seats, second waiting 12 seats, 12 exam rooms, 3 doctors, nursing station.

Mr. Stevens, yes

Mr. Ziemba, recycling, Mr. Stevens, yes behind building, trash & recycling.

Mr. Ziemba, drainage from church, Mr. Stevens, can come this way small portion.

Gloria Ryan, 28 Johnathan, I see church lighting 24 hours a day, concern 50 ft is not enough coverage.

Mr. Stevens, yes we have provided more than required and added evergreen trees not oak forest that is there.

Ms. Ryan, winter buffer, Mr. Stevens, evergreen trees!

Ms. Ryan, trash, lighting in back of building

Mr. Stevens, walkway in back will use bollard lighting, will not see, low.

Ms. Ryan, medical waste, Mr. Stevens, in & out front door, once a month, small amount.

Ms. Ryan, construction time, Mr. Stevens, 9-12 months.

Denise Saenger, 156 Jodi, extra rain sit in basin, Mr. Stevens, absorbed in ground, test soils, sandy soils very good, gone in 24 hours, have to be gone by 72 hours required.

Ms. Saenger, mosquitos, Mr. Stevens, too short a time for that to happen.

Close Public Portion:

Jay S. Troutman, Traffic Consultant, sworn in and accepted by Board.

Mr. Troutman, did study, DOT, hwy 70 2way undivided road, full turning on property standard approval. Low traffic impact, does not meet criteria for increase in traffic, left turn biggest problem. DOT designated as 4 lanes can have delay from traffic lights on either side of this location. Parking standard 5 spaces per 1000 sf

Surveys medical use, time of day issue, 10-11:00, peek 2-3:00

3.2 per 1000 sq ft required 5.0 per ordinance, proposed 4.08 certain practices require more.

Mr. Liston, date, Mr. Troutman, 8/2007, still have adequate parking.

Dr. Tarlow, dermatology practice uses less, than pediatric or orthopedics, designed to keep people waiting less time, I will use half the parking lot.

Mr. Troutman, amply space on site, overflow if needed. Mr. Doyle will people park in neighborhood, No.

Mr. Troutman we will comply with all requests in Maser letter.

Mr. Doyle, public question ADA spaces, Mr. Troutman, 2 spaces complies with ADA, need more regular spaces.

Church & office building entrance & exit, 200 ft typically. Enter east for flow on site, DOT required 12 ft inside property line.

Mr. Theodos, total employee shift, Mr. Troutman, 9 fulltime, 2 partime, room to grow.

Mr. Theodos, comment in letter, ADA comply 3 spaces, Mr. Troutman will comply.

John Jahr, Traffic expert for Maser, agree with most of comments, driveway separation unless DOT does not approve. Low generator of traffic, parking adequate, may be tight at some times. Concern with other practice on site, guidelines, must self regulate, balance of spaces. Too much will lose business and hurt owner. Ok with 49 spaces.

Left turns are a concern, have to deal with them, left up to DOT.

Mr. Liston, DOT does not have power to eliminate left turn, Mr. Jahr done by ordinance, DOT makes recommendation.

Mr. Vaccaro, how many practices in building, employees using 15 spaces

Mr. Jahr, ordinance and study included workers, it works.

Mr. Foor, left turn, gaps in turn longer time than right turn

Mr. Troutman, recommending on exit separate left & right

Mr. Foor, took accident rate on 70 in report, Mr. Troutman design for safety volume loading not accident data referred to. Mr. Foor, crown in road, Mr. Troutman not factor in this site.

Ms. Zolezi, dates for study, schools not in session

Mr. Troutman, we have data including schools, highest late after school is out.

Mr. Vaccaro, high volume trucks for landfill, 50 mph

Mr. Troutman, all included in study, late PM peak hour trucks are gone, all in data.

Mr. Barron, have DOT approval, Mr. Troutman, 2<sup>nd</sup> phase.

Mr. Stevens, no left turn what happens, Mr. Troutman, subject to what DOT recommends.

Mr. Liston, if DOT recommends single driveway, Mr. Troutman no separation works better.

Mr. Doyle satisfied with safest design with 2 separate lanes not forcing turns, anything to make this site safer,

Mr. Troutman, no

Mr. Barron, decrease building increase parking

Mr. Foor, left turn out of Wilbur, Mr. Jahr, high out of Wilbur, this site much smaller very low traffic

Open Public Portion for questions only:

Walter Ziemba, 140 Johnathan, problems with school open

Mr. Troutman, no included in study, all year round

Mr. Ziemba, parking in fire zone, Mr. Troutman, no pointed out other space to park overflow

Denise Saenger, 156 Jodi, who has say over rental space

Mr. Liston, ordinance limit on that, permitted use.

Ben Saenger, 156 Jodi, study 3-4 pm heavy traffic

Mr. Troutman, yes did gap study during peak roadway hours

Mr. Saenger, retention, water won't flow onto our property?

Mr. Stevens your property is higher than this site.

Mr. Sae light in window all the time, what about this site

Mr. Stevens, we can do better with this site.

Mark Vlossak, 129 Johnathan, no left turn, go thru Holly Oaks

Mr. Troutman, can happen, don't see DOT doing not left turn.

Mr. Vlossak, 10-12:00 heavy patient accident with pre school 11:30 AM at church.

Mr. Troutman, don't see a problem, such a low volume of traffic from this site, Sunday very few hours.

Close Public Portion:

Mr. Doyle, question Doctor, manage office hours and staff, Dr. Tarlow, will regulate, stager staff full and part time, I am ok with spaces, I can make changes if necessary. Only see new patients certain time of month, my interest is to maintain my reputation most of my patients are in Manchester.

Mr. Liston, 2 other spaces how large, 1500-1800 2 suites

Dr. Tarlow, can be one practice, not pediatrics, more quite practice like my own

Ms. Zolezi, other offices possible not doctors, Dr. Tarlow, need to pay my bills, office professional.

Mr. Ziemba, lunch room for staff, air conditioning, electric heat, Dr. Tarlow yes conference room.

Mr. Doyle, ac roof, noise, ground ?, not on plan.

Mr. Liston due to hour, stop here. 10:00 PM

Mr. Liston, architect can answer next meeting, , or Mr. Stevens will have answer.

Mr. Doyle, Dr. Tarlow will be out of the country next month, field all questions now please.

Ryan, 128 Johnathan, vending machines, employee's hours, traffic coming out, ambulance taking patient for care.

Dr. Tarlow, include himself in number, medical waste very small once a month front door no trucks, UPS delivery if any once a week, vending machines no, don't have vehicles that idle at all, may have drop off of patient and then pick not often in his practice.

Mr. Liston need motion to carry with not further notice, extend time

Mr. Doyle, Mr. Troutman will not be coming back, just Mr. Stevens.

Mr. Theodos, submit revised plan in meantime.

Motion to approve by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes, Foor-yes, Zolezi-yes

#### ADMINISTRATIVE SESSION:

#### APPROVAL OF MEETING MINUTES:

Motion to approve August 3, 2015 Regular Meeting Minutes by Ms. Zolezi, seconded by Ms. Baumeister

Roll Call: Ms. Zolezi-yes, Ms. Baumeister-yes, Chairman Barron-yes

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

#### PAYMENT OF BILLS:

August 2015

	Escrow	General Matters	WalMart
Maser			
292326	77.50		
292331	1,743.75		
292327			852.50
292324		234.58	

TOTAL \$2908.33

Liston

229.50	13.50
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TOTAL \$243.00

TOTAL BILLS \$3029.83

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Chairman Barron-yes

Messrs. Baumeister-yes Foor-yes, Krasky-yes, Zolezi-yes

#### PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart should be before us, November or December

#### PUBLIC PORTION: OPEN:

Hearing None

#### PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Krasky, seconded by Mr. Vaccaro  
ALL IN FAVOR  
NONE OPPOSED

ADJOURNMENT: 10:35 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board