

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING MONDAY, AUGUST 20, 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 Monday, August 20, 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	Absent
Christina Edwards	Member	Present
Michele Zolezi	Alternate Member	Present
Dominic Amoroso	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Preliminary & Final Site Plan
Proposed construction of multifamily apartments
Block 46.01 Lots 1.01 & 1.03
Route 37, Colonial Drive, Alexander Avenue
Applicant Presidential Gardens LLC- NJ- Kenneth Pizzo Jr.

Harvey York, Attorney for the applicant, construction of 519 multifamily apartments. Will have engineer and owner testify, answer all questions, variances needed for signs located closer to road for visibility.

William Parkhill, MidAtlantic Engineering, sworn in and accepted by board.

Exhibit A-1 color rendering of site

Mr. York asked location of project, Mr. Parkhill, Route 37, Colonial Drive, Alexander Ave., to east residential area Alexander Ave.

Mr. York asked leaving buffer from houses, Mr. Parkhill yes 75 ft. of trees.

Mr. York, building facing Alexander Ave, Mr. Parkhill, one and two story

Mr. York, how many apartments, Mr. Parkhill, 520 and 3,260 SF clubhouse. Mr. Yodakis, how close to nearest house

Mr. Parkhill, 180 ft from nearest house

Mr. York, all meets requirements of zoning ordinance, Mr. Parkhill, yes except for signs

Mr. York, one sign permitted on each street frontage, we propose two, ground signs not to be closer than 25 ft. we propose 5 ft. from Hwy.37, ground signs not to be located within 50 ft of a entrance roadway, we propose 20 ft from entrance, ground signs of more than 6 SF not to be located any closer than 100 ft to any other ground sign, 2 ground signs on Colonial Dr are 65 ft apart, Mr. Parkhill, that is correct. If signs are not located this way they are not visible at the rate of speed on Hwy 37.

Mr. York, parking spaces, Mr. Parkhill, 1038 spaces, 9x18, meets requirements.

Mr. York, not age restricted, will comply with affordable housing requirements at that time. Club house north in center and parking complies.

Mr. York, NJDOT permit filed, Mr. Parkhill, not at this time, but will be filing.

Mr. York, side walks, Mr Parkhill, in complex, not on Hwy 37 and Colonial Drive, Hwy 37 safety issues, no where to walk to, Mr. Yodakis did request sidewalk on Colonial Drive we will comply with that request.

Mr. Parkhill, drainage, all underground piping, 3 basins, agree to add plants around basins, add evergreens along Alexander, work with T & M requests. No fence around basin, Mr. Parkhill , safety ledge, much safer.

Mr. York, trash control, Mr. Parkhill, 30 yard trash compactors, auto dial up for pick up when full. NW and SE corner of site, all in side, no problem with trash outside, adequate for project.

Mr. York, rest very technical issues, will comply with all requests in T & M Assoc. letter, Mr. Parkhill, yes

Mr. Yodakis, 2 signs on Colonial Drive 45 % angle both necessary, Mr. York, you are right we will remove one sign not needed.

Mr. Yodakis, provide easement, open space & buffer, Mr. Parkhill, yes

Mr. Yodakis traffic inside remove 2 stop signs, Mr. Parkhill we will have 3 way stop at Colonial

Ms. Zolezi, any speed bumps, Mr. Parkhill, no

Mr. Liston, now called traffic calming devices

Mr. Yodakis, small retention basin/swail, can you eliminate, Mr. Parkhill, yes we can work that out together.

Mr. Yodakis, that is going to be someone's back yard

Mr. Liston, yes standing water issues, OC HD

Mr. Liston, only 2 trash compactors for site, how far walk for residents, Mr, Parkill 800 ft., Mr. York, Mr. Pizzo will talk on this.

Mr. Liston, how many dedicated spaces for club house, Mr. Parkhill, none, 2 spaces provided per unit, covers visitor parking. Mr. Liston, what kind of amenities

Mr. Parkhill, pool and great room.

Mr. Liston, how big is club house, Mr. Parkhill 3260 SF,

Mr. Liston, buffer along Alexander, Mr. Parkhill, 75 ft

Mr. Krasky, 10x20 parking spaces, Mr. York state law super-ceeds township ordinance

Mr. Liston, we are stuck with 9x18, he is right, RSIS

Mr. Amoroso, handi cap parking required, Mr. Parkhill, yes it is being provided

Mr. Liston, tell us what is required, Mr. Parkhill refer to T & M letter

Mr. Yodakis, 21 handi cap spaces required they are proposing 36

Mr. Liston, regarding affordable housing will that on or off site, Mr. York if at the time require it will be on site, what ever is asked.

Mr. Barron, buffer for Alexander, Mr. Parkhill, 75 ft.

Mr. Liston, are there 3 story buildings, Mr. Parkhill, all 2 story at Alexander.

Mr. Liston, where are 3 story, Mr. Parkhill, all interior, 2 story on Colonial Drive. Mr. Liston, height 3 story, 40ft.

Ms. Zolezi, 70 ft buffer, is that a mature tree line,

parking for club house a concern can be an issue, have you considered speed bumps there.

Mr. Parkhill, tree line yes, leaving what is there and supplementing with evergreens, have address speed with design, speed bumps cause problems.

Mr. Liston, that is a long straight away that can be a problem. Mr. Parkhill, yes it is, we have a full stop intersection, midway to slow traffic down.

Mr. Barron, storms drains maintained by who, Mr. Parkhill, property owner

Mr. Yodakis, not fenced, long term maintenance plan, Mr. York, yes absolutely

Mr. Amoroso, 1030 parking spaces include garages, Mr. Parkhill, yes, garage have a driveway where a car can park also

Mr. Amoroso, grading south of the pool area, if you re-grade how can you be sure you will not have ponding, Mr. Parkhill will meet township standards, place inlet not infiltration.

Mr. Liston, possible put active or passive recreation there, Mr. Parkhill, yes. Mr. Yodakis, yes football, soccer

Ms. Zolezi, walking or bike paths, Mr. Parkhill, no

Mr. Liston, deed restricted, Mr. York, addressed in T & M letter, Mr. Liston, Title 39 police, Mr. York, yes

Mr. Czekanski, no access on Alexander, was consider given to third access there, Mr. York, yes, serves no purpose, interfere with residents on Alexander and serve no purpose to apartments at all

Mr. Barron, snow removal, Mr. York, own by property owner, his responsibility.

Mr. Vaccaro, is there a gate house, Mr. Parkhill, no

Mr. Liston, sorry should have asked earlier, bedrooms breakdown, Mr. York, 1 & 2 only, 3 bedrooms will be for COAH. Public Portion Open, questions of engineer.

Rich Yarn 47 Anjou, unused rail line, will that be used sometime, Mr. Parkhill, some 300 ft, not affected by project

Hank Glenn 29 Wycliffe, occupant load club house, Mr. York, Applicant will answer

Fred Lund 976B Thornbury, LVW streets are too narrow, curb parking, concern for fire vehicles, Mr. Parkhill, 24 ft wide no problem

Carol Deluccia 701 Parkview, buffer railroad, in case it becomes active, or tax payers get stuck with it.

Also, traffic, in and out Colonial Dr. weekend games, emergency get buses out

Mr. Liston, property will be deed restricted to development, if railroad becomes active, property owner will have problem renting apartment there, it is there problem, never the town.

Mr. York will have traffic expert answer the resident's questions.

Close Public Portion:

Mr. Trutkoff, left meeting 8:00 PM

Kenneth Pizzo, sworn in and accepted by board, family owned developers.

Mr. Pizzo, regarding trash compactor, found this to work better, dumpster by apartments, found trash all over, not clean, with compactors all in side, no trash out at all, auto pick up, secured, safe. Long walk yes, most residents drive with trash in car drop off on way out of complex. If they can't valet service for trash pick up is offered at a small cost. 24 hour on site management of complex

Regarding club house, we find they are rarely used, so size and parking are adequate. Residents use for parties.

No planned activities there, do not want a hang out, works in other complex they own.

Mr. Liston, parking, 3 bedroom, could have 4 cars, Mr. Pizzo, no 2 spaces per unit, never had a problem in past

Mr. Liston, do you have breakdown of 1 bedroom/2 bedroom, Mr. Pizzo, have not established that yet, Mr. Liston, for next meeting please. Mr. Pizzo, yes, we only offer 3 bedroom for COAH because it is required, all other 1 or 2 only.

Mr. Barron, do you have empty spaces not assigned, Mr. Pizzo, yes, Mr. Barron, oversized vehicles, Mr. Pizzo, no, extra spaces will also have a time limit on them, avoid people from working on their cars in spaces.

Ms. Zolezi, company vehicles, Mr. Pizzo, not allowed, Ms. Zolezi, compactor all workings internal, Mr. Pizzo, yes for safety, we are responsible for this.

Mr. Czekanski, people on site, patrol at night, Mr. Pizzo, management on site, no patrol at night not needed, security cameras in place.

Mr. Krasky, adequate parking for guests, Mr. Pizzo based on experience yes.

Mr. Liston, visitors parking marked, Mr. Pizzo, no for privacy numbered and tenants told.

Mr. Krasky I would want them marked, Mr. York we can work with that.

Mr. Pizzo, speed bumps, cause many auto problems, we get bills, don't use them, also cause problems for plows.

Mr. Liston, that long straight away, slow traffic, Mr. Pizzo our design will do that, Mr. Yodakis rumble strips noise problem. Mr. Yodakis and Mr. Pizzo will work on traffic calming plan.

Mr. Vaccaro, emergency generator

Mr. Pizzo, yes

Mr. Amoroso, maintenance on site, Mr. Pizzo, yes, live on site.

Public Portion Open for Applicant:

Rich Yarn 47 Anjou, apartments 1-2 year transits, security on site, Mr. Pizzo, no, police have Title 39

Nancy Schneider 18 Durham, what does developer give back to Manchester, Mr. York, his share of real estate taxes

Mr. Liston, includes school taxes. Mr. York, it is illegal to give anything to Manchester

Hank Glen, 29 Wycliff, rents, Mr. Pizzo not decided, \$1200-1900. Mr. Glen, why Manchester

Mr. Pizzo, location to 37, utilities, need for rentals

Mr. Krasky, utilities submitted, Mr. Parkhill, sewer in, working on water. Working with town regarding allocation issues.

Mr. Liston, our approval is based on obtaining all other approvals. Township working with release of water from Hovanian's property.

Mr. Pizzo, confident we will work this out.

Resident Alexander Avenue, tree line stay the same, Mr. Parkhill, yes it will

Mr. Liston, also supplement trees where needed.

Close Public Portion:

James Vena, Traffic Expert, sworn and accepted by board, June 2012 traffic counts, summer and school peeks

Mr. York, access to both Colonial Dr & Route 37, Mr. Vena, yes. Mr. York based on your study to you feel a dedicated left turn is necessary, Mr. Vena, no do not find it necessary.

Mr. York, regards to Colonial Dr on school side what impact on traffic, Mr. Vena, very little impact.

Mr. Vena, side walk on Colonial Drive ok, Route 37 opposed for safety and it does not go any where.

Mr. York, internal flow of traffic, slow down, Mr. Vena, a lot of ways for traffic calming with out speed bumps, with work on this with Mr. Yodakis.

Mr. Yodakis, level of service, Colonial & 37 major decrease.

Mr. Vena, some increases, no major changes

Mr. Liston, is LOS today and what LOS after project, Mr. Vena, level of service C,

will continue to operate at LOS C or LOS D , delay of 3-4 seconds

Mr. Yodakis, change light, Mr. Vena, no unless DOT wants it

Mr. Liston, no NJDOT, you will have to come back to board, Mr. Vena, yes

Mr. Yodakis, no back up problems for high school, Mr. Vena, no operation concerns, 15-20 backups

Mr. Liston, peek hours for project, high school peek

Mr. Vena, peeks don't coincide

Ms. Zolezi, study events at school, Mr. Vena, yes counts done during those times.

Mr. Barron, greater % traffic headed where, Mr. Vena, most making left.

Mr. Czekanski, light change on Colonial Dr. cars back up, Mr. Vena, controlled by DOT, want traffic to flow smooth on their highway, just enough time on Colonial to not back up cars. Changes at different times of day.

Mr. Liston, light handled automatic, Mr. Vena, yes DOT

Public Portion Open Traffic Expert:

Hank Glen, will complex be used as short cut, Mr. Vena, no design deters that.

Mr. Glen, speed bumps, Mr. Vena no against that.

Carol Deluccia, head toward high school are you going to make left turn only so if someone stops, students, new drivers don't smash into them.

Mr. Vena, what we propose is a 60 ft. wide open, get into area for left, plenty of room.

Closed Public Portion:

Mr. York, regarding bedroom mix, Mr. Pizzo, 80-20 split 2 bedroom, not for COAH

Mr. Krasky, will you have Section 8, Mr. Pizzo we can not deny them, rent comes from government, we have had no problems.

Mr. Vaccaro, school students, how many?

Mr. Pizzo I would have to refer to Mr. Thomas for that, this is a good ratable, does not bring a lot of children
Mr. Liston, suggested to Chairman Vaccaro, we have Mr. Thomas at our next meeting for such questions,
Chairman Vaccaro and board agreed.

Public Portion Open:

Hank Glen, sworn in, side walk on 37 should remain, would be of use

Mr. Yodakis, board should discuss sidewalk

Ruth Dorion, 56 Twyford, is there an emergency exit, Mr. Liston, yes, NJDOT has to approve it.

Resident is concerned with traffic congestion from these apartments.

Mr. Liston, explained events, games etc at school is not a reason for the board not to allow this project, up to NJDOT to
adjust lights.

Mr. Barron, questioned Art Abline comments on fire hydrants, Ms. Borthwick gave Mr. York copy of comments, he will
review all comments.

Mr. Liston, adjourn to next regular meeting of Planning Board, which will be Tuesday, September 4, 2012, being Labor
Day is the Monday. Keep hearing open, Mr. York, only for comment from Mr. Thomas and comments from township
officials if any, don't want 200 people showing up with questions.

Mr. Liston, yes, but you should have your experts available for official questions. Mr. Liston will control crowd is
necessary.

Mr. York, want it on record.

MOTION TO ADJOURN by Mr. Czekanski, seconded by Mr. Krasky

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

Meeting Adjourned 9:40 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board