

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JANUARY 6, 2014,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Sanford Krasky at 7:15 P.M. on Monday, January 6, 2014.

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:

Sanford Krasky	Chairman	Present
Christina Edwards	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Frederick Trutkoff	Mayor's Designee	Present
William Barron	Member	Present
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

APPLICATIONS:

Minor Sub-Division Approval
Block 1.68 Lots 1 & 4 Broadway Blvd
Proposed re-subdivision of 2 existing residential lots
Applicant Jeffrey R. Jerman

Mr. Jerman sworn in by Mr. Liston.

Mr. Jerman owner and applicant, complete conforming sub division, I am in agreement with all terms in T & M Assoc. letter.

Mr. Yodakis, lot line change, west end of Broadway Blvd., 2 slightly over sized lots.

Mr. Yodakis, request that monument be set prior to map signing, lower area, rest of comments in letter, agreed by applicant.

Mr. Liston, I do not see any problems with this application.

Mr. Amoroso questioned if one lot would be non-conforming, Mr. Yodakis, no both will be conforming lots.

Mr. Liston explained public session is not required for this sub division, but this board has always allowed public participation if public asked to make comment.

Public Portion Open:

George Lauer, 579 Broadway Blvd. sworn in by Mr. Liston.

Mr. Lauer complained of constant flooding on the road, submitted photos

Secretary marked and dated 26 photos, accepted for board viewing.

Mr. Lauer stated photos were taken ten years ago.

Mr. Liston, any recent photos, Mr. Lauer, no

Mr. Lauer, every time it rains it floods, now it is worse, area has a clay base, if this house is built what will happen as a result of this.

Mr. Liston, where is flooding, Mr. Lauer, across the street.

Mr. Liston, sure directly across, what is your block & lot, Mr. Lauer, don't know block & lot, not sure if it is right across the street.

Mr. Yodakis, aware of flooding, always has been a problem, I mentioned to Mr. Jerman to do something for drainage.

Township does have an ordinance where dry well must be installed. You are correct about clay, we do not have a comprehensive drainage system, hard to address this problem. Tonight application is just moving lot line, when they build and come to my office for engineering approval they will have to address the problem.

Mr. Lauer is it the township responsibility to prevent the flooding?

Mr. Liston, no, require applicant to address run off, can't make it worse, will not be approved to build. Mr. Jerman, subject to board engineer's requests.

Mr. Jerman, I would agree to what is required.

Mr. Liston, part of approval here , if someone else builds other than you, included in record

Mr. Jerman, yes
 Mr. Liston, I will include in resolution.
 Mr. Lauer asked for his photos back, Mr. Liston explained they have to be held for 60 days.
 Mr. Yodakis, reassured resident that he is not only Planning Board Engineer, but also Township engineer, he is familiar with property and its issues.
 Patricia Engleston, 600 Broadway Blvd. sworn in by Mr. Liston.
 Built home in 1998, at time considered purchase of one of these lots, was told would have difficulty passing a perk test.
 Mr. Liston, if you can't pass a perk test, can't get a building permit.
 Mr. Yodakis, does cause problems for septic, break thru clay.
 Ms. Engleston, December flooding was amazing.
 Mr. Liston, developer building can not add to problem, that is the law.
 Mr. Yodakis, ordinance out in place about ten years ago; no one has ever been given relief from ordinance.
 Ms. Engleston, how do we stay informed if public notice is not required.
 Mr. Liston, check with building department, Ms. Engleston, what about sub division, Mr. Liston just a lot line, issues come up at time of building. We will include in resolution to protect this. Can't meet septic requirements with out perk test, no building permit can be issued.
 Motion to approve by Ms. Zolezi, seconded by with conditions stated Mr. Vaccaro
 Roll Call: Ms. Zolezi-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
 Messrs. Edwards-yes, Trutkoff-yes, Barron-yes, Somerset-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve November 4, 2013 Regular Meeting Minutes by Mr. Somerset,
 Seconded by Mr. Trutkoff
 Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairman Krasky-yes
 Messrs. Edwards-yes, Zolezi-yes, Vaccaro-yes, Barron-yes

PAYMENT OF BILLS:
 NOV-DEC 2013

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
240614		76.50		
240677	308.50			
240678	573.75			
240679	585.00			
242312		153.00		
242315	153.00			
242316	76.50			

Liston				
86157	94.50	236.25		

TOTAL BILLS \$2257.00
 Bill report given by Ms. Zolezi
 Motion made to pay bills by Mr. Somerset, seconded by Mr. Trutkoff
 Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairman Krasky-yes
 Messrs. Barron-yes Zolezi-yes, Vaccaro-yes, Edwards-yes

PROFESSIONAL REPORTS:
 None

PUBLIC PORTION: OPEN:
 Hearing None
 PUBLIC PORTION CLOSED

MOTION TO ADJOURN: by Mr. Barron, seconded by Mr. Trutkoff
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT:
8:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board