

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

The Regular Meeting of the Manchester Township Planning Board was called to order
Chairperson Sanford Krasky at 7:00 P.M. on Monday, October 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	Absent
Joan Brush	Alternate Member	Present
Ed Liston	Attorney	Present
Bob Mullin	Engineer	Present
Andy Thomas	Planner	Present

Chairman Krasky suggested to board to move discussion of ordinances first before hearing applications.

#14-015, Mr. Vaccaro public has questions, MF6 and affordable housing, answers from Planner.

Mr. Thomas, pointed to map to explain where & what on property, behind Quick Chek. Back property wetlands.

Intent, create MF6-multifamily, 6 dwelling units per developable acre, including rental units, 48 units.

Affordable housing component as in all development, can change again in November, down to 10%?

Mr. Liston, alternative to pay into fund, Mr. Thomas, difficult, off site allowed.

Mr. Thomas, property has access to both Hwy. 70 & 571. 2 single family homes lot 1.01, 1.02, Hwy. 70 opens 400 feet

wide, development can't even see it. Good sense for development, HD3 can't see retail, no visibility better as

multifamily. CAFRA approval required, also affordable housing component as with any development.

Mr. Liston, recommended in Master Plan & Re-Examination. Questions on #14-016 & #14-017

Mr. Vaccaro, #17 shopping center?

Mr. Liston, miss - conception of Appellate Court, need to do so intelligent development can happen here.

Mr. Mullin, #16, map corrections

Mr. Thomas, COAH change, drop the WTRF, house keeping, also zoning changes work with Pinelands for years get maps
changed to agree, hand drawn to electronic.

Mr. Somerset, #15, pg. 5 Q, last 2 lines, make change now Manchester Department of Utilities, also delineation of zones
page 1, AF intended to stay.

Mr. Thomas, yes can't remove, we make change.

Mr. Vaccaro, I am fine with explanation and discussion tonight, questions answered.

Mr. Krasky, Mr. Thomas ordinances in accordance with Master Plan, Mr. Thomas, yes.

OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliff, only exit on to Hwy 571, Mr. Thomas, can have exit onto both 70 & 571.

Mr. Liston, that will be with application when board hears and application.

Mr. Glen, impervious coverage, left under housing reduce impervious coverage, MI zone change, change back to, how
easy?

Mr. Thomas, can't really answer that.

Mr. Liston, can't change, not owned by Military owned by private owners.

Mr. Glen, how long will this take, Mr. Liston, how- ever, error on Pinelands part

CLOSE PUBLIC PORTION:

Motion to approve Ordinance #14-015 by Mr. Vaccaro, seconded by Mr. Trutkoff

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

Motion to approve Ordinance #14-016 by Mr. Vaccaro, seconded by Mr. Barron

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

Motion to approve Ordinance #14-017 by Mr. Vaccaro, seconded by Mr. Trutkoff

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

APPLICATIONS:

Minor Site Plan

Proposed installation of 3 newer technology cell antennas & associated equipment

Block 3 Lot 2307 4828 Ridgeway Road

Applicant SBA Communications

Carried from September meeting, applicant did not attend meeting.

Mr. Liston, by statute no need to be formerly heard by board, not exceeding previous board approval of 4500 sq ft, only adding antennas.

Mr. Mullin, I issued letter to applicant, they have submitted revised plans, just adding antennas, part of original approval, no problems with application.

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

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

Amended Resolution- Minor Subdivision Approval with Variance & Lot Consolidation Approval

Block 30 Lot 1.01 Block 52 Lot 2

Charles Placek/ William Gaul

Approved June 2, 2014

Mr. Liston, corrections to original resolution.

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

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

Administrative Approval Extension to the existing model park area

Block 71.01 Lots 28-30 & 42-46 Addlestone Lane

Pulte Homes of NJ Limited Partnership

Jim Mullin attorney for applicant, need for additional model homes.

Sid Husain, Engineer, sworn in, accepted by board

Sheet 3 of 5, amended sales center & models, 20 parking spaces and handi-cap. Additional models to existing on site for public view. Addlestone Lane already there with all improvements, lot lines same. Only 5 models for public. Pulte will pull all permits required.

Mr. Liston, these models will eventually be homes, Mr. Husain, yes when all homes are sold.

Mr. Husain, side walks, seeding, just as past approvals of Planning Board.

Mr. Mullin, more appealing to public. Will comply with T&M letter, sales office can't say how long, but temporary.

Mr. Husain, ADA compliant, Mr. Mullin, gazebo just moved from one site to the other, no changes, dead end signs relocated.

Mr. Husain, #8 sidewalk a mistake, will be corrected on final site plan.

Mr. Mullin, have Ocean County approval.

Mr. Krasky, will comply with entire T&M letter, Mr. Mullin, yes.

Mr. Bob Mullin, did a great job, no issues.

Mr. Somerset, is Addlestone paved, Mr. Husain, yes.

Mr. Somerset, concern end of road dead end, make turn, Mr. Husain, do to cul-de-sac take too much out,

Mr. Bob Mullin, dead end no out let

Mr. Vaccaro, parking for models, Mr. Husain, 20 spaces, 18 regular, 2 handi-cap.

Mr. Vaccaro, adequate, Mr. Mullin yes existing today.

Mr. Vaccaro parking on street?, Mr. Mullin yes that is allowed.

OPEN PUBLIC PORTION:

Hearing None

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Barron, seconded by Mr. Vaccaro
Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes, Somerset-yes

Variance Approval- Allow existing sign to remain on property
Block 97 Lot 9 67 Lacey Road
Puntonia Associates, Inc.

Mr. Harvey York, attorney for applicant, have owner testify.

Argo Prima, sworn in, partner of property, professional office building, original Planning Board approval included removing sign, signage elsewhere on site.

Mr. York, questioned Mr. Prima.

Mr. Prima, sign serves as a directory, number of units in building, no names, 4x5.

Mr. York, number of entrances around building, Mr. Prima, yes works very well.

Mr. Liston, reason for variance.

Mr. York, Zoning Officer, violation for 2 signs, this was to come down.

Mr. Vaccaro, hours for sign illuminated, Mr. Prima, yes on clock of building.

Mr. Somerset, make sense to have sign, may be a problem, stop in entrance of driveway, maybe in different location.

Mr. Mullin, 45 feet away from driveway into site, Mr. Somerset, looks much closer.

Mr. Prima we have not had any problems of this nature.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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

Roll Call: Mr. Vaccaro-yes, Trutkoff-yes, Chairman Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Somerset-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve September 4, 2014 Regular Meeting Minutes by Mr. Somerset

Seconded by Mr. Vaccaro

Roll Call: Mr. Somerset-yes, Mr. Vaccaro-yes, Chairman Krasky-yes

Messrs. Trutkoff-yes, Brush-yes

Mr. Barron, Ms. Edwards, Ms. Zolezi, not voting, absent from September meeting

PAYMENT OF BILLS:

September 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M	6,349.50	289.00		
Total	6,349.50	289.00		
Liston 861678	108.50	202.50		229.50
Total	108.50	202.50		229.50

TOTAL BILLS \$ 7,273.00

Bill report given by Ms. Zolezi

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

Roll Call: Mr. Vaccaro-yes, Mr. Trutkoff-yes, Chairperson Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Somerset-yes

PROFESSIONAL REPORTS:

Mr. Liston, heard NJ Supreme Court, decision of Appellate Court, will resolve problem.

Mr. Mullin, no report

PUBLIC PORTION OPEN:
Hearing None

PUBLIC PORTION CLOSED:

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

ADJOURNMENT:
8:00 P.M.
Respectfully Submitted

Marianne Borthwick
Secretary to the Board