

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, NOVEMBER 3, 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, November 3, 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	Absent
Frederick Trutkoff	Mayor's Designee	Present
William Barron	Member	Absent
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Joan Brush	Alternate Member	Present
Ed Liston	Attorney	Present
Bob Mullin	Engineer	Present

Memorialization of a resolution approving a Minor Site Plan  
Proposed installation of 3 newer technology cell antennas & associated equipment.  
Block 3 Lot 2307 4828 Ridgeway Road  
Applicant SBA Communications  
Approved October 6, 2014  
No comment from board  
Open Public Portion:  
Hearing none  
Close Public Portion:  
Motion to approve by Mr. Trutkoff, seconded by Ms. Zolezi  
Roll Call: Mr. Trutkoff-yes, Ms. Zolezi-yes, Chairman Krasky-yes  
Messrs. Edwards-yes, Somerset-yes, Brush-yes

Memorialization of a resolution approving an Administrative Approval  
Proposed extension to the existing model park area  
Block 71.01 Lots 28-30 & 42-46 Addlestone Lane  
Applicant Pulte Homes of NJ Limited Partnership  
Approved October 6, 2014  
No comments from board  
Open Public Portion:  
Hearing none  
Close Public Portion:  
Motion to approve by Mr. Somerset, seconded by Mr. Trutkoff  
Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairman Krasky-yes  
Messrs. Edwards-yes, Zolezi-yes, Brush-yes

Memorialization of a resolution approving a Variance  
Allow existing sign to remain on property  
Block 97 Lot 9 67 Lacey Road  
Applicant Puntonia Associates, Inc.  
Approved October 6, 2014  
No comments from board  
Open Public Portion:  
Hearing none  
Closed Public Portion:  
Motion to approve by Ms. Zolezi, seconded by Mr. Trutkoff  
Roll Call: Ms. Zolezi-yes, Mr. Trutkoff-yes, Chairman Krasky-yes  
Messrs. Edwards-yes, Somerset-yes, Brush-yes

Application:

Minor Site Plan Approval

Construct a metal roof over existing patio

Block 52.51 Lot 1 1055 Highway 70

Applicant Apple Food Service of Manchester, LLC

Michael Vitello, Attorney for the applicant, add to existing building outdoor patio, metal roof, Applebees.

Robert Gramuldi, Architect sworn in and accepted by Board.

Exhibit A-1, 11/3/14, unmodified but same plan submitted to Board

Sheet A1, 1.1,2, SN1, SN2 revised 7/15/14, discussed 54 in high knee wall, brick, matching materials to restaurant

Patio has means of egress for fire, top of knee wall lattice, 3 season patio, will get better use of patio with a roof.

Metal roof, recessed lighting and ceiling fans, just like in side restaurant.

Mr. Liston, drop down plastic sides, Mr. Gramuldi, yes prepared for weather.

Mr. Liston, heaters, Mr. Gramuldi, yes, not what is there now, electric in roof, can us in fall and spring.

Mr. Liston, a metal roof, Mr. Krasky, wind load

Mr. Gramuldi, will meet all wind and snow loads to code for this area.

Mr. Liston, review T&M letter, Mr. Gramuldi, did not receive letter, Mr. Vitello, same comment.

Secretary provided letter to both.

Mr. Trutkoff, questioned snow loads.

Mr. Mullin, commented must apply for building permits, wind and snow loads are part of that application.

Mr. Gramuldi, agreed.

Mr. Gramuldi, discussed drainage, will be handled same way it is now.

Mr. Krasky, will you address all concerns in T & M letter.

Mr. Vitello, regarding # 4 in letter, previous approval of site plan, we would rather not engage civil engineer, we can address issues.

Mr. Liston, that would be Mr. Mullin's call.

Mr. Mullin, I am ok with that, put right information on plan.

Mr. Mullin, color?, Mr. Gramuldi, match color, call spicy- hue

Mr. Somerset, adding sprinklers, Mr. Gramuldi, yes building has sprinklers, must have patio sprinklers also.

Mr. Liston, any cooking on patio, Mr. Gramuldi, no.

Open Public Portion:

Hearing none

Public Portion Closed:

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

Roll Call: Ms. Brush-yes, Mr. Somerset-yes, Chairman Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes, Amoroso-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve October 6, 2014 Regular Meeting Minutes by Mr. Somerset with corrects he discussed

Seconded by Ms. Brush

Roll Call: Mr. Somerset-yes, Ms. Brush-yes, Chairman Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes,

PAYMENT OF BILLS:

October 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M		153.00		
Total		153.00		
Liston 861678	472.50	135.00		54.00
Total	472.50	135.00		54.00
TOTAL BILLS	\$ 814.50			

Bill report given by Ms. Zolezi

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

Roll Call: Ms. Brush-yes, Mr. Trutkoff-yes, Chairperson Krasky-yes

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

**PROFESSIONAL REPORTS:**

Mr. Liston, waiting to hear from NJ Supreme Court, decision of Appellate Court.

Mr. Mullin, no report

**PUBLIC PORTION OPEN:**

Hearing None

**PUBLIC PORTION CLOSED:**

**MOTION TO ADJOURN:** by Mr. Somerset, seconded by Ms. Brush

**ALL IN FAVOR**

**NONE OPPOSED**

**ADJOURNMENT:**

7:45 P.M.

Respectfully Submitted

Marianne Borthwick

Secretary to the Board