

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING TUESDAY, FEBRUARY 11, 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 7:00 P.M. on Tuesday, February 11, 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	Absent
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
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

MEMORIALAZATIONS:

Minor Sub-Division Approval  
Block 1.68 Lots 1 & 4  
Applicant Jeffrey R. Jerman  
Approved January 6, 2014  
Motion to approve by Mr. Somerset, seconded by Ms. Zolezi  
Roll Call: Mr. Somerset-yes, Ms. Zolezi-yes, Chairman Krasky-yes  
Messrs. Trutkoff-yes, Amoroso-yes

APPLICATIONS:

Administrative Approval  
Block 38.75 Lot 1 1 Buckingham dr.  
Proposed Storage Shed  
Applicant Leisure Village West Assoc.

Chairman Krasky, suggested board go on with meeting, waiting for someone to appear for Leisure Village West application.

Moved on to Administration Session.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve January 6, 2014 Organization Meeting & Regular Meeting Minutes by Mr. Somerset, Seconded by Mr. Trutkoff

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

Messrs. Zolezi-yes, Amoroso-yes

PAYMENT OF BILLS:

January 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
242317	378.00			
244253	153.00			
Total	\$531.00			
Liston				
86159	135.00	567.00		

TOTAL BILLS \$1233.00

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. Zolezi-yes, Amoroso-yes, Brush-yes

PROFESSIONAL REPORTS:

Mr. Liston, regarding Wal Mart, waiting for arguments to be heard, should be next month.  
Mr. Amoroso, stated residents concern with proposed Walgreen site contaminated from old gas station in area.  
Mr. Yokakis, no not so, spoke with NJDEP and Jan Kokes property owner, gas station property near end of clear up of site, no migration to Walgreen site.

RESOLUTIONS:

Hovsons Water Agreement, Mr. Liston asked that Mr. Somerset re-cap briefly for board.  
Mr. Somerset, August 27, 2007 township entered into an agreement, incorporated into a court order to reserve water capacity town has on east side, other projects and reserve future capacity to develop and serve those projects, provide capacity. Township purchased Crestwood Water System, had sufficient capacity to serve Heritage Minerals site, could be served from that system, now known as Western Utilities. Transfer reserve of capacity from east to west system.  
Mr. Krasky, agreement moves capacity from east to west.  
Mr. Liston, Mr. Krasky will sign agreement on behalf of the Planning Board.  
Motion to approve by Mr. Trutkoff, seconded by Mr. Somerset  
Roll Call: Mr. Trutkoff-yes, Mr. Somerset-yes, Chairman Krasky-yes  
Messrs. Zolezi-yes, Amoroso-yes, Brush-yes

Resolution for Redevelopment, Mr. Liston explained Hovson has asked that the Planning Board involve ourselves in a study of Heritage Minerals Tract, in need of redevelopment without the need of ~~condemnation~~condemnation. No cost to town, all done thru escrow from Hovson.  
Largest tract left in Manchester, possibly Ocean County.  
Motion to approve by Mr. Somerset, seconded by Mr. Trutkoff  
Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairman Krasky-yes  
Messrs. Zolezi-yes, Amoroso-yes, Brush-yes

APPLICATIONS:

Return to application, Leisure Village West, Chairman Krasky, I will recuse myself from this application, I am a resident of Leisure Village West.  
Leisure Village West, Mr. Liston, no one is here, does not matter, Administrative Approval Mr. Yodakis review board.  
Mr. Yodakis, 2 items, both in recreation area of village, storage shed within complex, no variances needed, no issues with this at all.  
For future approval of a hot tub within pool complex, no issues with this also.  
Mr. Amoroso, metal shed, does it require a building permit.  
Mr. Yodakis, pre fab shed, and yes it does require proper building permits.  
Motion to approve by Mr. Trutkoff, seconded by Ms. Zolezi  
Roll Call: Mr. Trutkoff-yes, Ms. Zolezi-yes, Mr. Somerset-yes, Mr. Amoroso-yes, Ms. Brush-yes  
Chairman Krasky not voting.

PUBLIC PORTION: OPEN:

Hank Glen, time frame for Heritage Site, Mr. Liston, begin now with our resolution tonight, about six months for work.  
PUBLIC PORTION CLOSED

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

ADJOURNMENT:  
7:25 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

