

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MARCH 3, 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 Monday, March 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	Absent
James Vaccaro	Councilman	Present
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
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

MEMORIALAZATIONS:

Administrative Approval
Block 38.75 Lot 1 1 Buckingham Dr.
Proposed storage shed
Applicant Leisure Village West Assoc. approved February 11, 2014
Motion to approve by Mr. Trutkoff, seconded by Mr. Somerset
Roll Call: Mr. Trutkoff-yes, Mr. Somerset-yes
Messrs. Zolezi-yes, Vaccaro-yes, Amoroso-yes, Brush-yes
Chairman Krasky not voting, recused from application

APPLICATIONS:

Minor Site Plan Change/Variances
Proposed re-pavement/additional site improvements
Block 43.04 Lot 16 Hwy 37
Applicant Gregory's Seafood
Howard Butensky for the applicant, will have engineer give overview of project, work is already done. Also if needed owner Gregory Alyssa is present.
Ken Schlatmann sworn in and accepted by board, market restaurant, re-surface parking lot in front of building, former condition on plan submitted. Re-pave and stripe, install 3 dry wells, thinking was to improve conditions for customers, did not realize they needed board approval. Also address outdoor extended eating area and new signage. Temporary canopy to be used May thru September, depending on weather, presently 8 tables, additional 7 tables on the other side.
Parking to add 9 spaces for a total of 20 spaces.
Removing old sign and replacing with new in same location, with lighting.
Mr. Liston, no change, Mr. Schlatmann, no same size and location, sign is non-conforming.
Mr. Schlatman, we will change parking spaces to 10 x 20 required by Manchester, and re-stripe, add 2 handi-cap spaces.
Parking on gravel can't stripe, will provide curb stop, can't maintain common, need relief from that.
Mr. Liston, can't pave gravel, Mr. Schlatmann, started as minor application, no pervious approval, work already done, trying to keep as simple as possible. 3 inlets not tied into anything, if we pave we have to consider additional drainage. It has been gravel for years without any problems.
We will provided stop sign and do not enter signs as T & M has requested.
Mr. Yodakis, this is a very challenging area, lot fronts on Farm St. no outlet here, Route 37 barrier, no other solution.
Mr. Yodakis, parking space size, Mr. Schlatmann, diagonal will meet size no problem, 2 ft over hang.
Mr. Krasky, spaces 10 ft. Mr. Schlatmann, yes all.
Mr. Yodakis, pointed out number of variances, existing can't correct, waivers needed. I do not have a problem with any of these waivers.
Mr. Liston, any problem with T & M letter for conditions, Mr. Butensky, no problem, no issues with conditions.
Mr. Liston commented Gregory's was there when Hwy 37 was 2 lane highway.
Mr. Amorosa, add parking if customers increase, Mr. Schlatmann, do not anticipate increase needed, out side seating seasonal. Mr. Amorosa asked if restrooms meet requirements, Mr. Schlatmann, no improvements of building are proposed in this application at all.

Mr. Butensky, improvements are not to increase business, just make adequate for current customers. No building improvements proposed.

Mr. Yodakis, bollards, Mr. Schlatmann, yes will install bollards when re striping is done.

Mr. Vaccaro, placement where vehicles park in front of building.

Mr. Butensky, exhibit A1-3 and A-4 photos of canopy, supported on aluminum frame, keep the same, seasonal

Mr. Vaccaro, new sign hours of illumination, Mr. Schlatmann, hours of restaurant. Mr. Vaccaro, after sunset, Mr. Schlatmann, similar as current, no light drifting off site.

Mr. Yodakis, stipulate that on plan.

Mr. Vaccaro, one more handi-cap space, Mr. Schlatmann, yes.

Mr. Vaccaro, Mr. Yodakis, review drainage report, Mr. Yodakis, yes I have review it, not problem,

Mr. Vaccaro, your letter regarding A-F variances, Mr. Yodakis, all existing conditions, board is not granting any new variances in this case.

Public Portion Open:

Hearing none

Public Portion Closed:

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

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

Messrs. Zolezi-yes, Vaccaro-yes, Amoroso-yes, Brush-yes

Mr. Alyssa, thanked the board for coming here tonight with the terrible weather conditions and thank you for your consideration of his application.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve February 11, 2014 Regular Meeting Minutes by Ms. Zolezi,

Seconded by Mr. Somerset

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

Messrs. Trutkoff -yes, Amoroso-yes, Brush-yes

PAYMENT OF BILLS:

January 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
Total				
Liston				
86160		648.00		94.50

TOTAL BILLS \$742.50

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, Chairman Krasky-yes

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

PROFESSIONAL REPORTS:

Mr. Liston, regarding Wal Mart, oral arguments for Appellate Court will begin in April, feels there is a light at the end of the tunnel.

MOTION TO ADJOURN: by Mr. Somerset, seconded by Mr. Trutkoff

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

7:55 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

