

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, APRIL 7, 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, April 7, 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	Present
Donald Somerset	Member	Absent
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Joan Brush	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

Moved presentation by Andy Thomas, Thomas Planning Assoc. of Reexamination Report-2014 to be heard before applications.

Mr. Thomas, board must reexamination every ten years, by Municipal Land Use requirements. We have 5 items to address, changes made to Master Plan, problems found, recommendations for the future. This does not require a public hearing, just resolution to adopt by the board.

- A. Summary of last reexamination report
- B. What happened since last Master Plan amendments adopted, including December 2011 population updated, land use law updated, prepared Master Plan on township web site. Town Council adopted several ordinances, undersized lots in Pine Lake Park, cluster housing, solar, multi-family option TC zone, reduction of lot size in Roosevelt City, cluster zoning around Roosevelt City, including Structural Management property. Last week Ocean County purchased 1700 acres including Structural Management in Manchester & Lacey.
- C. Reexamination policy change, follow Federal, State and County changes such as 6 to 10 years report required. Critier for general re-development plans, town is now involved with re-development plans.
- D. Most important, changes to Master Plan, Zoning, recommendation 7-10. Specific changes recommended for block 52, lots 2 & 4. Block 30 lots 1.01 & 1.02 revised from HD-3 to new MF-6 multi-family-6 planning, behind Quick-Check limited depth of property frontage on 571 & 70, 6 units per acre, town house or multi-family, max height 2&1/2 stories. Request by town change from Plan 5 to Plan 2. Another change to zoning, for future change Block 72 lot 7 from PRC-1 to POR-LI. Revised Master Plan next step zoning. Worked with Pinelands past 2 years on inconsistencies in maps, 2 maps consistent.

Last Heritage Mineral Site, council asked to investigate need for re-development, back ground of property almost completed. Required map of site completed, Arial map 75.01 2014, outline purple, denuded area, mining done, center map includes pit boro, crystal lake, access from Route 70 down to Route 37 second piece of property. Small properties found within area during investigation. Report should be complete by the end of April, public hearing will be needed than.

Mr. Liston, reviewed report, based on my experience with this board, I would recommend to board for resolution adoption.

Mr. Yodakis, county parcel adjacent to POR-LI zone, Mr. Thomas, yes, small purchases, Mr. Yodakis, like uses in that area. Mr. Yodakis, discrepancy with map, ridge line, Mr. Thomas that and going from paper maps to digital maps, small inconsistencies, want both maps to be the same. Mr. Thomas ridge line, mute point now county purchase property.

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

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

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

MEMORIALAZATIONS:

1. Major Site Plan Change/Variances
Proposed re-pavement/additional site improvements
Block 43.04 Lot 16
Applicant Gregory's Seafood
Approved March 3, 2014

Motion to approve by Ms. Zolezi, seconded by Mr. Trutkoff

Roll Call: Ms. Zolezi-yes, Mr. Trutkoff-yes, Chairman Krasky-yes
Messrs. Barron-yes, Amoroso-yes, Brush-yes
Note voting Ms. Edwards, absent from March meeting.

APPLICATIONS:

Amended Site Plan

Proposed to expand existing Club House

Block 71.11 Lot 24, Applicant Pulte Homes of NJ

James Mullin for the applicant, expand club house 190 homes out of 500 complete, residents request a bigger ballroom, need more room.

Mr. Yodakis, also conference room, Mr. Mullin, a multi-purpose room.

Mr. Yodakis, parking same, tie into sidewalk, landscape, no changes.

Sid Husain, Engineer, sworn in and accepted by board.

Discussed drawing existing and proposed improvements, 81 parking stalls in back, existing concrete slab.

Mr. Liston, will you comply with all requests in T & M letter, Mr. Mullin, yes

Public Portion Open:

Resident at 17 Fawn Hollow, and Trustee, please approve application, many residents here tonight more if weather was better, all in favor of the expanding.

Public Portion Closed:

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

Roll Call: Mr. Barron-yes, Mr. Amoroso-yes, Chairman Krasky-yes
Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes, Brush-yes

Minor Site Plan

Proposed change of building use from a bank to medical use

Block 109 Lot 17 Applicant Krish Holdings, Inc./ Dr. Raj Patel

Harvey York for the applicant, bank to a medical office building, vacant for 5 years, only construction to take down drive thru.

Ken Schlatman, Engineer, sworn in and accepted by board.

Mr. Schlatman, 3000 sq ft building and drive thru, access on Lacey and Cherry. Removal of canopy and housing for speaker.

Mr. York variances all existing, Mr. Schlatman yes will remain the same.

Mr. Liston, sign change in size, Mr. Schlatman, no same and same location.

Mr. York, parking, Mr. Schlatman, will make the spaces 10x20 except for handi-cap. Rear spaces for employees only are 9x20, signage employees only.

Mr. York, main access conflict, Mr. Schlatman, both one way west to east, purpose enter travel around building.

Mr. York, bollards, Mr. Schlatman, yes 2 per space in front.

Mr. Liston, no questions

Mr. Yodakis, gone thru my report, no problems with site, not many changes

Mr. Krasky, wants employee parking 10x20 also, Mr. Schlatman, yes, we can loose 2 spaces, we will re-stripe

Public Portion Open:

Hearing none

Public Portion Closed:

Motion to approve by Mr. Barron, seconded by Ms. Zolezi

Roll Call: Mr. Barron-yes, Ms. Zolezi-yes, Chairman Krasky-yes
Messrs. Edwards-yes, Trutkoff-yes, Amoroso-yes, Brush-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve March 3, 2014 Regular Meeting Minutes by Mr. Trutkoff,
Seconded by Ms. Brush

Roll Call: Mr. Trutkoff-yes, Ms. Brush-yes, Chairman Krasky-yes
Messrs. Edwards -yes, Zolezi-yes, Amoroso-yes,
Mr. Barron not voting absent from March meeting

PAYMENT OF BILLS:

January 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
18842	153.00			
18843	76.50			
18845	344.25			
18865	1534.50			
18882	535.50			
18883	564.00			
Total	3,207.75			
Liston				
86161	209.25	310.50		1269.00
Total	1,788.75			
TOTAL BILLS	\$ 4,996.50			

Bill report given by Ms. Zolezi

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

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

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

PROFESSIONAL REPORTS:

Mr. Liston, regarding Wal Mart, oral arguments in 3 cases, in appellate, we were in 2, DEP and settlement, not in most DEP settlement, full 3 judge panel. Most of the time in my experience 60-90 day decision.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

7:55 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

