

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, MAY 5, 2014,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice- Chairperson Christina Edwards at 7:00 P.M. on Monday, May 5, 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	Absent
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
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present
Tom Thomas	Planner	Present
Andy Thomas	Planner	Present

MEMORIALIZATIONS:

Memorialization of a resolution to approve an Amended Site Plan

Proposed to expand existing Club House
Block 71.11 Lot 24 100 Retreat Drive
Applicant Pulte Homes of NJ
Approved April 7, 2014

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

Roll Call: Mr. Barron-yes, Mr. Trutkoff-yes, Vice- Chairperson Edwards-yes
Messrs. Zolezi-yes, Brush-yes
Mr. Vaccaro, Mr. Somerset not voting, absent from April meeting

Memorialization of a resolution to approve a Minor Site Plan

Proposed change of building use from bank to medical office (permitted use)
Block 109 Lot 17 200 Lacey Road
Applicant Krish Holdings, Inc/Dr. Raj Patel
Approved April 7, 2014

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

Roll Call: Mr. Trutkoff-yes, Mr. Barron-yes, Vice-Chairperson Edwards-yes
Messrs. Zolezi-yes, Brush-yes
Not voting Mr. Vaccaro, Mr. Somerset, absent from April meeting

PRESENTATION:

Master Plan, amendments to Manchester Master Plan Land Use Plan Element

Presentation by Andy Thomas, Thomas Planning

Mr. Thomas summarized the proposed amendments to include a revision to Block 30/

Lots 1.01 & 1.02 and Block52/ Lots 2 & 4, at the southwest intersection of Hwy. 70 & 571, from HD3, highway Development,3 acres to MF-6, multi-family-6. Area consists of approx.. 23.95 acres.

Other amendments, several minor map changes for consistency with the Pinelands Comprehensive Management Plan.

All amendments are consistent with the Reexamination Report that was adopted by the Planning Board on April 7, 2014.

Mr. Thomas explain the process for board of proposed amendments, report attached to minutes.

No comments from board.

Public Portion Open:

Hearing None

Public Portion Closed:

Mr. Liston read resolution into record.(attached to minutes)
 Motion to approve by Mr. Vaccaro, seconded by Ms. Brush
 Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Vice-Chairperson Edwards-yes
 Messrs. Zolezi-yes, Trutkoff-yes, Barron-yes, Somerset-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve April 7, 2014 Regular Meeting Minutes by Mr. Trutkoff,
 Seconded by Mr. Barron
 Roll Call: Mr. Trutkoff-yes, Mr. Barron-yes, Vice-Chairperson Edwards-yes
 Messrs. Zolezi-yes, Brush-yes,
 Mr. Vaccaro, Mr. Somerset not voting, absent from April meeting

PAYMENT OF BILLS:

April 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
18892		745.00		
18893	1,445.50			
18895	366.50			
Total	1,812.00	745.00		
Liston				
86162	27.00	391.50		
Total	27.00	391.50		

TOTAL BILLS \$ 2,975.50

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, Vice-Chairperson Edwards-yes
 Messrs. Zolezi-yes, Barron-yes, Somerset-yes, Brush-yes

PROFESSIONAL REPORTS:

Tom Thomas, discussed with board the request of the Town Council for the Planning Board undertake a preliminary investigation and public hearing to determine whether the Heritage Minerals meets the statutory criteria for designation as an area in need of redevelopment. This is the largest parcel in Manchester, 7000 acres.
 Mr. Thomas explained the procedure, following Planning Board will hold public hearing on June 2, 2014, adopt a resolution submit to Town Council, may be some modifications. Create a re-development agency, usually governing body. Past had to do this thru commendation.
 Mr. Liston, laws changed, allows property owners to do this without condemnation, overseen by Township.
 Mr. Thomas, if approved, property will go thru normal site plan approvals for development. If approved largest area ever in the state.
 Mr. Thomas distributed copies to the entire board and professionals a copy of Area in Need of Redevelopment Planners Report. Also supplied copies of the report for the Township Clerk, Council, Mayor and Business Administrator.
 Mr. Liston stated, board should review report and be prepared for discuss and ask questions on June 2, 2014
 Mr. Thomas suggested it would be helpful to arrange for board members to visit the site.
 Mr. Yodakis, commented it would be very good, he did this years ago and board members should see area. You can go on google earth and pull up site. Board secretary will arrange the trips.

Mr. Liston, regarding Wal Mart, in appellate, decision can be in one month or six months. Still looks favorable.

PUBLIC PORTION OPEN:

Resident of 1640 New York Avenue, asked if report could be put on township web site.
 Mr. Thomas, yes we will do that no problem.

PUBLIC PORTION CLOSED:

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

ADJOURNMENT:
8:25 P.M.
Respectfully Submitted

Marianne Borthwick
Secretary to the Board