

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JULY 7, 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, July 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	Present
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
Tom Thomas	Planner	Present

RESOLUTION:

Planning Board retains Robert A. Mullin, of T & M Associates to serve as Engineer to the Planning Board
July 1, 2014 to December 31, 2014. (replace Al Yodakis)

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

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

Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Amoros-yes

MEMORIALAZATIONS:

Minor Sub-Division & Lot Consolidation

Proposed sub-division, lot consolidation of 2 existing lots into 2 proposed lots

Block 30 & 52 Lots 1.01 & 2 3085 Ridgeway Road

Applicant Charles Placek & William Gaul

Approved June 2, 2014

Mr. Vaccaro questioned discussion of access onto Hwy. 571 when project is developed.

Mr. Liston explained this application is just for the sub-division, applicant will be back before the board for the
development of the property, that issue will be handled at that time.

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

Roll Call: Mr. Barron-yes, Ms. Zolezi-yes, Chairperson Krasky-yes

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

Adoption of Preliminary Investigation to Determine

Area in need of redevelopment, Heritage Minerals Site

In Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-6

Approved July 7, 2014

Mr. Thomas explained this recommendation, now goes to Town Council for their review and consideration.

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

Roll Call: Mr. Vaccaro-yes, Mr. Trutkoff-yes, Chairperson Krasky-yes

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

ADDENDUM:

Addendum to April 7, 2014 Reexamination Report-Permitted Uses in Commercial Zones

Mr. Thomas explained Ordinance #05-43 was deemed to be invalid by the Superior Court Appellate Division due to proper notice. The ordinance provided for the following:

1. Clarify the definitions of "shopping centers" and improvable lot area".
2. To add shopping plazas, shopping centers and neighborhood shopping centers as permitted uses within the B-1, HD-3, HD-10 and TC zoning districts
3. To revise the specifications for concrete requirements for sidewalks and bikeways, driveways, parking facilities and curbing.

Always been ancillary uses, such as parking lots, storm water management conservation areas, every municipality runs into this problem.

Re-introduction, re-adopted provision to provide for ancillary uses are permitted with deed restrictions, because of Appellate Division.

Mr. Liston, explain Appellate decision involved NJDEP, not us regarding snake mitigation, we were involved, our ordinance always had permitted uses, motion made by Jaylin for reconsideration was denied, now on to Supreme Court, applicant may be made for board to hear application again.

Open Public Portion:

Hearing none public portion closed.

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

Roll Call : Mr. Vaccaro-yes, Mr. Trutkoff-yes, Chairperson Krasky-yes
messrs. Edwards-yes, Zolezi-yes, Barron-yes, Amoroso-yes
Mr. Somerset-absent

Mr. Thomas, this now goes to Town Council for comment/correction and then back to us for review.

APPLICATIONS:

Minor Site Plan Approval, Modify portions of existing parking lot and sidewalk.

Block 96, Lot 4.02, 505 Hwy. 530

Applicant New Jersey CVS Pharmacy, LLC

Josh Vanderhen, attorney for the applicant, explained volunteer program to bring all their stores into compliance with the American Disability Act. No change to parking number of parking spaces or impervious coverage.

Jamie Capron, Architect, sworn in and accepted by Board.

WT-B Zone, proposed to bring existing store to ADA compliance, will re-stripe. We will modify as in T & M letter, re-grade for slope for ADA compliance. Sideway adjacent to building removed ramps, comp up to accessible space to building, crosswalks re-striped. Purpose of work to make compliant for customers.

Mr. Liston, original approval of store, compliant, rules change.

Mr. Capron, yes.

Mr. Mullin, 9x5 spaces, 3 spaces all they are left with, not making any worse.

Mr. Vaccaro, 8 ft wide spaces.

Mr. Vanderhen, will revisit, Mr. Mullin, change will comply.

Mr. Vaccaro, handi-cap spaces narrow, Mr. Vanderhen, 8ft. wide. Mr. Vaccaro, can you increase handi-cap spaces, Mr. Vanderhen, no very busy store.

Mr. Vaccaro, will you provide bollards in front of building.

Mr. Vanderhen, we are just improving ADA, not making changes to site, not in budget.

Mr. Liston, this is volunteer improvements which they should be applauded for, if we put on demands they can withdraw the entire application.

Mr. Mullin, railing, hand rail?

Mr. Capron, guard rail as a safety measure.

Public Portion Open:

Hearing none 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, Vaccaro-yes (with bollards), Trutkoff-yes,

Preliminary & Final Site Plan Approval, Proposed Commercial Office Building.

Block 52.01 Lot 2 Buckingham Drive North

Applicant Leisure Village Knoll at Manchester

Mr. Steve Shaw, attorney for the applicant, bring up engineer for project.

Brian Murphy, FWH Engineering, sworn in and accepted by Board.

Mr. Murphy, Exhibit A-1 aerial view of site, Exhibit A-2 color rendering of site, Exhibit A-3 color rendering of proposed building, Exhibit A-4, maintenance building.
 Separate lot, maintenance building, will stay as maintenance building, storage for RV, boats etc.
 Village out grown current facility, 2500 sq ft building, will lose some long RV spaces, don't really need them.
 New building will be administration building.
 Mr. Mullin, building not connected, Mr. Murphy, yes
 Mr. Murphy, dumpsters will be moved, provide landscape for that.
 Mr. Liston, who goes to dumpster, Mr. Murphy, residents only go for recycling, don't park just drop off, parking not needed.
 Mr. Murphy, drawing shows, conference room, offices, 2 exits and entrance
 Mr. Liston, how many units in LK, Manager, 1626.
 Mr. Liston, will you comply with T & M letter, all issues, included lighting.
 Mr. Murphy, yes., Hours of operation, 9-4, 4 offices, 4 maintenance workers, 2 bus drivers.
 Mr. Liston, will staff increase, Mr. Murphy, no
 Mr. Shaw, variances needed for rear set back, property goes out to stream, all owned by LK, lot line needed.
 Impervious coverage reduced, more than enough parking provided.
 Mr. Mullin, all permit parking, Mr. Murphy, yes. ADA compliant. New area in front of building employee only parking, striping will be done. Will provide lighting plan for Mr. Mullin and additional signage to be submitted also.
 Mr. Krasky, will comply with T & M letter, Mr. Shaw, yes
 Mr. Barron, proposed building have 4 RV spot, Mr. Murphy, yes not as RV, boats, right side of bldg., no parking there.
 Mr. Barron, signage, Mr. Murphy, yes we can put permit parking signs
 Mr. Vaccaro, will you provide bollards.
 Mr. Murphy no parking in front of building. Mr. Vaccaro if you could it would be appreciated.
 Mr. Barron, gas heating yes, bollards around gas meter, Mr. Murphy, yes
PUBLIC PORTION OPEN:
 Hank Glenn, 29 Wycliffe, how many spaces eliminated, Mr Murphy 11, Mr. Glenn is there a waiting list for spaces
 Karen Messenger, LK Manager, sworn in: some spaces available at maintenance building in permitted lot, there will be no problem. Lot is rarely full.
 Mr. Liston, available for other, Ms. Messenger, yes don't see a problem, over flow can go to maintenance lot.
PUBLIC PORTION CLOSED:
 Motion to approve by Mr. Barron, seconded by Mr. Vaccaro
 Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
 Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes, Amoroso

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve June 2, 2014 Regular Meeting Minutes by Mr. Trutkoff
 Seconded by Mr. Vaccaro
 Roll Call: Mr. Trutkoff-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
 Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Amoroso-yes

PAYMENT OF BILLS:

May 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
19936	149.00			
19937	306.00			
19938	38.25			
19941	662.75			
Total	1,156.00			
Liston				
86164	40.50	297.00		850.50
Total	40.50	297.00		850.50

TOTAL BILLS \$ 2,344.00

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, Chairperson Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Vaccaro-yes, Barron-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart, Appellate Court decision, petition granted, now briefs.

Will keep board informed further developments.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

8:30 P.M.

Respectfully Submitted

Marianne Borthwick

Secretary to the Board