

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, AUGUST 4, 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, August 4, 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	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
Bob Mullin	Engineer	Present

MEMORIALAZATIONS:

Memorialization of a resolution approving a 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

Approved July 7, 2014

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

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

Messrs. Zolezi-yes, Trutkoff-yes, Amoroso-yes

Ms. Edwards & Mr. Somerset- absent

Memorialization of a resolution approving a Preliminary & Final Site Plan Approval

Proposed Commercial Office Building

Block 52.01 Lot 2 Buckingham Drive North

Applicant Leisure Knoll at Manchester

Approved July 7, 2014

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

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

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

Ms. Edwards & Mr. Somerset- absent

APPLICATIONS:

Statutory Extension of Time Request, Approved Major Site Plan

Block 46.01 Lot 1.01 & 1.03 Hwy. 37, Colonial Drive, Alexander Avenue

Applicant Presidential Gardens @ Manchester. LLC

Approved October 1, 2012

Harvey York, attorney for the applicant, CAFRA permit delayed, snake going thru property in EIS.

Mr. Liston, permit extension act, approval good until June 2015.

Mr. York, aware of that, but we would like a full year extension, asking for October 2015 one year extension.

Mr. Mullin, time frame to go back to CAFRA.

Mr. York, no we are already there, two and a half years of discussion.

Mr. Liston, no objectors listen to cd

Walmart, Gasiorwoski and Shea filed brief of motion to Supreme Court in next 30 days, Court can take or decline, Appellate decision final.

Master Plan change permitted use, we can possibly be hearing Wal Mart in the fall.

PUBLIC PORTION OPEN:
HEARING NONE, CLOSED

Motion to approve by Mr. Vaccaro, seconded by Mr. Trutkoff
Roll Call: Mr. Vaccaro-yes, Mr. Trutkoff-yes, Chairman Krasky-yes
Messrs. Zolezi-yes, Barron-yes, Amoroso-yes
Ms. Edwards & Mr. Somerset- absent

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve July 7, 2014 Regular Meeting Minutes by Mr. Barron
Seconded by Mr. Vaccaro
Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
Messrs. Zolezi-yes, Trutkoff-yes, Amoroso-yes

PAYMENT OF BILLS:

July 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
19919	153.00			
19980	906.50			
Total	1,059.50			
Liston				
86165	2,968.75	479.25		337.50
Total	2,968.75	479.25		337.50

TOTAL BILLS \$ 4,027.75

Bill report given by Ms. Zolezi
Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Barron
Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes, Chairperson Krasky-yes
Messrs. Zolezi-yes, Trutkoff-yes, Amoroso-yes

PROFESSIONAL REPORTS:

Mr. Mullin, talking with both CVS and Leisure Knoll, both will include bollards as board had suggested.
Mr. Liston, waiting still decision from court, we may be hearing Wal Mart application again as new application once again.

PUBLIC PORTION OPEN:

Hank Glenn, 29 Wycliffe, what are we going to do about the snake problem, always hold up for development and expense over this.

Mr. Liston, not up to us, DEP actions, Jaylin made to purchase property for snake mitigation. Presidential Gardens, not found until later, after approval of board. Public can encourage Assembly & Senate to allow for mitigation in more timely method.

Mr. Glenn, who knows if snake is still endangered.

Mr. Liston, this is as far north that this snake has ever gone, unfortunately the decision is up to the state.

Mr. Glenn, what will happen with Heritage regarding snakes if they are there?

Mr. Liston, that will be addressed when we have an application before us, most of land there is completed barren from past mining. Citizens can put pressure at state level, Mr. Glen I think the town can do more.

Mr. Liston, the Planning Board is forming a sub- committee to look at options for property in Manchester, can come out from them and make recommendation to Council.

Mr. Krasky, committee will be made up of members from Council, Planning Board, Zoning Board and Environmental Commission.

PUBLIC PORTION CLOSED:

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

ADJOURNMENT:
7:40 P.M.
Respectfully Submitted

Marianne Borthwick
Secretary to the Board