

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING THURSDAY, SEPTEMBER 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 Thursday, September 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	Absent
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Absent
Dominic Amoroso	Alternate Member	Present
Joan Brush	Alternate Member	Present
Chris Reid (in for Ed Liston)	Attorney	Present
Bob Mullin	Engineer	Present

MEMORIALAZATIONS:

Memorialization of a resolution approving a 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
Original Planning Board approval, October 1, 2012
Approved August 4, 2014

Motion to approve by Mr. Vaccaro, seconded by Mr. Trutkoff
Roll Call: Mr. Vaccaro-yes, Mr. Trutkoff-yes, Chairman Krasky-yes
Messrs. Amoroso-yes, Brush-yes
Mr. Somerset- not voting, absent August 4th. meeting

APPLICATIONS:

Minor Site Plan
Proposed installation of 3 newer technology cell antennas & associated equipment
Block 3 Lot 2307 4828 Ridgeway Road
Applicant SBA Communications
Applicant not present at this time, Chairman Krasky, we will move ahead with agenda and come back to this application
later if applicant appears.

ADMINISTRATIVE SESSION:

Chairman Krasky, open discussion of ordinances for comment to Town Council.
Ordinance #14-015, #14-016, #14-017
Mr. Krasky asked if board wanted to discuss all ordinances together or individually.
Mr. Vaccaro suggested individually, members may have specific questions regarding a particular ordinance.
Mr. Krasky, good suggestion. #14-015
Mr. Vaccaro, I would like a definition of affordable housing or multifamily affordable housing, MF-6, can someone
explain that, Section 2.
Mr. Somerset, it is explained in Section 3
Mr. Mullin, MF-6 is a new zone, COAH changing almost on an hourly basis, Tom Thomas is covering all the basis.
Mr. Krasky, do you want Tom here for explanation.

Mr. Amoroso, would be good to have him here for questions.
 Mr. Krasky, no problem with that if board wants we can postpone until next month if Mr. Thomas can attend next meeting.
 Mr. Mullin explained, page 4 may answer some of board's questions.
 Mr. Vaccaro, this is new, talks about court and distribution of affordable housing
 Mr. Mullin, again Mr. Thomas is just trying to cover all basis, no one knows what is going to happen with COAH, can change tomorrow.
 Mr. Vaccaro, MF-AF also a moving target, Mr. Mullin that already exists, eliminate, housekeeping.
 Mr. Krasky, does board want to move along or have Tom here. No comment
 Mr. Vaccaro, there sections of the community that want explanation of affordable housing, and how it will affect the town, what are we trying to do here. Do we need all of these or can we put some of this together and make it simple.
 Mr. Somerset, page 5, utility requirements, needs to be revised, Public Works and Utility Departments are now separate.
 Mr. Krasky, does board think that Tom should be present, can I have a motion. None.
 Mr. Somerset, ordinance 16, not creating or removing any zones, adjusting bonderys coincide with Pinelands maps. Maps were originally Mylar, when digitized some discrepancies.
 Mr. Vaccaro, do we have to have all this verbiage, or can we make it simple.
 Ms. Borthwick, reminded board, Council did first reading on these ordinances and waiting comment from board to do second reading at Monday's Council's meeting.
 Mr. Reid, I think the best way to go if you are going to table, table all the ordinances to be heard next month.
 Motion to table and carry ordinances #15, 16, 17 to October meeting approved by Mr. Vaccaro,
 Seconded by Mr. Somerset
 Roll Call: Mr. Vaccaro-yes, Mr. Somerset-yes, Chairman Krasky-yes
 Messrs. Trutkoff-yes, Amoroso-yes, Brush-yes

APPROVAL OF MEETING MINUTES:

Motion to approve August 4, 2014 Regular Meeting Minutes by Mr. Vaccaro
 Seconded by Ms. Brush
 Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes Chairman Krasky-yes
 Messrs. Trutkoff-yes, Amoroso-yes
 Mr. Somerset not voting, absent from August meeting

PAYMENT OF BILLS:

August 2014				
	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
18272		38.25		
18274	191.25			
18287	191.25			
Total	420.75	38.25		
Liston				
86167	587.91	229.50		135.00
Total	587.91	229.50		135.00

TOTAL BILLS \$ 1,373.06

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

PROFESSIONAL REPORTS:

None

Chairman Krasky call for application SBA Communications, still no one present for application.
Secretary will contact applicant.
Motion to carry to October meeting approved by Mr. Trutkoff and seconded by Mr. Vaccaro
Roll Call: Mr. Trutkoff-yes, Mr. Vaccaro-yes, Chairman Krasky-yes
Messrs. Somerset-yes, Amoroso-yes, Brush-yes

PUBLIC PORTION OPEN:
Hearing None

PUBLIC PORTION CLOSED:

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

ADJOURNMENT:
7:35 P.M.
Respectfully Submitted

Marianne Borthwick
Secretary to the Board