

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, JANUARY 8, 2018  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:15 P.M. on Monday, January 8, 2018

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

Michele Zolezi	Chairwoman	Present
James Vaccaro	Councilman	Vacant
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Vice Chairman	Present
Bill Foor	Member	Present
Archie Miller	Member	Present
Robert Hudak	Member	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present

Minor Site Plan Amendment

Block 40 Lot 127.01 Hwy 37

Applicant the Haven

Attorney for the applicant Chad Warkin, generator pad in front of one the buildings, new law coming in where emergency generators are required. Trying to get a jump on compliance.

Sworn in and accepted by Board, Eric Allgir, site manager, site plan 78 assistant living apartments, 85 residents. New law must have generators for assistant living, June 2019 getting ahead of mandate. Residents can remain in place if outage. Pad 4-1/2 by 11 3 bollards, Maser Consulting wants 2 more, we will agree. We will serve all 5 buildings, on tested for noise once a week, 61 dismals, natural gas, no diesels less noise.

Location outside a hallway, large distance from noise getting to residents.

Mr. Warkin, service common area, Mr. Allgir, yes, buildings will not have to evacuate.

Mr. Mullen, bollards movable, Mr. Allgir, anchored in place.

Mr. Mullen, transfer switch, what is not service.

Mr. Allgir, all panels served, not all breakers.

Mr. Mulin, protected by back feed, Mr. Allgir, yes

Mr. Hock, I prepared temporary resolution last month, can go forward if board approved.

Mr. Hudak, location why here, Mr. Allgir, engineer, 5 buildings apartment in courtyards, this faces hallway, creates a buffer, gas meter there makes for easy connection.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes

Messrs. Baumeister-yes, Foor-yes, Miller-yes, Teague-yes

Statutory Extension of Time

Block 15 Lot 1.02 approved 12/7/15

Applicant 2317 Route 70, LLC

John Paul Doyle attorney for the applicant, owner of property received approval for 12000 sq ft medical building, 12/15/15, expired extension act, due to economics doctor not completing whole process, keep approval for another year. Mr. Mullin pointed out escrow to be paid over due, escrow will be paid in full. One year extension, land to be developed approval there in place.

Mr. Mullin, current owner of property?

Mr. Doyle, yes

Mr. Hock, land use law, 1 year extension at a time up to 3 granted begin 12/7/17 to 12/7/2018, expiration of prior approval.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

REVIEW OF ORDINANCE: Ordinance # 18-004

Amending and Supplementing Chapter 245, approved by Town Council on first reading 1/8/2018. Review and recommendation to Town Council for second reading 1/22/2018

Robin Labue, Gilmore & Monahan, Township attorney for affordable housing, original part to Fair Housing, update land-use codes, portion for sale and rent. Site plan for affordable housing, who can rent or buy, income levels, state requirements, how integrated into developments, fully implant Housing Fair Share Plan, Ordinance adopted, Court Master requirements.

Mr. Hock, regulated by the court

Ms. Labue, yes, requirement of court judgement for 2025.

Mr. Mullin, same as December updated.

Ms. Labue, yes by the end of December, extend to January, must complete requirements.

Mr. Hock, first reading by Council today

Mr. Foor, state has Manchester income at 40,000 not correct

Ms. Labue, income mandate from state, we have nothing to say, cannot change that.

Mr. Foor, lower, consistent with Master Plan?

Mr. Hudak, Mr. Mullin, decided by state, not township.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

Mr. Hock, Board has resolution I prepared if Board agrees.

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

Roll Call: Mr. Barron-yes, Chairwoman-yes

Messrs. Baumeister-yes, Foor-yes, Hudak-yes, Miller-yes

Teague-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve December 4, 2017 Regular Meeting Minutes by Mr. Barron, seconded by Mr. Hudak

Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes

Messrs. Baumeister-yes, Miller-yes, Teague-yes

Motion to approve December 11, 2017 Special Meeting Minutes by Mr. Barron, seconded by Mr. Miller

Roll Call: Mr. Barron-yes, Mr. Miller-yes,

Mr. Hudak-yes, Mr. Foor-yes, Mr. Mullin-yes, Ms. Labue-yes, Mr. Hock-yes

PAYMENT OF BILLS:

Maser		
27464	\$	760.00
27465		675.00
27466		40.00
27468		240.00
27505		630.00
Total	\$	2,345.00

Hock		
20419	\$	305.50
20492		318.50
Total	\$	624.00

TOTAL BILLS \$ 2,969.00

Bill report given by Mr. Foor  
Motion made to pay bills by Mr. Barron, seconded by Mr. Hudak  
Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes  
Messrs. Baumeister-yes, Foor-yes, Miller-yes  
Teague-yes

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:35 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

