

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 4, 2017  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice-Chairman Barron at 7:00 P.M. on Monday, December 4, 2017

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	Absent
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Vice Chairman	Present
Bill Foor	Member	Absent
Archie Miller	Member	Present
Robert Hudak	Member	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present
Dan Bloch	Town Planner	Present

Public Hearing: Master Plan: Open Space and Recreation Plan  
2017 Update

Dan Bloch, Town Planner, Maser Consulting, second public hearing, will take action tonight, proceed for open space funding. Last plan from 2003, NJDEP requires update every 10 years, we must update by the end of this year, risk of losing funding. Update information and goals and objectives, did not change much.

Report on web site since last week for public viewing.

2002-2003 Open Space Committee created, 5 members, 3 public meeting, get the public out for comment, trying to do same now, not much public interest.

Inventory shows, 1064 thousand acres preserved by Township.

(members of public asked if there were copies of plan to read along with, TV did not work, I supplied them with 2 complete copies)

Mr. Bloch, pg. 12 1064k acres Township parks, Ocean County & State total 24,000 acres preserved, reserved open space. Average size for parks, mostly small, Harry Wright park preserve all. List of township owned properties, school fields, parks not too much new. We updated maps.

Second natural resources, not looked at in 2002. Environmental requirements changed we added ground water and well head protection. Wild life, forest land, NJDEP does a good job with endangered species, list of endangered species found in Manchester. Farmland, little do to soil.

Next Township needs, enough open space, outdoor recreation, balance land use, 3% open space needed we are way over. Core system standards National based on population, we are at 43,000 ration we exceed numbers, 2003 needs about same, not much change.

Heritage property on going negotiation between NJDEP and Owner, not resolved, we put in what we have.

Next goals & objectives 2003 same as now, preserve 10,000 open space, Township has about 1000, with Heritage we get close to 10k. if we need more, keep monitoring as time goes on. Update goal status still on going. What acreage needed change requisition groundwater still waiting to be purchased. Green acres funding we are trying to gain. Ocean County Trust, no county parks in Manchester.

Final action plan what's been done compared to 2003 plan, similar not accomplished.

Majority of plan is appendix.

Ms. Baumeister, explain 10k from Heritage and bike path, Mr. Bloch, township owns about 1000, rest from Heritage will make 10k., bike path planned for railroad path, Clayton reopened railroad for freight line if they close it again, we can look at bike path then.

Ms. Baumeister any other areas, Mr. Bloch we would have to investigate.

#### OPEN PUBLIC PORTION:

Resident, 662 Ingham Ct, Heritage site, have remediation been completed there,

Mr. Bloch, not familiar with that. Approved for many houses, NJDEP turned them down, don't see Hovnanian giving up anything to the town. Mr. Bloch cannot speak to that, Ocean County and State want to see open space.

Ms. Potosky, 4 Mt. Misery, not much done, if not Heritage where would you get acres, Mr. Bloch hard to answer at this time what is going to happen, they can only develop a certain portion of the site good chance for open space area, shot down by DEP we are looking at.

Ms. Potosky, how many acres

Mr. Bloch, 73,000 only develop 995 acres that is why we are counting on this.

Peggy Middaugh, 33 Churchill, good report. I am confused on how you take action tonight when public is making comments,

Mr. Barron, action may or may not be taken tonight.

Ms. Middaugh, not too much done to reach public, we need a map to show public where things are in town and I think a dog park should be included. Natural Resources done by Environmental Commission in 2005, town has report. Wetlands don't just age, something can cause damage to make them disappear.

CAFRA letter for Heritage site sent to Planning Board, Clerk and Construction Official, no one from town answered the letter or made any comments.

Mr. Barron, I do not have letter.

Ms. Middaugh, August 2, 2017, copy to all.

Ms. Borthwick, explained, this is part of the process of any application, CAFRA asks for public comment, township is copied on all CAFRA applications, kept in Clerks office, library etc. when Planning Board has application for approval all outside agencies such as CAFRA, Pinelands are part of the approval and stated in our resolution, if there are public comments to be considered they will be given to the board for review. We cannot comment now we do not have an application before us.

Mr. Hock, Board cannot comment, pre-judge application, board action can action can be questioned.

Ms. Middaugh still confused, EC also received letter.

Mr. Hock, I cannot comment on another board.

Mr. Mullin, as Ms. Borthwick said, all comments are included at time of application, all comes together, Ms. M still confused

Mr. Hock, part of CAFRA requirements to copy township, does not mean we take action at that time.

Ms. Middaugh, when it comes to the town how does the public know.

Mr. Hock, statutory guidelines explain all we can do.

#### CLOSE PUBLIC PORTION:

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

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

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

#### ADMINISTRATIVE SESSION:

##### APPROVAL OF MEETING MINUTES:

Motion to approve November 6, 2017 Regular Meeting Minutes by

Ms. Baumeister, seconded by Mr. Vaccaro

Roll Call: Ms. Baumeister-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes

Mr. Teague-yes

PAYMENT OF BILLS:

Maser	
27440	\$ 240.00
27442	960.00
27445	760.00
Total	\$ 1,960.00

Hock \$ 637.00

TOTAL BILLS \$2,597.00

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

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Ms. Borthwick, discussion for January meeting, decided January 8, 2018 7:00 PM  
Reminder special meeting December 11, 2017 4:00 PM

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

ADJOURNMENT: 7:55 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

