

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING  
MONDAY, APRIL 16, 2018  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Special Meeting of the Manchester Township Planning Board was called to order by Vice Chairperson Barron at 7:00 P.M. on Monday, April 16, 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
William Barron	Vice Chairman	Absent
Elain Baumeister	Mayor's Des	Present
Bill Foor	Member	Absent
Archie Miller	Member	absent
Robert Hudak	Member Pro Tem	Present
James Vaccaro	Councilman	Present
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present
Nicole Ashkar	Zoning Official	Present
Dan Bloch	Planner	Present

Recognize Councilman Sam Fusaro present

APPLICATIONS:

Minor Site Plan with Variance  
Replace and Relocate Sign  
Block 75.101 Lot 214 6 Congasia Road  
Applicant Crestwood Village Six Association  
Ron Catelli, Attorney for applicant, replace sign, have Robert Anderson, President HOA give details.  
Mr. Anderson sworn in by Mr. Hock.  
Mr. Anderson, replace sign with digital sign, no blinking for the clubhouse modernize the sign.  
Mr. Mullin background for replacement, setback, variance needed, Congasia 84' wide, Mr. Anderson 4-5 ft.  
Mr. Mullin, 20 ft from edge of pavement, Mr. Anderson, yes  
Mr. Mullin, visibility a problem, Mr. Anderson one tree to be removed.  
Mr. Mullin, how often is message changed.  
Mr. Anderson, as necessary, could be everyday, just words no movement.  
Mr. Hudak, message does not change in day, Mr. Anderson no stay same all day, no movement.  
Mr. Mullin, flood lights for sign, Mr. Anderson, no lights on top of sign, match entrance.  
Mr. Hock, static image, Mr. Anderson, yes  
Mr. Hudak, balls on top, how bright?  
Mr. Anderson, 50 watt bulb.

OPEN PUBLIC PORTION:

Gloria Malis 163 Sunset, sign in same place?  
Mr. Anderson, 75 ft from our property. Picture on site.  
Mr. Mullin, 75 ft along Congasia, Mr. Anderson closer to Sunset.  
Mr. Mullin, where now, Mr. Anderson, 10 ft closer to road  
Mr. Mullin, did not mention 75ft in discussion

CLOSE PUBLIC PORTION:

Motion to approve by Mr. Vaccaro, seconded by Mr. Hudak  
Roll Call: Mr. Vaccaro-yes, Mr. Hudak-yes, Chairwoman Zolezi-yes  
Messrs. Baumeister-yes, Teague-yes

**PUBLIC HEARING:**

Preliminary Investigation of the Property in Question and determine whether it is “an area in need of redevelopment” pursuant to N.J.S.A.

40A:12A-6 of the Local Redevelopment and Housing Law.

The investigation is undertaken at the request of the Township Council, Resolution #18-098 adopted February 12, 2018 supplementing Resolution #18-052 adopted January 2, 2018

Block 1 Lots 1, 3 and 4, Surf and Stream Campground

Mr. Hock asked if public notice was completed for the hearing, secretary Ms. Borthwick, yes. certified copies, affidavit from newspapers.

Mr. Dan Bloch, sworn in by Mr. Hock.

Mr. Bloch, lots 1, 3& 4 qualify under investigation of redevelopment. First lot subsequent to that include 3 & 4 as study area. Southeast of township some environmental restraints, Toms River, wetlands. Lot 1 Surf & Stream campground 20 acre, lot 3 church 5 acre, lot 4 farm 16 acre, existing zone RA. 2011 Master Plan only camp ground in town, rezone RC never happened. Local Housing Redevelopment Law number of these criteria do apply, only need one. I did site investigation seasonal no permanent residents, several about 30 camp since 1970. Land more valuable than current use.

Environmental constraints along the stream in back, number of violations over the years, decks, sheds etc, dangerous situation. Police records, first aid, drug, assault, fire calls. Criteria A&D both apply to this.

Church well maintained, does not meet any criteria but necessary in middle of property.

Farmland, 1930 some original structures still there in bad shape, horse pad did not see anything else, why farm, lot of trash everywhere, qualify A&D

Conclusion lot 1&4 both qualify, lot 3 necessary.

Ms. Zolezi, lot 4 the farm are there residents, Mr. Bloch, yes.

Mr. Hock, lot 3 church next to other lots, all bound as one track.

Mr. Bloch, yes

Ms. Ashkar, end of township line.

Mr. Hudak, wetlands make lot of sense to include

Ms. Baumeister, ramifications, Mr. Bloch, board come to conclusion for recommendation, agree or not, next step Planning Board and Town Council develop a redevelopment plan.

Mr. Mullin, property line goes through trailers

Mr. Bloch, we did not survey, may not line up.

Ms. Ashkar, I have a survey, does not go through.

Mr. Mullin, stream C1, setback

Ms. Zolezi, existing trailers do not meet 150 foot setback.

Mr. Bloch, all in, some go into the stream.

Ms. Ashkar, drivable RV allowed, but permanent structures are not.

**OPEN PUBLIC PORTION:**

Hearing none

**PUBLIC PORTION CLOSED:**

Motion to approve property deemed in need of redevelopment

Motion by Mr. Hudak, seconded by Mr. Vaccaro

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

Messrs. Baumeister-yes, Teague-yes.

**ADMINISTRATIVE SESSION:**

**APPROVAL OF MEETING MINUTES:**

Motion to approve March 5, 2018 Regular Meeting Minutes

by Mr. Hudak, seconded by Mr. Vaccaro

Roll Call: Mr. Hudak-yes, Mr. Vaccaro-yes, Chairperson Zolezi-yes

Messrs. Teague-yes

**PAYMENT OF BILLS:**

Maser

28502           \$     680.00

28560                     82.50

28561                     278.75

28562                     361.25

28565                     412.50

28579                    2,140.25

Total                 \$  3,955.25

Hock

20519           \$     65.00

20520                     78.00

20521                    117.00

20522                    351.00

Total                 \$   611.00

**TOTAL BILLS \$ 4566.25**

Bill report given by Chairperson Zolezi  
Motion made to pay bills by Mr. Hudak seconded by Mr. Vaccaro

Roll Call: Mr.Hudak-yes, Mr.Vaccaro-yes, Chairperson Zolezi-yes  
Messrs. Baumeister-yes, Teague-yes

PROFESSIONAL REPORTS:

Mr. Hock, By-laws, board discussed changing time to end meeting to 10:00 PM, already in By-laws as 10:00 PM no change needed.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by

Mr. Hudak

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:15 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board