

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, NOVEMBER 5, 2018
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 6:00 P.M. on Monday, November 5, 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	Present
	Mayor's Designee	Absent
Bill Foor	Member	Present
Archie Miller	Member	Present
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

MEMORIALIZATION: None

APPLICATIONS:

Extension of Time

Block 15 Lot 1.02 2317 Hwy 70

Applicant: 2317 Route 70 LLC/Marshall Kern

John Paul Doyle attorney for applicant, approved few years ago, full all conditions, need 1 year extension, statutory.

Mr. Hock, 3 allowed, December granted 1, extend to December 2019

Mr. Mullin, attorney address all conditions.

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

Roll Call: Vaccaro-yes, Barron-yes, Chairperson Zolezi-yes

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

Minor Sub-Division

Block 1.306 Lot 1&7 Champlain St

Applicant Jeffrey Jerman

Mr. Hock, swore in Mr. Jerman

Mr. Jerman, minor-sub division, variance proposed

Exhibits A-7, sub-division, A-8, variance, A-9, architechurals, A-10 aerial, A-11 tax map, houses A-12 owner lot 9, sold, A-13 buy/sell letter, lot 8 title not clear. Letter of affidvit. Minor sub, 2 lots 1 conforming, 1 75x100 lot frontage area coverage.

Bill Stevens, Engineer, swore in and accepted by board.

Mr. Stevens, prepare map for sub-division, A-7 100x100 lot, 75x100 lot Champlain/Wellington frontage Champlain. Water and septic.

As planner must be residential need variance no detriment to area, conform to R-10.

Mr.Jerman, 75x100 cape instead of 2 family, by Manchester.

Mr. Stevens meets requirements, no negative impact.

Mr. Jerman, 25 ft not developed, lot 7 isolated purchase 75 feet to add to lot
Mr. Stevens, C-2 applies, 2 homes at the end of the block
OPEN PUBLIC PORTION: questions for Mr. Stevens
Hearing none
CLOSE PUBLIC PORTION

Mr. Foor, tax map owner lot 7 Monk
Mr. Jerman, lot 8 made effort try to clear title, cannot.
Mr. Barron, Monk do not have valid lien, can't build, 25 ft lot
Mr. Hock, town did not foreclose, someone paying taxes
Mr. Hudak, lot 8 part of setback, Mr. Stevens, 30 ft.
Mr. Mullin, started ZBA usual variance need 1.01 will develop with Jerman LLC, conforming.
Mr. Mullin, lot deed 3018 correct note on sub-division, no construction
Mr. Stevens, sub-division like that require building plan for undersized lot show board what we are seeking
Mr. Mullin, will all go thru process
Mr. Barron, undersized lot allow a basement, Mr. Stevens, no problem
Mr. Hock, part of our approval, all outside agency approvals or all bets are off.

OPEN PUBLIC PORTION

Hearing none

CLOSE PUBLIC PORTION

Mr. Hock, made case on both C-1 & C-2, non-conforming benefit to zone plan to area to conform he can, better alternative for this property.
Mr. Mullin, look the same in area.

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

Roll Call: Mr. Hudak-yes, Mr. Miller-yes, Chairperson Zolezi-yes
Barron-yes, Foor-yes, Vaccaro-yes, Teague-yes

Preliminary & Final Major Sub-Division

Block 21 Lots 621, 622, 1712, 3028 hwy 571, 3003 Wilbur Ave, 3100 Brentwood Ave.

Applicant ARYA Properties, LLC

John Paul Doyle attorney for the applicant, 2 separate parcels of land, 2 owners, 9.17 acres 14 single family dwelling, 1 lot drainage, 1 lot commercial zone or residential with conditions. Come back to the board for commercial, just doing lot line, consistent with master plan. Some variances for fences.

Mr. Mullin, completes variances, board grant wavers. Mr. Hock, wavers in final conditions in resolution.

Mathew Wilder, Planner, sworn in and accepted by board. commercial pad leave woods, letters utilities, no deed restrictions, will submit meets and bounds. Wavers conditional, will come back.

Property vacant, wrap around funeral home, new cul de sac, access Wilbur from Brentwood, Sheet 2 sub-division. Save 100ft of trees, 6ft. solid fence rear of property. Exhibit A-2 sheet 3 storm water/drainage north of sub-division.

Ms. Zolezi, 2 lots front Brentwood, ground water to Brentwood, Mr. Wilder, good soil, ground water inlets, vacant not part of this.

Ms. Zolezi, continue fence down, Mr. Wilder, 1-6 6ft. solid fence

Mr. Hock, house on lot 17.07 & 21

Mr. Barron, vinyl fence?, Mr. Wilder, wood, up to client.

Mr. Hudak, trees to remain, deed restricted, Mr. Wilder, no restrictions, home owners pools etc.

Mr. Vaccaro, 17.07 already has fence, problem? Mr. Wilder would not be issue.

Mr. Foor, lot 7&8 fence on back, Mr. Wilder, yes all, sidewalks no.

Mr. Mullin, letter page 3, 1.5 HOA, basin, storm pipe to town, basin independent of commercial

Mr. Wilder, independent lot small as possible, can make larger no HOA. HOA basin maintenance 1-12,000 to per 14 lots. Would like to eliminate HOA. Page 5 3500 sq ft 4-5 bedrooms, 2 story colonial.

Mr. Wilder, will comply with Maser letter.

Mr. Doyle, C-2 variance, no detriment to area

Mr. Wilder, research area, meet with township officials, plan is better, no fences in site triangle, better configuration.

Mr. Hock, lots facing Brentwood & cul de sac, Mr. Wilder, smaller lots much more compact sub-division.

Mr. Hock, lots oversized, Mr. Wilder, yes 2 over sized lots.

Mr. Hudak, deed restricted, Mr. Wilder, yes

Mr. Doyle, 30ft wide conservation area

Mr. Barron, lot 9 hugh, all stay wooded, Mr. Wilder as much as possible.

Ms. Zolezi, basin fence, Mr. Wilder, 4 ft.

Mr. Hock, 30ft. Brentwood wooded area, Mr. Wilder, propose 6 ft solid on property limit wooded area beyond that.

Mr. Mullin, 8-10 property line & edge of pavement, Mr. Wilder, little less here.

Mr. Hudak, sidewalks, Mr. Wilder, none

Mr. Mullin, 7.1 comments submitted by EOM and Utilities, 2 hydrants, Mr. Wilder, no problem

Mr. Barron, fence type consistent of all, Mr. Wilder, no issue, can't say now what kind.

Mr. Vaccaro, Wilbur just paved, Mr. Wilder, performance and maintenance bonds, township engineer satisfied before released.

Mr. Mullin, can require fully paved Wilbur, 40 ft. wide, Mr. Wilder no acceptance to that.

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, Chairperson Zolezi-yes

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

Ordinance 18-032, Ms. Zolezi, tabled at this time for further review

Ordinance 18-033, fees, Mr. Mullin, adjust land use fees, 10-12 years, reasonable increase.

PUBLIC PORTION OPEN

Hearing none

PUBLIC PORTION CLOSED

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

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

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

Recommend to Town Council for seconded reading.

Ordinance 18-034, Ms. Zolezi, table at this time, Pineland Commission issue to be resolved.

Ordinance 18-035, Mr. Mullin, amend some over-lap area Pinelands and CAFRA agreement, Pineland Preservation, clean up maps RC2 area

PUBLIC PORTION OPEN

Hearing none

PUBLIC PORTION CLOSED

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

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

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

Recommend to Town Council for second reading.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve October 1, 2018 Regular Meeting Minutes

by Mr. Barron seconded by Mr. Vaccaro

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

Messrs. Foor-yes, Teague-yes

PAYMENT OF BILLS:

Maser

29879	82.50
29880	41.25
29881	38.75
29882	82.50
29883	41.25
29884	660.00
29886	918.75
Total	\$ 1,865.00

Hock

20539	663.00
20540	130.00
20541	130.00
20542	383.50
20543	130.00
Total	\$ 1,436.50

TOTAL BILLS \$ 3301.50

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Miller

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

Messrs. Foor-yes, Barron-yes, Hudak-yes, Teague-yes

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by

Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:40 P.M.

Respectfully Submitted

Marianne Borthwick

Secretary to the Board

