

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
TUESDAY, SEPTEMBER 4, 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 Tuesday, September 4, 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:

Memorialization of a resolution approving a Minor Site Plan, upgrade existing site lighting, meet ordinance requirements

Block 98 Lot 27 88 Schoolhouse Rd, applicant Catholic Charities, Diocese of Trenton, approved August 6, 2018 meeting.

Mr. Hock, amended site plan, upgrade lighting, specific conditions included in resolution.

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

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

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

Barron- not voting

APPLICATIONS:

Informal Review Dollar General Retail Store

Block 41.01 Lot 1 2920 Hwy. 37, Applicant CGP Acquisitions & Development, LLC

Sara Samborski, Attorney for the applicant, 3 miles away from other proposed Dollar General. Board will be very happy with design site.

Paul Mutch, Engineer, 7500 sq ft, 30 parking spaces, need variance relief, parking, exceed impervious coverage. Right in right out on Hwy 37, deliveries on Colt Pl. in out, back on Hwy 37. Buffer already there, keep hide trucks, upgrade facade, canopy, treatments etc.

Ms. Samborski, go over numbers for bulk requirements, trying to impact as small as possible lot coverage.

Mr. Hock, testimony at time for parking, Ms. Samborski, will have traffic study.

Mr. Hudak, circulation on site, Mr. Mutch no left hand turn, not necessary

Mr. Mullin, left turn would be for residents who live there. View from Colt, on architectural

Mr. Mullin, consistent, setbacks front yard, Ms. Samborski will be consistent on application.

Ms. Zolezi, setbacks, Mr. Mullin, setback 26 ft Hwy 37, 8 ft Colt Pl.

Mr. Mutch, yes

Mr. Vaccaro, 2 handi cap spaces adequate? Mr. Mutch, yes

Ms. Samborski, traffic expert, bollards around building, Mr. Mullin, require all head in parking.

Mr. Mullin, hours of operation same, Ms. Samborski-yes, Mr. Barron, delivery off peak, yes

Mr. Barron, site lighting close residents, Mr. Mutch no impact, shield LED.

Mr. Hudak, trash, Mr. Mutch, compactor, no trash on site.  
Mr. Mullin, upper left corner, trash enclosure, Mr. Mutch we can look at that, no problem  
Mr. Mullin, need setback off 37, wetland, Mr. Mutch, line on NJDEP, checking out.  
Ms. Zolezi, site close to other stores, Ms.Samborski, Dollar General picks the sites, would not select site if would not be successful.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve August 6, 2018 Regular Meeting Minutes  
by Mr. Vaccaro seconded by Mr. Miller  
Roll Call: Mr. Vaccaro-yes, Mr. Miller, Chairperson Zolezi-yes  
Messrs. Foor-yes, Teague-yes

PAYMENT OF BILLS:

Maser	
29831	270.00
29826	5,784.25
29812	858.75
29813	825.00
29814	41.25
28960	41.25
29815	41.25
28988	371.25
29816	330.00
29819	135.00
29818	82.50

Total \$ 8,780.50

Hock  
20535 104.00

Total \$ 104.00

TOTAL BILLS \$ 8,884.50

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

PROFFESIONAL REPORTS: None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by  
Mr. Miller

ALL IN FAVOR  
NONE OPPOSED

ADJOURNMENT: 6:50 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board



