

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, JANUARY 7, 2019
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice-Chairperson Barron at 6:15 P.M. on Monday, January 7, 2019

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
William Barron	Vice Chairman	Present
Felicia Finn	Mayor's Designee	Present
Bill Foor	Member	
Sam Fusaro	Councilman	Present
Robert Hudak	Member	Present
James Teague	Vice- Chair Pro Tem	Present
Frank Stavallo	1 st . Alternate	Present
Rory Wells	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATION: None

APPLICATIONS:

Courtesy Review, Telecommunications Facility with Municipal Antennas.

Block 89 Lot 3 652 Hwy. 530

Homeland Towers, LLC

Richard Schkolnick, Attorney, property owned by Manchester Township, zoned WTRC, approved by Town Council, permitted use. Public tower municipal antennas on tower.

Alan Cohan, Engineer for tower, sworn in and accepted by Board, discussed wetland, 300ft. or greater, wooded lot, 32 trees removed Verizon possible tenant.

Exhibit A-1, A-2, A-3, 4800 sq. ft. monopole, 150ft tower, more tenants, 141 ft nearest house, A-5 tax map. Parking space for technician, 6ft wired fence.

Mr. Schkolnick, lease area future carriers, Mr. Cohen prefer to stay as is, Mr. Schkolnick, when future carriers, may address then.

Mr. Mullin, expansion beyond 4800 sq ft, Mr. Cohen, yes future hard to do now.

Mr. Hudak, future needs can be discuss, Mr. Schkolnick, yes.

Mr. Barron, concerned with distance of nearest dwelling, Mr. Cohen, solid design not a concern. Mr. Barron, if you flip, safety of home.

Mr. Cohen, ask that you look at design, Mr. Schkolnick, odds for fall, not at base.

Mr. Fusaro, any critical issue to flip, Mr. Cohen, just future planning tower in the middle not cross over things.

Mr. Fusaro, z-3 middle side yard 71ft, 23ft, set back, tower at end of setback.

Ms. Finn, Mr. Hudak, tower is in side yard setback, Mr. Mullin, base of pole, Mr. Fusaro, 1st. house, move 10ft away to west, may move or not, explain why not.

Clause Winner, Homeland Towers, can design hinge point, if to collapse that is where it falls, fall zone. Board good with this.

Mr. Wells, hinge or move, Mr. Schkolnick, yes, prefer structure sound, if breaks at hinge point.

Mr. Mullin, over design for 150ft so less problem.

Mr. Hudak, visible, Mr. Cohen, galvanized blend, FAA approved color, will still see it.

Ron Lukach, Radio Frequency Engineer, sworn in and accepted. FCC proposed location, municipal and Verizon A-5, 100% or below public. FCC emissions 0.584 171 times below what is allowed state standards.

Verizon coverage, FCC license 4 frequency bans 147ft height till gap needed for service.

Mr. Schkolnick, construction provides funds to township plus township will have antenna. Pinelands concern only with wetlands.

Mr. Barron, copy of coverage report A-C.

OPEN PUBLIC PORTION:

Karen Argenti, 61 Clearlake, 32 trees, will they be replace, removal of trees impact wetland.

Mr. Schkolnick, no impact of wetlands, far away, no plan to replace trees.

Mr. Cohen, 300ft from wetlands.

Ms. Argenti, want no left turn out of site. Mr. Cohen no traffic on site, one tech, does not create traffic.

Jim Vaccaro, 29 Anjou, welcome to town, township needs this, make it look like a tree, concern with aircraft into base.

Mr. Cohen, regulations for aircraft, towers look like trees stand out more.

CLOSE PUBLIC PORTION:

MATTERS OF DISCUSSION:

Town Council Resolution #18-400 approving investigation of need for Re-Development of property Block 44 Lot 15.01.

Mr. Fusaro, brief history of property, Nicol Asphalt plant, pollution to parts of township.

Mr. Mullin, similar in nature as Surf & Stream, assign Town Planner for the investigation for need of re-development, then refer to Town Council, strict and organized process.

Mr. Hock, need a motion needed to approve to send to Council

Motion to approve by Mr. Hudak, seconded by Ms. Finn

Roll Call: Mr. Hudak-yes, Ms. Finn-yes, Chairperson Barron-yes

Mr. Fusaro-yes, Mr. Teague-yes

OPEN PUBLIC PORTION:

Karen Argenti, meetings for re-development

Mr. Hock, Planner prepare report, Board will review, discussion.

Mr. Mullin, 60-90 days, very specific complicated process.

Report in Clerks office, DEP record.

John Pagenkopf, Hovnanian, Heritage Site, Manchester going in right direction, Manchester Plaza, Surf & Stream come back.

Mr. Barron, no

Mr. Fusaro, investigating varies sites, parcel around Manchester plaza area

Mr. Pagenkopf, time frame, Mayor, capital fund in next year, Route 37

Mr. Mullin, yes application Heritage site traffic study, CAFRA issue, apartments, assisted living, look at this changes for new properties.

Now is the time to look at impact study schools, water traffic, etc.

CLOSE PUBLIC PORTION:

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve December 3, 2018 Regular Meeting Minutes

By Mr. Hudak seconded by Mr. Teague

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

PAYMENT OF BILLS:

Maser	
30833	581.25
30835	495.00
30836	480.00
30837	701.25
30838	82.50
30839	258.75
30840	540.00
Total	\$ 3,138.75

Hock	
20546	377.00
Total	\$ 377.00

TOTAL BILLS \$ 3,515.77

Bill report given by Ms. Borthwick
Motion made to pay bills by Mr. Fusaro, seconded by Mr. Hudak
Roll Call: Mr.Fusaro-yes, Mr. Hudak-yes, Chairperson Barron-yes
Messrs. Finn-yes, Teague-yes

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:
CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr.Fusaro, seconded by
Ms. Finn
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 7:25 P.M.

Respectfully Submitted
Marianne Borthwick
Secretary to the Board

