

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, DECEMBER 3, 2018
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice-Chairperson Barron at 6:00 P.M. on Monday, December 3, 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	Absent
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 an Extension of Time
Block 15 Lot 1.02

Applicant 2317 Route 70 LLC/Marshall Kern

Approved November 5, 2018

Mr. Hock, statutory extension of time, allowed 3, 2019

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

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

Memorialization of a resolution approving a Minor Sub-Division
Block 1.306 Lot 1 & 7

Applicant Jeffrey Jerman

Approved November 5, 2018

Mr. Hock, 2 exterior lots, sub-division, new line, undersized, oversized lots, more even plan.

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

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

Memorialization of a resolution approving a Major Sub-Division
Block 21 Lots 621, 622, 1712

Applicant ARYA Properties, LLC

Approved November 5, 2018

Mr. Hock, 3 existing lots, 14 homes, 1 drainage, 1 commercial, variance conditions, fire hydrant add second one, change full pavement.

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

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

APPLICATIONS:

Ocean County Courtesy Review

Manchester Transportation Garage Block 72 Lot 7

Ernest Kuhlwein, Ocean County Solid Waste, Matt Mc Donald, Engineering.

Phase 2 of complex, on Ridgeway Rd.

Transportation garage for buses, repair vehicles, compost yard, map provided, purple being built now, yellow is new work. Large berm hides site from road, 6 ft. trees on top. Garage, offices, parking for buses. Over all view of site layout, office, café, dispatch office for buses.

Drainage, water goes into infiltration system.

Have OC Soils and Pinelands approval.

Mr. Teague, snow plows, dump trucks etc., Mr. Kuhlwein, other garage being built now, relocation of transportation, 60 buses, mini vans.

Mr. Hudak, many, 10-12, OC, 33 passenger, compost just for county not public, overflow from Lakewood, similar to Whiting.

Mr. Mullin, hours of operation, 8-, some early bus runs 4:30 AM for dialysis. Compost 7-4

Mr. Barron, wash buses there, inside building, Mr. Barron, oil waste by handi-cap, not safe need bollards.

Mr. Koehler, in building in sink, pumped out, alarm, we can add bollards. Mr. Kuhlwein, compost just leaves not grass.

Mr. Foor, traffic 7-4 backup from base, Mr. Koehler, Pinelands did traffic study, mandatory to do this,

Mr. Kuhlwein, will be improvements made before complex opens, light by Alba's Pub.

Mr. Teague, paving of road, Mr. John Ernst, several projects going on, finish before complex ready, improving drainage, re surface, when all work is complete improve road.

Mr. Vaccaro, welding bay safe, Mr. Koehler, isolated room, welding curtain, building sprinkles

Mr. Mullin, modify traffic, need for backing into spaces., Mr. Koehler, guard rail preventing trucks move do not have to back up.

OPEN PUBLIC PORTION:

Hank Glen, 29 Wycliff, how many trips in and out, Mr. Koehler, 160 trips both ways, Jim Pine vehicle supervisor, 22- 60 drivers, 6 mechanics.

Karen Argenti, 61 Clearlake, no information on this, Mr. Barron, explained county project, here as courtesy, does not have to come before board at all.

Mr. Mullin, Pinelands Commission, maintains permit approval.

Mr. Huck, we do not have jurisdiction.

CLOSE PUBLIC PORTION:

ADMINISTRATIVE SESSION:

Review & Comment, request of Town Council, Ordinances #18-032 & #18-034

Recommendation to Town Council for 2nd. reading, Council meeting, December 10, 2018

Mr. Hock, Town Council, #18-032 land us law, we review for comment

Mr. Foor, problem with age restricted,

Mr. Mullin, concept age independent living transition of age restricted, Mr. Foor, other ages need assistance,

Mr. Mullin, not assistant living.

OPEN PUBLIC PORTION:

Paula Kurtz, 885A Liverpool, butts up to property, buffer 50ft enough, things go on all night.

Mr. Hock, zone for these areas, Mr. Mullin, HD3 Zone, allows this.

Kurtz, what would prevent that from happening, Mr. Mullin, have to meet requirements, when application is made, you will get notified.

Lydia Luringo, 893 Strafford, all trees come down

Mr. Mullin, HAD-3, enhanced buffer, can't be changed, buffer from property line

Kurtz, change to regular apartments

Mr. Hock, new application, may not fit in zone

#18-034, Mr. Hock, first reading, recommend for second reading.

Mr. Mullin, Pineland, revised comprehensive Management Plan, obligated to import changes into our Master Plan.

Mr. Foor, para. 21 do not understand, Mr. Mullin, CMP, obligated, condition what precedes that, Section 3 Section B defines what is consider develop or not.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

APPROVAL OF MEETING MINUTES:

Motion to approve November 5, 2018 Regular Meeting Minutes

By Mr. Miller seconded by Mr. Vaccaro

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

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

PAYMENT OF BILLS:

Maser

30807	150.00
30809	118.75
30808	41.25
30810	258.75
30812	123.75
30811	165.00
29885	2,306.25
Total	\$ 3,163.75

Hock

20544	175.50
Total	\$ 175.50

TOTAL BILLS \$ 3,339.25

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, Chairperson Zolezi-yes

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

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by

Mr. Miller

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:55 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

