

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, FEBRUARY 4, 2019
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order Chairperson Zolezi at 6:00 P.M. on Monday, February 4, 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	Chairperson	Present
William Barron	Vice Chairperson	Present
Felicia Finn	Mayor's Designee	Present
Bill Foor	Member	Present
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	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS: None

APPLICATIONS:

Minor Sub-Division with Variance

Block 1.92 Lot 22 463 Beechmont St

Applicant M. Sarama Builders, LLC

Chairperson Zolezi, recused for conflict.

Peter Loffredo, Attorney for the applicant, oversized lot sub-divide into two conforming lots. Some issue on existing lots & setback, variance needed.

Rob Harrington, East Coast Engineering, sworn in and accepted by Board. R-10 zone, 100x100 lot existing house, front yard setback 30ft, 26.26 Beechmont, 1971, 25.04 5th. Ave. existing shed rear yard setback, existing conditions. Fence on plan, shed in fence, leave all 22.01 vacant, lot 220.2 fully conforming, no variance.

Mr. Hock, lot line, no new variance, Mr. Harrington, yes.

Mr. Mullin, letter, waiver, Mr. Harrington, yes.

Mr. Mullin, fence 6ft., power to shed, Mr. Harrington, yes, no power.

Cynthia Goldsberry, 463 Beechmont St., sworn in, shed for storage, cannot see shed.

Mr. Mullin, Mr. Harrington, 22.02, corner Broadway & Beechmont, existing low area, wooded, grade out.

Mr. Barron, new lot 6ft fence going to stay there, Mr. Harrington, no coming down.

Mr. Hudak, to be removed on plan, Mr. Hock, electric conduits, monuments.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

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

Roll Call: Mr. Hudak-yes, Mr. Fusaro-yes, Vice Chairperson Barron-yes

Messrs. Finn-yes, Foor-yes, Teague-yes

Preliminary & Final Site Plan with Variance

Block 5 Lot 2059 2920 Hwy. 571

Applicant Manchester (Ridgeway) DG, LLC Dollar General

Jason Tuvel, Attorney for applicant, B-1 zone, 9100 sq ft Dollar General store, sell all products, such as CVS, Walmart etc. have had several meetings with Town Officials and concept review before this Board. Took input from Ocean County and Maser Consulting. Building lot coverage compliant, unique property, zone change by township 2 years ago, enhance buffer for residents. We will work with Mr. Mullin on landscaping, circulation around building, and load in rear, covered.

Variance for parking, 35, 46 required, will do 3 ADA, bollards in front of store.

Jeff Martell, Engineer, sworn in and accepted by Board, exhibit A-9 color of property 2/4/19, 2.43 acres, B-1, 571 Ocean County road, Washington & Richmond, Township roads, wooded not wetlands.

Exhibit A-10 site plan rendering, C-5 in color 9100 sq ft general retail store, 8ft wide sidewalk front, 6ft wide sidewalk side, employee parking in rear, load entrance 35ft wide, emergency exit in rear trash enclosure in rear. Wall sign fence, Ridgeway, monument 8ft. high, right in right out Ridgeway out Washington. 3 basin, underground total 6 basin, lighting down lit LED, 6 light poles 20ft. high shielded on property, 10 wall lights, 36.9% previous coverage, 60% allowed, rest retained as wooded property.

Tracker trailer largest truck, no parking delivery during store hour.

Mr. Mullin, will comply with report, Mr. Martell, yes.

Mr. Tuvel, shift to Washington, Mr. Martell, yes down to left away from Richmond and not disturb as many trees. Exhibit A-II, floor plan, elevations, handy plank, beige & brown seawall, windows different from other stores, roof pitch toward Washington, screens roof top equipment. 1 sign allowed 3.

Mr. Fusaro, 35 spaces include employees, Mr. Martell, yes, Mr. Fusaro, truck back up to bldg. block pathway, Mr. Martell, 35ft wide no back up. Mr. Fusaro, sign height & width, Mr. Martell, exhibit A-12 monument 8ft. tall, 5 x 10 3ft. pedestal. Mr. Fusaro, light out at night, Mr. Tuvel, some security lights, Mr. Martell, LED imaging control. Mr. Hudak, sign internally lit, Mr. Martell, yes. Ms. Finn, sign go off, Mr. Tuvel, can go off.

Mr. Fusaro, underground basin connect to OC, is there capacity, Mr. Martell, do not have letter from county at this time. Mr. Mullin, approval here with condition of OC, Ms. Zolezi, engineering.

OPEN PUBLIC PORTION:

Lou Ambiville, 318 Devon, concern traffic, close loading dock to Richmond, Mr. Martell, 30ft trees, supplement with evergreens, no issue.

Peggy Middaugh 30 Churchill, who maintains basin, Mr. Martell, Dollar General, how does this get done, Mr. Martell, operating manual, township enforces. Mr. Mullin, apply to all underground & above etc.

Linda Laferty 106 Cardigan not pleasing to a statics of area, Leisure Ridge, does not fit, property values will go down.

CLOSE PUBLIC PORTION:

Charles Olivo, traffic expert, sworn in and accepted by Board, overview roadway conditions, front 571, Washington, Richmond, right in right out 571 with OC approval, signage for traffic, low generator of traffic. Access Washington full movement, 571 & Washington summer peak 4-7 pm during week, 5-7 highest 1600 veh. Trips associated with Dollar General, levels of service, no significant impact

Mr. Turvil, Mr. Mullin, additional striping, will do, not impend on traffic, work with OC to create left turn do stripe if OC wants it. Mr. Mullin, ok.

Mr. Olivo, 35 spaces allows buffer in rear, many studies for parking, meets need similar roads.

Mr. Barron, tracker trailer from Ridgeway, ok going west, Mr. Olivo, yes can rear load. Mr. Barron, resolve with OC, Mr. Mullin, truck letter provided from OC does work.

Mr. Hudak, schools consider, Mr. Olivo, yes.

Mr. Fusaro, average age of residents increase ADA spaces, consider 4th space, Mr. Tuvel, ok.

OPEN PUBLIC PORTION:

Linda Laferty, 3:40 pm today, parked observed traffic, short cut Washington, do not need this store.

Mr. Tuvel, not here to discuss use of property, permitted use, we agree to all conditions Board wants, lot of care to design this site for residents.

Peggy Middaugh, accidents rates, 571 & 70 intersection

CLOSE PUBLIC PORTION:

James Kyle, Planner, sworn in and accepted by Board. Visited site, was OP now B-1, permitted use, pushed to left to benefit residents and save trees. Variance front yard, parking variance, setback for ground sign. C-2 criteria, good civic, more buffer than required. Exhibit A-9 push closer to Ridgeway, all parking stalls face building, Decrease impact in permitted use, negative criteria of variances no impact. Do not need off street parking. Exhibit A-10 signs permitted 3, asking one, trash masonry, closure. Mr. Barron, traffic 571 east, left into 571, Mr. Olivo, no, OC split isle.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Five minute break

OPEN PUBLIC PORTION:

Lou Amabile, sworn in, has issue with traffic from store, suggested put store in Hudson City Plaza space available. Mr. Tuvell, Dollar General is stand-alone store.

Ms. Zolezi, zoned for this use.

CLOSE PUBLIC PORTION:

Mr. Tuvell, work with Mr. Mullin, sign, can do stone and more landscaping, will do 4 ADA spaces.

Mr. Hock, Council address all statutory issues. Mr. Hudak, based on traffic off site condition consider now, Mr. Hock, permitted use, and go on off- site obligation limited here. All O.C.

Ms. Zolezi, thanked the applicant, gone above and beyond to please residents. Mr. Barron, OC for road, Mr. Fusaro, OC re-pave.

Motion to approve with OC conditions by Mr. Barron, seconded by Mr. Hudak

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

Messrs. Finn-yes, Foor-yes, Fusaro-yes, Teague-yes

No reports at this time.

OPEN PUBLIC PORTION:

Karen Argenti, storm-water management and pollution plan, Manchester's is the best. Rain barrel April 20th. , want Board to attend. March 14th. Presentation at Environmental Commission meeting, 6:00 pm Peggy Middaugh, Green Committee, repeat EC.

CLOSE PUBLIC PORTION:

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve Organization & Regular Meeting Minutes, January 7, 2019 by Mr. Barron, seconded by Mr. Hudak

ROLL CALL: Mr. Barron-yes, Mr. Hudak-yes, Chairperson Zolezi-yes

Messrs. Finn-yes, Fusaro-yes, Teague-yes

PAYMENT OF BILLS:

Maser

30858	\$41.25
30859	41.25
30860	361.25
30861	517.50
30862	506.25

Hock

508	\$130.00
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Total Bills 1,597.50

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Barron, seconded by Mr. Hudak
ROLL CALL: Mr. Barron-yes, Mr. Hudak-yes, Chairperson Zolezi-yes
Messrs. Finn-yes, Foor-yes, Fusaro-yes, Teague-yes

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Hudak, seconded by Ms. Finn

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:45 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board