

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES

MONDAY, April 1, 2019

1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:00 P.M. on Monday, April 1, 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	Absent
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 Stavalo	1 st , Alternate	Present
Rory Wells	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS: none

Mr. Hock detained, move to administrative business while waiting his arrival.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve Regular Meeting Minutes, March 4, 2019 by Mr. Hudak, seconded by Mr. Fusaro

ROLL CALL: Mr. Hudak-yes, Mr. Fusaro-yes, Vice- Chairperson Barron-yes

Messrs. Finn-yes, Teague-yes, Stavalo-yes

PAYMENT OF BILLS:

Maser	
30309	\$ 125.50
39310	168.00
30311	42.00
30312	168.00
30300	1,790.00
30314	136.50
30315	168.00
Hock	
20554	65.00
20553	52.00

Total Bills paid \$2,838.50

Bill report given by Mr. Foor

Motion made to pay bills 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, Stavalo-yes

Ten minute recess

APPLICATIONS:

Preliminary & Final Site Plan Amendment

Block 44 Lot 20.05 2249 Hwy. 37

Applicant Suncrest Village, LLC

Terry Brady, Attorney for the applicant, at request of tenants, remove the basketball courts, make a dog park, picnic area, reduce impervious coverage, no impact, no variances, open 9 AM to dusk, no lights.

Mr. Mullin, comments of review letter, Mr. Baer revised plan to address all comments. Tennis and basketball courts removed, gates for dogs enclosed.

Mr. Brady, yes

Paul Cellar, sworn in, way station for dogs, picked up and removed daily. Mr. Mullin, turf, grass, Baer, seeded, Mr. Brady, yes. Location of tables, bbq, residents only.

Mr. Mullin, future development, Mr. Brady, not now, immediate change.

Mr. Mullin, if so return to board, permits include tree removal.

Mr. Hock, revised plan date, Mr. Mullin, I have revisions, dated 3/27/19, sent PDF, him only.

Mr. Hudak, one doe way station for 2 areas.

Mr. Cellar, we will do more than one if needed, will do two.

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

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

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

Public Hearing: Area in Need of Redevelopment

Block 44 Lot 15.01

State Highway 37

Chairperson Zolezi, carry to future date

Mr. Hock, not announcing date tonight, notice must be done again.

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Peggy Middaugh, 33 Churchill Rd., Environmental Commission would like a copy of the report, for redevelopment, we should have been given copy before meeting.

Board should consider electric vehicle hook up stations with each new application.

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Hudak, seconded by Mr. Teague

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:35 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board