

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES

MONDAY, May 6, 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, May 6, 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	Absent
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:

Memorialization of a resolution approving a Preliminary & Final Site Plan Amendment

Block 44 Lot 20.05 2249 Hwy 37

Applicant Suncrest Village LLC, approved April 3, 2019

Mr. Hock, removed existing basketball & tennis courts, create picnic area, dog park, conditions for approval grass, fences, gates

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

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

Messrs. Foor-yes, Teague-yes

APPLICATIONS:

Minor Site Plan Amendment

Emergency generator, Block 75.106 Lot 101, 325 Schoolhouse Rd.

Applicant Crestwood Village V

Greg Voorhees, Attorney for the applicant, all items submitted as per Maser letter, propane removed on plans, fenced in, generator power daytime. Pete LeRich finalize, details, permit, testing 9-330, no noise.

Mr. Mullin, entrance clubhouse, Mr. Voorhees, yes.

Mr. Hudak, fence height, Mr. Voorhees, 6 feet.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

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

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

Minor Sub-Division

Reconfigure lot lines create 2 100x100 lots

Block 1.114 Lot 22-24

Applicant M. Sarama Builders LLC

Chairperson Zolezi, recuse, conflict, Vice Chairperson Barron will hear application.

Jason Marciano, East Coast Engineering, sworn in and accepted by Board.

Mr. Marciano, minor sub-division, 100x200, split make 2 100x100 lots, meet all set - backs and requirements of Maser letter. 2 corner lots, front Parkview, waiver curb, sidewalks, none in Pine Lake Park.

Mr. Mullin, cover all recent change, can't meet lot coverage, ordinance change, so variance not needed each time.

Mr. Hock, eliminate under sized lot, good thing.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Motion to approve by Mr. Hudak, seconded by Mr. Fusaro
Roll Call: Mr. Hudak-yes, Mr. Fusaro-yes, Chairperson Zolezi-yes
Messrs. Barron-yes, Foor-yes, Teague-yes, Stavallo-yes

Mr. Hock, resolution prepared clear simple sub division, read into record for memorialization for Board.
Motion to approve by Mr. Fusaro, seconded by Mr. Hudak
Roll Call: Mr. Fusaro-yes, Mr. Hudak-yes, Chairperson Zolezi-yes
Messrs. Barron-yes, Foor-yes, Teague-yes, Stavallo-yes

Informal Review

Dollar General Retail Store

Block 41.01 Lot 1 Hwy 37

Applicant Manchester Route 37 DG, LLC

Sarah Warner, 2018 did informal review, introduce plan again, site shifted a little due to wetlands, variances the same.

Paul Mutch, Stonefield Engineering, changes, a little further into the site, parking shifted closer to the road to keep 30 spaces, increase variance for parking set back, variance lot size, shape, improve lot area, keep store. Upgraded storm water management, will supply green area. Variance curb opening, truck counter clock wise lot non conformities.

Mr. Mullin, storm water, Mr. Mutch, can discharge in wetlands, avoid that, DOT will not allow increase runoff, must extend system on First St. inlet, small site, contain as much on site, finalize design.

Ms. Warner, LOI 3 weeks ago.

Mr. Fusaro, pipe how long, in linear feet in T shape in right of way, Mr. Barron, where the it go, Mr. Mutch, recharge that. Mr. Mullin, borings, Mr. Mutch, yes borings and test pit.

Mr. Mullin, trash enclosure put in parking space upper left, Mr. Mutch, we can look into that.

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve Regular Meeting Minutes, April 1, 2019 by Mr. Hudak, seconded by Mr. Fusaro

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

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

PAYMENT OF BILLS:

Maser

30335 \$ 84.00

30337 168.00

30313 378.00

30336 210.00

30813 270.00

30340 553.50

30341 504.00

30316 546.00

30342 1,068.00

30344 292.00

30343 237.50

30345 236.00

Hock

044 91.00

043 97.50

045 123.50

046 130.00

Total Bills paid \$ 4,989.00

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, Chairperson Zolezi-yes

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

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Fusaro, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:30 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board