MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES MONDAY, AUGUST 5, 2019 1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by

Chairperson Barron at 6:00 P.M. on Monday, August 5, 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 Absent William Barron Vice Chairperson Present Felicia Finn Mayor’s Designee Absent Bill Foor Member Present Robert Hudak Councilman Present James Teague Vice Chair Pro Tem Present

Frank Stavalo 1st, Alternate Present Rory Wells 2nd. Alternate Present

Gregory Hock Board Attorney Present Robert Mullin Board Engineer Present

MEMORIALIZATIONS: None

APPLICATIONS:

Administrative Approval, Chain Link Fence retention basin

Block 102.24 Lot 2 1 Falmouth Avenue

Applicant Whiting Village Community Association, Inc.

Approved August 5, 2019

Attorney Ron Catelli, for the applicant fence is required around the retention basin, safety.

Peter Le Riche, Stanley Contracting, sworn in, Maser questions, no change in basin, 5ft. fence, 8ft. gate north, 12ft. gate NE side, over easement.

Mr. Mullin, need fence permit, exempt from Pinelands.

Mr. Hock, Mr. Mullin and applicant covered all.

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

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

 Messrs. Teague-yes, Stavalo-yes, Wells-yes

Minor Site Plan, Additional parking spaces

Block 38.102 Lot 19.01 Route 70

Applicant 1900 Route 70 LLC

Approved August 5, 2019

Attorney Michael York, for the applicant.

Brian Murphy, Engineer sworn in and accepted by Board, shopping center, hwy. 70, west side, north Oliveri Funeral Home, south vacant, east residential.

Sheet 1 of 3, 20 parking stalls, 12 south side, 136 total ok, 121 now, 5 over what is required. Southside clear 10ft. of trees for parking, not clearing trees in buffer now.

Mr. Barron, 120 spaces now meet requirement than approved, Mr. Murphy, yes believe so.

Mr. Barron, need more now, bus company allowed to park, Mr. York, 21 Plus transport clients.

Mr. Barron, employees of 21 Plus park and take spaces for themselves, drive buses, Mr. York cannot answer that.

Mr. Barron, spaces in back, Mr. Murphy, can’t fit all 20.

Mr. Hudak, what distance spaces and building, Mr. Murphy, 22, Mr. Mullin, including sidewalks,

Mr. Murphy, no. Mr. Hudak, sufficient for site, Mr. Murphy, yes.

Mr. Mullin, buffer 50ft, residential side, conservation, Mr. Murphy, yes.

Mr. Mullin, runoff, in letter, Mr. Murphy, recharge it.

Mr. Barron, rear spaces be designated for 21 Plus, others for customers. Mr. Murphy, plan really parking in back, Mr. York, we can designate as employee parking not just 21 Plus.

Mr. Hock, long term parking.

Mr. Mullin, general condition of parking lot, Mr. Murphy, not bad.

Mr. Hock, housekeeping, lights, trees, Maser letter.

OPEN PUBLIC PORTION:

Karen Argenti, 61 Clearstream, sworn in, 8 along rear,12 on right side, have problem with removing 10ft. of trees.

Mr. Barron, scrub pines, Mr. Murphy, full tenants now need the parking. Ms. Argenti, do they have to replace trees. Mr. Mullin, no when they come in for building permits, will address trees.

CLOSE PUBLIC PORTION:

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

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

Messrs. Foor-yes, Stavalo-yes, Wells-yes

Review : Ordinance #19-026 Town Council first reading July 8, 2019, second reading August 12, 2019

 review and comment

 Mr. Hock, refer to Board for comment, prepared resolution, Mr. Foor, questioned Pinelands review,

Mr. Mullin, not review after second reading of Council.

Resolution attached.

Motion to approve by Mr. Foor, seconded by Mr. Stavalo

Roll Call: Mr. Foor-yes, Mr. Stavalo-yes, Chairperson Barron-yes

Messrs. Hudak-yes, Teague-yes, Wells-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: July 1, 2019 Regular meeting minutes

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

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

Messrs. Foor-yes, Wells-yes

PAYMENT OF BILLS:

Maser

30261 42.00

30377 336.00

30260 636.00

30376 1,398.00

30375 84.00

30259 84.00

30374 379.75

30258 84.00

30372 756.00

30256 675.75

30371 1,134.00

30370 1,186.00

30255 391.00

30369 168.00

30367 126.00

30399 84.00 30236 6,786.50 30235 643.00 30366 69.50

Total $ 7,564.50

Hock

20582 $ 42.00

20580 312.00

20581 104.00

Total $ 458.00

Total Bills paid $ 8022.50

Bill report given by Mr. Foor

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

PROFFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing none public portion closed.

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:45 P.M.

Respectfully submitted

Marianne Borthwick Secretary to the Board