MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES TUESDAY, SEPTEMBER 3, 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 Tuesday, September 3, 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 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:

Resolution approving an 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

Mr. Hock, HOA seeking fence for existing retention basin request from insurance company, no public input, standard.

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

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

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

Resolution approving a Minor Site Plan, Additional parking spaces

Block 38.102 Lot 19.01 Route 70

Applicant 1900 Route 70 LLC

Approved August 5, 2019

Mr. Hock, minor site plan approval, 20 additional parking spaces, mostly employee parking, minor buffer variance granted, conditions light, tree ordinance, Fire Marshal and prior approvals.

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

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

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

APPLICATIONS:

Administrative Approval, patio pavers

Block 38.102 Lot 638.02 2925 Ridgeway Rd

Applicant MIG Properties, Oliverie Funeral Home

Geri Oliverie/Hennicke, Owner, sworn in, patio pavers, 25x40 ft. low wall, lights, patrons can sit to comfort themselves out of building.

Mr. Hock, information complete in Maser letter, Mr. Mullin, pavers, not impervious, no objections here as administrative approval.

Ms. Zolezi, rear of building, Ms. Oliverie, yes

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

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

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

Change order of agenda a request of Dollar General, all not present at this time.

Preliminary & Final Site Plan Approval/Variance, Dollar General Retail Store

Block 41.01 Lot 1 Hwy. 37

Applicant Manchester (Route 37) DG, LLC

Duncan Prime, Attorney for the applicant, Route 37 & Colt Place, vacant wooded land just under 1 acre, 7500 sq ft store, zone, small retail box store, not open 24 hours.

Mathew Seckler, Stonefield Engineering, sworn in and accepted by Board, A-10 aerial of site, A-11 6/2019 shows properties around site, some residential, 2/3 size need variance on design with that in mind. A-12 8/2019, site plan C-4 color over lay, vegetation on edge of property, wetland goes through property, LOL why designed, right turn in & out Rt. 37, Colt will serve local residents go in off Colt.

7500 sq ft, 30 parking spaces 3 ADA, load zone 1 time per week. Underground storm water up Colt, retention in front. 2ft. yard corner, push building closer to wetland in compliance rear & side, lights LED wall packs & site landscape to shield lights from homes, close lights, security. A-13 Building, A-2 elevations 4/15/19 Rt. 37 east, store earth tones, knee wall dark brown, hardy board faux windows on side, real windows in front.

Monument sign 72 sq ft, no sign on Colt. Traffic mix of traffic site serves transit, 25 cars per hour & local, not adding extra traffic, 10-20 peak summer traffic parking demand, delay seconds. Parking 25 spaces, provide 30, store appropriate size. A-14 1 of 1, property around residential 170-180 ft. just woods will stay woods, commercial zone, wetlands hampers development, answer all requests, Maser letter.

Mr. Mullin, section by Planner, Mr. Seckler, yes, side yard setback-variance, 1-2ft setback parking, bldg. size 18% 19.8 minimum floor area 1500-7500.

Mr. Prime, wall sign west side face 149 ground size 50ft. 3ft. rt of way push bldg.. back for wetlands.

Mr. Mullin, Rt. 37 monument no site triangle, Mr. Seckler, yes DOT approval, OC e-mail approval.

Mr. Mullin, storm water, Mr. Seckler, system function front to by water hits bldg.. sections underground system bio retention goes to underground, Mr. Mullin, modification, Mr. Seckler, yes will provide details requested. EC wants quarterly reports.

Mr. Mullin, boring, Mr. Seckler, will provide. Colt Pl. delivery time, exit 37 1 per week while store, open, comply with Fire Marshal, yes.

Mr. Hudak, sign lite? Mr. Seckler, yes

Mr. Barron, bollards, Mr. Seckler, yes will do

Ms. Zolezi, trash compactor, homes on Colt keep vegetation there, Mr. Seckler, yes, trees, landscaping.

OPEN PUBLIC PORTION: Mr. Seckler

Hearing None

CLOSE PUBLIC PORTION:

Craig Rahenkamp, Planner, sworn and accepted by Board, agree with Mr. Seckler presentation on record not to repeat, HD3-Zone, other 37 retail deep zone retail can’t fit in HD3 variance, zone boundary residential wetland, can’t have zoning & wetland boxed in. DG work with smaller building and parking setback 2 front yards. Location satisfy residents close for things needed. C-2 ordinance intent section purpose put retail in certain area zone. Signage part of bldg. ground sign for navigation.

Mr. Hock, safety on site also, Mr. Rahenkamp, yes.

OPEN PUBLIC PORTION:

Hearing None

CLOSE PUBLIC PORTION:

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

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

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

Preliminary & Final Site Plan Approval, Dollar Tree Retail Store

Block 86 Lot 2.04 84 Lacey Rd

Applicant DT Retail Properties, LLC

Chad Warnken, Attorney for applicant, preliminary & final site plan, 9970 sq ft store, storm water management, tree save area, water tower, parking stalls, variance

Brian Murphy, FWH Engineering, sworn in and accepted.

Exhibit A-10, aerial map existing water tower & easement.

Exhibit A-11, color rendering submitted in plan, Dollar Tree on 3.8 acres’ tree save area for CAFRA, storm water management by DT, enter on Lacey Road. Lights drops down after Rite Aid closes, midnight?

Both lots conform, variances side setback for parking, 10ft required we are 7., 3.8 trees need all spaces. Positive meet municipal land use law, C-2 no negative on surrounding zone.

Mr. Warnken, pre-existing building Rite Aid odd shape.

Mr. Murphy, sidewalk right next to building, Maser letter ok ADA parking will do, bollards ok, work out others in letter.

Trucks AM hours, no issue, Mr. Warnken, fire hydrant requested, Mr. Murphy, yes there no problem, have OC approval on striping.

Mr. Mullin, rain garden requested by Environmental Commission, Mr. Murphy do not have room, basin on site, 3.8 acres of trees. Mr. Mullin sidewalk on Lacey Rd, Mr. Warnken, no, on site.

Mr. Mullin, signage what is proposed, Mr. Warnken, not seeking any signage, will come back to board.

Mr. Mullin, OC Soils, Mr. Murphy, yes, recharge basin, Mr. Mullin meet all requirements, Mr. Murphy, yes, Mr. Mullin, summary of traffic report, Mr. Murphy, B 2021 west bound, B north bound,

(level service B) out. County road 74 trips per day

Mr. Mullin, bollards eliminate wheel stops, Mr. Murphy, yes, maybe ADA

Mr. Wells, sidewalk at top goes to Rite Aid, Mr. Murphy, yes piece of top

Mr. Wells, rain garden, all developers ask to landscape, trees, grass, start thinking about this.

Mr. Warnken that has been looked at.

Mr. Barron light back and side, Mr. Murphy, minimal for safety

Mr. Hudak, sub division DT deed restricted, yes.

OPEN PUBLIC PORTION: Mr. Murphy

Peggy Middaugh, one entrance, Mr. Murphy Rite Aid comes through our property, change that, traffic Lake Rd. sidewalk on Lake stops at Rite Aid

Joann Tardif, Whiting First Aid, driveway, existing eliminate construction side walk in front of DT

CLOSE PUBLIC PORTION:

Linda Snapp Architect sworn in and accepted by Board

Mr. Warnken, exhibit A-12, color rendering part of site plan submitted.

Ms. Snapp, DT prototype, sized to the property, front split face block green canopy over doors turn front on side, extend 12-24ft faux windows will present that to you, Maser request will review and accept.

Mr. Hock, synthetic stucco, Ms. Snapp, yes

Ms. Snapp, A-13 trash enclosure match building, A.1.0 in plan wide open, 10000 sq ft stone, storage on side, restroom in back.

Mr. Mullin, clarify side to extend facade, Ms. Snapp, A-11 west side Rite Aid side.

Mr. Barron, fire sprinklers, Ms. Snapp, no size of building.

OPEN PUBLIC PORTION: for Ms. Snapp

Hearing None

CLOSED PUBLIC PORTION:

Mr. Warnken, will come back to board with signage.

Mr. Hudak, 2.06 sidewalk county, Mr. Murphy, yes 5ft change elevation does not meet ADA.

OPEN PUBLIC PORTION:

Hearing None

CLOSE PUBLIC PORTION:

Motion to approve with by Mr. Barron, seconded Mr. Foor

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

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

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: August 5, 2019 Regular meeting minutes

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

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

Messrs. Foor-yes, Teague-yes, Wells-yes

PAYMENT OF BILLS:

Maser

29102 42.00

30295 798.00

30291 1,903.00

30373 2,029.00

30290 210.00

30289 475.00

30257 1,552.00

30287 84.00

30286 643.50

30285 825.00

30284 460.50

30283 294.00

Total: $9,316.00

Hock

MCPO48 364.00

MCPO51 312.00

Total: $676.00

Total Bills paid $ 9,992.00

Bill report given by Mr. Foor

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

PROFFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Resident Whiting Village 7, fence around retention basin, EPA clean out area, $50k to residents to pay, EPA can’t clear fence, not going to sink, DEP get back to them.

Mr. Hock, application is complete, outside agency if wrong will have to deal with issues. Not jurisdiction of Board.

John Pagenkopf, town center status, Mr. Mullin, ongoing, January assessment report. Davies plan applicant preparing, have not seen yet in draft redevelopment committee, Mr. Pagenkopf standards for units, Mr. Mullin, not familiar with those requirements.

Mr. Hock, multiple steps, back to council and Planning Board.

Mr. Pagenkopf, town treats all redevelopment the same, if you don’t see studies, developers knew ahead of time move things along better.

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:05 P.M.

Respectfully submitted

Marianne Borthwick Secretary to the Board