

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, OCTOBER 7, 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, October 7, 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 Stavallo	1 st , Alternate	Present
Rory Wells	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present
Phil Schriber	Engineer T & M Associates	Present

MEMORIALIZATIONS:

Resolution approving an Administrative Approval, patio pavers
Block 38.102 Lot 638.02 2925 Ridgeway Rd. MIG Properties Oliverie Funeral Home
Case # 19-00235 Approved September 3, 2019

Mr. Hock, administrative approval, install sitting area patio for patrons, no change to footprint, no storm water impact, Board approved.

Motion to approve 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, Stavallo-yes

Resolution approving a Preliminary & Final Site Plan Approval/Variance, Dollar General Retail Store
Block 41.01 Lot 1 Hwy. 37

Applicant Manchester (Route 37) DG, LLC Case#19-00231 approved September 3, 2019.

Mr. Hock, Dollar General retail store, Board found variance ok with conditions, bollards, shield on lights, trucks deliver only day time.

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

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

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

Resolution approving a Preliminary & Final Site Plan Approval, Dollar Tree Retail Store
Block 86 Lot 2.04 84 Lacey Rd

Applicant DT Retail Properties, LLC Case#19-00232 approved September 3, 2019

Mr. Hock, Preliminary & Final approval for Dollar Tree retail store, Board approved, increased ADA parking, seek OC left hand turn only.

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

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

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

APPLICATIONS:

Change of order from agenda.

Administrative Approval, Adjust Setbacks

Block 109.03 Lot 16 Woodside Lane

Amended Preliminary & Final Major Sub-Division/Bulk Variance

Block 109.01 Lot 40 & 41 Woodside Lane

Applicant US Home Corp./Lennar

Hearing both applications together at the request of the applicant.

Mr. Mullin, Maser conflict will recuse himself from application, Mr. Schriber, T & M Associates will act as board engineer.

Mr. Hock applicant requested both application be heard at the same time, no problem with this.

Tim Prime, Attorney for applicant, 2006, approved 102 homes, 2011 approved extension and phases. Ordinance revised allowing 20ft setback from 25ft. we would take advantage of that.

1. Zoning officer referred to board all lots will be 20ft if developer chooses.
2. 2 lots block 109.01 lots 40&41 side yard variance shape of lots.

Mr. Hock, for the public items 2&3 on agenda heard together.

Craig Rahenkamp, Planner, Chris Briglia, Engineer, sworn in and accepted by Board.

Bob Calibou, Lennar, sworn in.

Mr. Briglia, A-4 Lot 16, Woodlands Lake Ridge, 40 & 41 on site plan, blank coverage relief for garage, 20 1/2 ft off property line 25ft changed to 20ft, developer did not think this would be a problem since now allow 20 ft. T&M report 6&7 building coverage effect on over all coverage not to exceed 20%.

Merion largest model, on all lots building 11.6% total of all home, roof tops, 86 acres.

T&M comment parking spaces 1-1/2 for each dwelling RSI certain amount by bedrooms space and half we provide, 10x20 25ft. depth public road we do not, 20.5 ft will be adequate.

Mr. Prime all lots, biggest house.

Mr. Schriber, all lots 60ft. or wider, Mr. Prime, yes.

Mr. Hock, notice does reference for all property, 200ft.

Mr. Brigilia, emergency access provide sliver of property lots shrunk 3ft each not going to have side yard setback, Sartoga, Palm Spring. Storm water basically prove insignificant for size of house to cause 2.5% less. Original drainage reports no specification at size of building for coverage.

Mr. Prime, variance lot 40 still plenty of room for homeowner 8.67 ft. 10 ft. required.

Mr. Schriber, swale not a problem. Mr. Hudak pitch to? Mr. Brigilia, roof leader not drain off side of property lead out back drain into swale.

Mr. Barron original approval 20ft.?, Mr. Prime 25ft for garage now changed to 20ft.

OPEN PUBLIC PORTION: Engineer

Hearing none

CLOSE PUBLIC PORTION:

Mr. Rahenkamp, ordinance change, 25ft right of way try to stack 2nd. car better 20ft does not, walkway 3ft short, shortage between 2 lots create walkway do not have to take out house to do walkway.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Motion to approve 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

Minor Sub-Division, Open Space Preservation

Block 62 Lot 31 Freemont Ave./Central Railroad

Applicant Ocean County

Lauren Benson, Attorney for OC, minor sub-division, carve off a piece of Stavola property to keep for Open Space, no changes, no tree removal.

Robert Heggan, Land Surveyor, Planner, sworn in and accepted by Board.

Comments land survey letter from Maser, roll reversal owner/applicant, Stavola owner, applicant Ocean County, easement found not to be illustrated on plan, JCP&L specific right of way not easily illustrated on plan.

Mr. Mullin, JCP&L right of way specific location, Mr. Heggan, across property.

Mr. Hock, not meets or bounds. Mr. Heggan, yes.

Ms. Benson, other comments Maser letter, inactive attraction site, no knowledge of what now going to do with site, we do not know what impact on Stavola, part of settlement with Clayton, open space.

Mr. Hock, owner did sign consenting to do this. Mr. Mullin, Clayton property which lot, Ms. Benson, 62/33, builders remedy Pinelands settlement.

OPEN PUBLIC PORTION:

E. Bestafon, 42 Milton, cross railroad, Freemont lot 31 cross railroad

Ms. Benson, yes old railroad, not used.

Ms. Bestafon, 19 years for back road to happen just want to make sure no problems.

Vanguilan, 21 Kensington, please may we see map.

Ms. Benson, explained railroad, show piece property of Stavola. Mr. Barron, show thru Clayton.

John Boyle, 5 Valencia, confused zoned Pinelands.

Mr. Boyle OC purchase Green Acres, Ms. Benson, County Open Space Trust.

Mr. Hudak, deed restricted, Ms. Benson, yes.

CLOSE PUBLIC PORTION:

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

ADMINISTRATIVE SESSION:

Discussion: Area in Need of Redevelopment, review, recommendation to Town Council. Whiting Landfill
Block 116 Lot 13

Mr. Hock, Town Council by resolution to Planning Board to investigate the area in need of
redevelopment. Resolution prepared for Planner if you are so inclined to do that.

Mr. Barron, we have to do this, Mr. Hock, yes just like any other property.

Mr. Mullin, close, cap of landfill, long term.

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

APPROVAL OF MEETING MINUTES: September 3, 2019 Regular meeting minutes

Motion to approve by Mr. Hudak, seconded by Ms. Finn

Roll Call: Mr. Hudak-yes, Ms. Finn-yes, Chairperson Zolezi-yes

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

PAYMENT OF BILLS:

Maser

29126 336.00

29125 252.00

29124 5,312.75

30338 84.00

29123 126.00

29122 339.75

29121 840.00

29120 126.00

30368 168.00

29119 153.50

29118 4,486.00

29117 992.00

29114 139.00

29113 404.00

Total: \$13,759.00

Hock

MCP001 156.00

MCP049 585.00

MCP054 279.50

00231 533.00

Total: \$1,553.50

Total Bills paid \$ 15,312.50

Bill report given by Mr. Foor

Motion made to pay bills by Mr. Hudak, seconded by Mr. Barron

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

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

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing None

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Hudak, seconded by Mr. Barron
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 7:05 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board