

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, NOVEMBER 4, 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, November 4, 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	Absent
Robert Hudak	Councilman	Present
James Teague	Vice Chair Pro Tem	Present
Frank Stavola	1 st , Alternate	Absent
Rory Wells	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present
Nick Dickerson	Maser Consulting	Present
	Presentation	

MEMORIALIZATIONS:

Resolution approving a Minor Sub-Division, Open Space Preservation

Block 62 Lot 31 Freemont Ave./Central Railroad

Applicant Ocean County, approved October 7, 2019

Mr. Hock, safety emergency 2 lots reduce 2ft. side & back setbacks, bulk variance, no negative, clear ordinance.

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, Wells-yes

Resolution approving an amended Preliminary & Final Major Sub-Division w Bulk Variance

Block 109.01 Lots 40 & 41 Woodside Lane

Applicant US Home Corp./Lennar, approved October 7, 2019

Mr. Hock, Ocean County sub division off Stavola in active site add to open space, agree with Maser letter.

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

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

Messrs. Finn-yes, Teague-yes, Wells-yes

PUBLIC HEARING: Area in Need of Redevelopment

Whiting Landfill Block 116 Lot 13

Presentation by Nick Dickerson, Maser Consulting.

Purposed area non condemnation, local state housing law, request of Town Council, Board passed resolution October 7, 2019 to do study. Determine meet statutory for qualifying criteria for redevelopment. Buildings poor conditions, over five acres damaged by weather, urban development. One parcel of land, town's recycling center and police range, most part wooded. Wetlands, wild life, study history back to 1930, landfill operate until 1958. Master Plan study known contaminated site, landfill to be capped, Pinelands has regulation to develop or use. Ariel study, report Sam Pits Road entrance, not secured, collect construction material not safe, utility poles loose footings, wetlands on site. Determined meets criteria. Property owned by Township, Joint Base know contaminated site, buildings unsafe, open to public not safe.

Consistent smart growth finds better use for site, solar power consistent for smart growth.

We would recommend site meets criteria.

Mr. Hock, planner Maser Consulting, Mr. Dickerson, yes

OPEN PUBLIC PORTION:

Karen Argenti, Manchester, where is road to site, no more recycling, Mr. Mullin entire site, no intension of eliminating anything, going forward to do something with site, compost remain, may not change anything at all.

Mr. Hudak, create zoning for this site, no actual plan, gives us options if we have to do something.

CLOSE PUBLIC PORTION:

Mr. Hock, prepared resolution if Board wishes to go forward, adopt, record back to Town Council deem, redevelopment area.

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

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

Messrs. Finn-yes. Teague-yes, Wells-yes

ADMINISTRATIVE SESSION:

Discussion: Area in Need of Redevelopment, review, recommendation to Town Council.

Block 102 Lot 2 Lake Road

Mr. Hock, request by resolution 19-274 Town Council for Board to undertake investigation this area in need of redevelopment. Prepared resolution for authorizing our Planner to prepare report for Board, if Board wished to go forward tonight.

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

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

Messrs. Finn-yes. Teague-yes, Wells-yes

APPROVAL OF MEETING MINUTES: October 7, 2019 Regular meeting minutes

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

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

Messrs. Finn-yes, Teague-yes, Wells-yes

PAYMENT OF BILLS:

Maser

29115	97.00
29149	294.00
29148	294.00
29147	740.00
29145	294.00
29154	405.50
27529	588.00
29153	195.50
29168	1,231.00
29152	843.75
29151	252.00
30288	438.00
27530	9,464.00
29150	84.00
29116	250.50

Total: \$15,471.25

Hock

42520	370.50
42521	130.00
42522	344.50
42523	117.00

Total: \$1,982.50

Total Bills paid \$ 17,453.75

Bill report given by Ms. Borthwick

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, Teague-yes, Wells-yes

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

John Pagenkopf, Hovnanian Industries, presented Board with report dated October 29, 2019 prepared by Peter G Steck, Community Planning Consultant on behalf of Hovnanian Industries regard Heritage Tract. Mr. Pagenkopf summarized report, being a significant taxpayer in town, interest in ratables. Davies site mixed use scenario with residential uses in lieu of commercial uses concerns them. Report attached.

Mr. Mullin, Planning Board approved report back to Town Council, no specific plans at this time.

Mr. Pagenkopf, site specific growth, not rush into redevelopment, have a plan.

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:35 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board