

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, DECEMBER 2, 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, December 2, 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	1 st , Alternate	Absent
Rory Wells	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS: None

APPLICATIONS:

1. Minor Site Plan Amendment, Increase Commercial Use
Block 86 Lot 2.02 2 Station Road
Applicant J & L Carpet, Inc.

Matt Kliminsky, Attorney for the applicant, expand business.

Al Nyhammer, J & L Carpet, sworn in, show room, flooring, warehouse, no parking changes, add U-Haul to site, low traffic, plenty of space around building to rent.

Mr. Kliminsky, no new employees, Mr. Nyhammer, yes, U-Haul come in rent space.

Exhibit A-6 large rendering of site, 100ft. space marked in green, large area to park cars, marked for U-Haul behind building as request in Maser letter

Mr. Nyhammer, storm water gutters, no flood issues, site lighting, hours 9-4:30.

Ms. Zolezi, U-Haul hours same, Mr. Nyhammer, same include Sunday.

Ms. Finn, drop off when closed, Mr. Nyhammer, yes.

Mr. Hudak, space in back delineated now or just open stripe, Mr. Nyhammer, was striped, faded, none in rear or side, will be required to stripe as per Maser letter will do, 2 ADA spaces.

Mr. Wells, fleet, repairs on site, Mr. Nyhammer, no, 3 installers, sub-contractors nothing on site.

Mr. Mullin, building partial retail/warehouse, Mr. Nyhammer, yes separate. Mr. Mullin, based parking on retail if less may need less, stripe all spaces, install ADA.

Mr. Hudak, product delivery, door in warehouse.

Mr. Hock, conditions, no repair on site, retail size for parking, final parking count.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

Motion to approve with conditions 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

2. Minor Sub-Division/ Variance, Reconfigure Lot Lines
Block 1.126 Lot22-24 1927 Sixth Avenue
Applicant M Sarama Builders LLC

Peter Lafredo, Attorney for the applicant, sub-division oversized lot, existing house on one lot.

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

Mr. Marciano, Pine Lake Park, R-10 zone, Seventh Ave., existing home ranch, lots purchased separate, pool removed, exhibit A-8, site plan, partly cleared. 100 x 100 new 2 story, 3 variances, front yard 30 existing condition along Cumberland Blvd. 60 ft. wide, other street 40 ft wide. Rear set back bump out of home 9.7ft. shy propose 76ft. around structure plenty of coverage, 15,000 sq ft, crown of road 50.01

proposed 55.3, A-9, grading plan, push down house will look like in hole, building height ok, unnoticeable to see.

Review letter summary storm water roof run off recharge sizeable dry well.

Mr. LaFredo, sidewalks, curbs?, Mr. Marciano, none in PLP., tree planting, will set monuments before file map. 2 lots one conforming one larger in size.

Mr. Hock, topography unique justifies variance, Mr. Marciano, yes.

Mr. Wells, home have basement variance, Mr. Marciano, first finish floor.

Mr. Mullin, house west on Cumberland, Mr. Marciano, 55.5 higher than we are proposing.

Mr. Mullin, spot shots 3 corners, Mr. Marciano, type O error, Mr. Mullin, tree, no sight triangle issues please.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

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

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

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

ADMINISTRATIVE SESSION:

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

Block 37 Lot 4 2132 Hwy 37

Recommendation to Town Council, investigation.

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

APPROVAL OF MEETING MINUTES: November 4, 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, Teague-yes, Wells-yes

PAYMENT OF BILLS:

Maser

29188	84.00
29187	588.00
29186	1,932.00
29185	1,231.00
29184	168.00
29183	252.00
29182	336.00
29181	129.75
29180	42.00
29179	252.00
29178	126.00
280029	467.50

Total: \$5,608.25

Hock

42530	416.00
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Total: \$ 416.00

Total Bills paid \$ 6024.25

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, Teague-yes, Stavallo-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: 6:40 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board