

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, FEBRUARY 3, 2020
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, February 3, 2020.

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 |
| Rory Wells | Mayor's Designee | Present |
| Felicia Finn | Member | Present |
| Bill Foor | Member | Present |
| Robert Hudak | Councilman | Present |
| James Teague | Member | Present |
| Frank Stavallo | 1 st , Alternate | Present |
| Vacant | 2 nd . Alternate | |
| Gregory Hock | Board Attorney | Present |
| Robert Mullin | Board Engineer | Present |

MEMORIALIZATIONS:

Resolution approving a Minor Sub-Division Approval/Variance, reconfigure lot lines between 2 existing lots, creating 2 irregular lots

Block 38 & 43.01 Lots 2.01 & 3.01

Applicant Michael Ostroski

Approved January 6, 2020

Mr. Hock, adjustment to fully developed lots, flag lot more productive space, non - conformance stays same.

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

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

Resolution approving a Preliminary & Final Site Plan Approval Amended Project's Signage

Block 86 Lot 2.04 84 Lacey Road Dollar Tree Retail Store

Applicant DT Retail Properties, LLC

Approved January 6, 2020

Mr. Hock, site plan approval, supplement for signage, bulk variance, prove hardship close to road same as other businesses in area.

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

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

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

Resolution approving a Minor Sub-Division Approval lot 20 2 separate lots Community Garden

Block 90 Lot 20

Applicant The Kokes Organization, Inc. (NJ)

Approved January 6, 2020

Mr. Hock, existing community garden, vacant lot divided into 2, carve section off for community garden may give to township, sub-division/bulk variance granted.

Mr. Mullin, tax map revision fee, may waive, Town Council waived fees for application, donation to township.

Mr. Hock, Town Council decision.

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

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

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

APPLICATIONS:

1. Minor Sub-Division/Variance Creation of a more conforming lot 2&8

Block 1.36 Lots 2 3 4 5 6 7 8 Northampton Blvd

Applicant Jeffrey Jerman

Mr. Jerman, start with exhibit A-9 sub-division map, Bill Stevens, Engineer sworn in and accepted by Board.

Mr. Jerman, exhibits A-10 site plan, aerial A-11, picture board A-12, lot 8 affidavit A-13 contact every neighbor, buy/sell letters, 3 adjacent owners, lot 39 100 x 100 can't sell, lot 1, 25 ft south of property Ridgewood would make conforming, no response until 3:30 PM today. I would give them property to make their 25ft lots conforming, no response, buy/sell letters A-14- 1/17/2020. Today subject to negation 25 ft, \$25000. Ridgewood A-15 letter.

Mr. Stevens, prepared development plan, Northampton Blvd A-11, end of Pine Lake Park, R10 minor sub-division create 2 lots, same as all lots in PLP 8.01 100x100, 2.01 75x100.

Mr. Jerman, 75x100 sufficient to support home. Mr. Stevens, yes will develop according to ordinance.

A-10 development plan 75x100 meets setbacks no detriment to PLP, 2 homes same as all other lots. 1/1/2 story cape.

Mr. Jerman, C-1 hardship, C-2 flexible hardship, Mr. Stevens, meets the requirements for both benefits out way detriments, found lots not developed in PLP lead to problems with dumping etc.

Mr. Hock, 90% blocks have 2 houses, Mr. Jerman, yes, looks the same.

Mr. Mullin, waivers needed in letter, board take action.

Mr. Stevens, will do OC , soils septic water.

Mr. Wells, buyer obligated to send letters, Mr. Hock, hybrid situation, ZBA requires buy/sell for undersized lots. Planning Board make new lots one 75x 100, buy/sell not needed for this application. Mr. Stevens, we are creating lots, more conforming lots.

Ms. Finn, Mr. Jerman owning 50%, Mr. Hock, lot 8 25 & 150, Ms. Finn, if he had 25 would conform, Mr. Hock, not part of this application.

Mr. Foor, allow 25 under develop becomes trash. Mr. Hudak, lot 8 & lot 2 separate ownership, if we deny tonight 2 lots left isolated and undeveloped.

Mr. Jerman, I made extensive effort to obtain these lots.

Mr. Foor, you said you did hear, Mr. Jerman, yes late today, Mr. Foor, better served having 2 conforming lots.

Mr. Mullin, lot 2 Mark Skinner, lot 8 1 owner.

OPEN PUBLIC PORTION:

David Raport, sworn in, Mr. Steven, 2-8 exists now could you build home in R-10, Mr. Steven, yes 175ft gets into zoning so much larger.

Mr. Raport, will not look out of place, Mr. Stevens, not like other lots 2 houses on block.

Mr. Raport, no hardship exists, Mr. Stevens, hardship on 75 x 100, you are asking me legal questions.

Mr. Raport, I did not respond to letter 1/17/20, bulling, did not deserve anything.

Mr. Barron, we cannot get in middle of negotiations.

Mr. Hudak, applicant adjourn tonight, talk, compromise, Mr. Jerman, once before we did, never get anywhere for months, fair price, valuable lot. Township sells 25 x 100 lots \$5860, I will give him \$8000, board in position C-2 variance, no detriment C-1 flexible hardship sworn. Mr. Hock, long way of saying no. Mr. Jerman, yes board can make decision on value of property, Mr. Raport get appraisal.

Mr. Wells, board should not get into this., buy/sell letters required,

Mr. Hock, single isolated, negotiations part of criteria not one of those, not starting to new lots to create a better, sell that lot to him now he has a bigger lot not on this end, buy/sell not part of this criteria.

Mr. Rapport, if you make this decision at this late hour ask the board consider his predicament grant no hardship.

Mr. Teague, precedent, Mr. Hock, no every case on its own merit, no president.

Mr. Foor, approve sub division lot not developed make conforming, Mr. Hock, difficult to do, can't build vote not to approve.

Both parties agreed to step out of room to talk, board moved on to next application, hope they can work out their differences.

Chairperson Barron, called for next application on agenda, Mr. Wells needed to leave meeting at this time.

Back to application at 7:15 PM, Chairperson Barron, solution, Mr. Raport, swop equivalent property come back next month. Mr. Hock, waiver automatic time frame proceeds to vote. Mr. Jerman, swop another 25ft lot he would rather have by next meeting.

Mr. Hock, not Board business, next meeting amended application or this one.

Mr. Barron, notice, Mr. Hock, 200 ft list, Mr. Mullin, compiling lots no notice needed.

Application carried to March meeting.

Motion to approve carry to March meeting by Mr. Teague, seconded by Mr. Hudak

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

Messrs. Finn-yes, Foor-yes, Stavallo-yes Mr. Wells-absent

2. Minor Sub-Division/Variance Create 2 building lots
 Block 1.307 Lot 26-34 1041 Wellington Ave.
 Applicant Burton & Zopia Porter
 Frank Baer, WSB Engineering sworn in and accepted by Board, minor sub-division, existing house
 2011, 50 by 100 lot fronts on Larchmont, sub-division create 2 conforming lots, Wellington &
 Larchmont. Agree will all comments in Maser review letter, approve map at county. Waiver on
 curbs and sidewalks, septic and public water.
 Mr. Mullin, variance corner lot did not need ordinance update, no variance. Mr. Baer withdrew
 variance.
 Mr. Barron, fence looks like over property line, Mr. Porter, not a problem not asking them to move
 4 inches, stay.
 OPEN PUBLIC PORTION:
 Hearing none
 CLOSE PUBLIC PORTION:
 Motion to approve by Mr. Hudak, seconded by Ms. Finn
 Roll Call: Mr. Hudak-yes, Ms. Finn-yes, Chairperson Barron-yes
 Messrs. Foor-yes, Teague-yes, Stavallo-yes Mr. Wells-absent

Board recess for ten minutes. 7:15 pm

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: January 6, 2020 Organization & Regular meeting minutes
 Motion to approve by Mr. Hudak, seconded by Mr. Stavallo
 Roll Call: Mr. Hudak-yes, Mr. Stavallo-yes, Chairperson Barron-yes
 Messrs. Finn-yes, Foor-yes, Teague-yes

PAYMENT OF BILLS:

| | |
|-------|----------|
| Maser | |
| 42246 | 168.00 |
| TBD | 2,407.00 |
| 42244 | 42.00 |
| 42243 | 42.00 |
| 42212 | 701.05 |
| 42240 | 42.00 |
| 42239 | 1,497.65 |
| 42237 | 979.00 |
| 42236 | 838.50 |
| 42235 | 2,727.25 |

Total: \$9,444.45

| | |
|----------|--------|
| Hock | |
| MCP049 | 279.50 |
| MCP053 | 97.50 |
| MCP058 | 273.00 |
| KOKES | 214.50 |
| MCP060 | 156.00 |
| MCP061 | 65.00 |
| 19-00244 | 130.00 |

Total: \$1,215.50

Total Bills paid \$10,659.95

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 Barron-yes
 Messrs. 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. Teague

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:48 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board