

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, MARCH 2, 2020
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, March 2, 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	Present
William Barron	Vice Chairperson	Present
Rory Wells	Mayor's Designee	Present
Felicia Finn	Member	Present
Bill Foor	Member	Absent
Robert Hudak	Councilman	Present
James Teague	Member	Present
Frank Stavalo	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, create 2 building lots
Block 1.307 Lots 26-34 1041 Wellington Avenue

Applicant Burton & Zopia Porter

Approved February 2, 2020 Case #19-00244 Frank Baer, Engineer

Mr. Hock, two complete conforming lots, waive sidewalk and curbs.

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

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

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

APPLICATIONS:

Informal Review

Block 98 Lot 22 498 Hwy 530 Dollar General Retail Store

Applicant CGP Acquisitions & Development LLC

Jason Tuvel, Attorney for applicant, Schoolhouse Rd and Keswick Rd, store similar to Hwy 37 & Colt Pl.
7500 sq ft with 30 parking spaces. Smaller proto type, met with OC and Township officials.

Paul Mutch, Engineer, passed out concept plan, based on smaller lot size same as Colt Place, further away from residents. Front yard setback, parking space size, 9x19 instead of 10x20, plan ground sign monument sign see from all angles, right in right out, busy county roads. OC approval of plan, Pinelands consider application, OC site triangle approved. Building size could meet setback, works better moved 2 driveways, former gas station.

Ms. Zolezi, concern 3 handi-cap spaces, environmental issues groundwater, Mr. Tuvel, NJDEP monitor.

Ms. Finn 3 spaces not enough here, Mr. Tuvel complies with ordinance, will try to add. Mr. Barron

concerned with size of spaces. Mr. Barron, monitoring wells on site, Mr. Mutch, may move location.

Mr. Mullin, wide isle for trucks, Mr. Mutch, yes, trailer, enough space for car to pass. Mr. Mullin,

infiltration basin where? Mr. Mutch, may be back by building, working on it. Mr. Mullin, enhance look, not warehouse look.

Minor Sub-Division/Variance creation of a more conforming lot 2-8

Block 1.36 Lots 2-8 Northampton Blvd.

Applicant Jeffrey Jerman carried from February 3, 2020 meeting

Chairperson Zolezi, step down absent from last meeting, Vice Chairperson Barron to take over.

Mr. Jerman sworn in by Mr. Hock.

Mr. Hock, carried from last meeting, applicant left to discuss with another property owner.

Mr. Jerman, Mr. Raport would not get back to board or him with proposal, summarized sub-division C-1-C-2 variances possible, month before contact Rapport, heard nothing until day of the meeting, township

sells property 25x100 for \$5000, he wanted \$25000 for his lot, I offered \$8000 he refused, no appraisal. Raport another lot 50ft. refused to sell, heard from Attorney Dennis Kelly, do not have to make offer my sub-division. Please approve my sub=division.

Dennis Kelly, Attorney for objector Ridgewood Estates, hear say, comments my client said. Creating need for variance, does not need lot, does not need variance show hardship, my client will have 25ft lot that is no good. Board told him to get more on it, may be able to work this out, I just got this on Friday. I would have like to come in with proposal, do not think Mr. Jerman has met criteria to approve land use laws.

Mr. Hock, Mr. Jerman looking to have more discussion or vote.

Mr. Jerman no he never works anything out, fair proposal and plenty of time. Mr. Kelly time is over.

Mr. Hock, any other evidence to offer, Mr. Kelly, applicant has not met his burden, good effort to purchase property. Mr. Jerman, I made several offers, \$8000, he did not except.

Mr. Hock, some discussion, buy/sell letters not part of this application, 2 separate tracks, re-sub-division agree, Jerman not C-1 case, hardship- ask sub-division, buy/sell does not apply. C-2 flexible variance what he is proposing convert more conforming lot, look at this, look at neighborhood creating 2 building lots better for community.

Mr. Kelly, create an undersized lot, can't frowned upon land use laws.

Mr. Barron, Mr. Jerman did try and waited another month for approval.

Mr. Teague, I would like to make a motion to approve. Mr. Wells, I left meeting early but did listen to recording, Mr. Raport said he was willing to get appraisal, sounded like he would make a deal with Mr. Jerman, applicant met all his obligations, board still asked for more, tonight here no appraisal, no contact, nothing tonight from client.

Mr. Kelly, yes e-mails, communication back and forth parties disagree.

Mr. Hudak, C-2 variance look at benefits vs detriment, looking at this Del Meyer not relevant here struggling with this.

Mr. Hock, Mr. Wells, Mr. Hudak are correct, better than what exists now, no detriment.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

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

Roll Call: Mr. Teague-yes, Ms. Finn-yes

Messrs. Barron-yes, Hudak-no, Stavallo-yes, Wells-yes

Amended Preliminary & Final Site Plan Approval

Block 46.01 Lot 1.01 & 1.03 Hwy 37 & Alexander Avenue

Harvey York, Attorney for applicant, minor changes increasing number of units for AFH. No sidewalk on Route 37, DOT. Agreement with CAFRA, 30-day comment period and we are done.

Gregory Domalewski, Mid Atlantic engineer, sworn in and accepted by board. Exhibit A-6 color rendering of site, architect updated old 2012 impervious reduced, storm water same. 16, 17, 18, 19, 24-26 units, 519 units in middle- AFH 519 units same as was approved. Size of buildings same, shifted to accommodate sidewalk, applicant offered sidewalk on 37 NJDOT said no, Mr. Mullin, block retaining walls, Mr. Domalewski, require retaining walls Mr. York, CAFRA waiting in place work out in next few days, 30 day waiting period than done.

Mr. Mullin more clarity on sidewalk, Mr. Domalewski, sidewalk to nowhere, DOT, no. Mr. Barron, I agree, sidewalk can be dangerous.

OPEN PUBLIC PORTION:

Ryan Grech, Pinelands Preservation, sworn in, objector, Federal National Reserve, Comprehensive Management Plan, Pinelands and DEP, buffers corridors for movement 2012 EIS, endanger spices, northern owl, pine snakes, corn snake, read in comments presented to board. Will impact wild life documented on site, urge to deny application.

John Pagenkopf, Hovnanian, sworn in, look at plans to sewer mains, Mr. York no change from plan, township asked through Public Works Department. Here for change of buildings no other change, no impact drainage. Mr. Yodakis, asked Hovsons meet with Mid Atlantic, 3 sewer mains, nothing resolved township asked us to coordinate.

Mr. Pagenkopf, DOT approval, traffic report, 5/22/19, another site not looking at traffic again, need show impact on community. Hovsons only taking care of our own consolidation of sewer address other concerns.

Mr. York, planning board has no jurisdiction over sewer, we are building the same anyway, we have approval.

Mr. Hudak, application approved, can move forward now, Mr. York, yes, Mr. Hudak, issues with Mr. Yodakis not here.

PUBLIC PORTION CLOSED:

Mr. York, no CAFRA no building, purchased more land for species would have built 5 years ago.

Mr. Mullin, include Pinelands, Mr. York, include all, have report gave to CAFRA 2012, 2020 satisfying CAFRA.

Recess 10 minutes 7:20 PM.

RETURN 7:30 PM.

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, Stavalo-no, Wells-yes

**PUBLIC HEARING: Area in Need of Redevelopment
Block 38 Lot 4 2132 Hwy. 37**

Dan Block, Town Planner, sworn in, Township governing body asked for study, area in need of redevelopment, Block 38 Lot 4, 200ft. wide, vacant large wooded history of property vacant 1968-1972. Developed building florist, circular driveway.

Planning Board, approved 2 story medical building in 2011, did not move forward, owner changed hands asked town to help redevelop, violations, dead trees, cleaning up property. 2018 building gone, current conditions, large piles of construction materials not known clear, trash, fence portions not in good condition.

Criteria C met social liability anyone can walk on property, vacant 10 years, size of property, wild life to be studied, should be area in need of redevelopment.

OPEN PUBLIC PORTION:

Hank Glen 29 Wycliff, what does property owner want to build there.

Mr. Hock, do not know that, next step in process. Mr. Glen medical building approved now, Mr. Hock, yes did not go forward, property may need a little help for development.

Mr. Glen, if hazard town should clean up, Mr. Hudak, can talk to code enforcement officer, process, Mr. Glen, do it, Mr. Hudak, separate issue.

Karen Argenti, Clearlake, issue here why reward someone who left an eyesore to get redevelopment, should be denied for not taking care of property.

Ms. Zolezi, redevelopment allows property to benefit township.

Ms. Argenti, can say no.

Mr. Hudak, 2 issues, try to get property cleaned up and used to benefit town, can't be developed as is.

Mr. Hock, try to assist property to flourish for town, more productive.

Mr. Mullin, CAFRA approval, Mr. Wells, current owner purchased property when?

Mr. Teague, does property owner pay for study and clean up, Mr. Block, yes.

Mr. Hudak, Town Council wants to clean up site and move on right for development not sit on site plan, we had a lot of questions on this not viable to develop as is.

Mr. Hock, agree, have prepared draft resolution, if board wants to.

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

Roll Call: Mr. Barron-yes, Mr. Stavalo-yes, Chairperson Zolezi-yes
Messrs. Finn-yes, Hudak-yes, Teague-yes, Wells-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: February 3, 2020 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser	
42799	\$ 128.22
42798	1,105.00
42797	593.75
42796	2,407.00
42795	85.00
42242	2,222.00
42793	143.40
42810	866.08
42789	85.00
42790	402.30
42787	42.50
42785	170.00
42238	559.00
42786	297.50
42383	731.08
42780	411.25
28008	777.50
Total:	\$ 10,898.36

Hock	
42552	208.00
42551	260.00
Total:	\$468.00

Total Bills Paid \$11,366.36

Bill report given by board secretary

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

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

Messrs. Finn-yes, Teague-yes, Stavallo-yes, Wells-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: 8:35 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board