

MANCHESTER TOWNSH0020IP PLANNING BOARD VIRTUAL REGULAR MEETING MINUTES
MONDAY, JUNE 1, 2020
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was virtually called to order by Chairperson Zolezi at 6:00 P.M. on Monday, June 1, 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	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
Nick Dickerson	Maser Consulting	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving an Administrative Approval

Left turn prohibition to Route 70 finalize NJDOT permit

Block 111 Lot 02, applicant TMR Enterprises, LLC

Approved May 4, 2020

Mr. Hock, clarification on conditions of previous approval, Hwy 70 full access denied, right turn in and right turn out.

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, Wells-yes

Memorialization of a resolution approving a Minor Sub-Division

Block 1.112 Lot 30-33 1329 Fifth Avenue applicant Patrick Famularo

Approved May 4, 2020

Mr. Hock, minor sub-division, create 2 conforming lots, no variance, waivers for no sidewalks, none in PLP standard, fence front yard setback removed for building permit to be issued.

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, Wells-yes,

APPLICATIONS:

Minor Site Plan/Variance

Block 98 Lot 26 30 Schoolhouse Rd

Applicant St. Elizabeth Ann Seton Church

Peter Van Dyke, Attorney for applicant, Michael Campbell, Architect/Planner, Father Pat, consent by way of zoom, waive issue to this.

Mr. Van Dyke, site plan approval with variance, addition to front of building, ADA restrooms, ADA egress 42ft. variance 24ft.to road.

Mr. Campbell, discuss variance, Pineland Commission letter exempt, Ocean County Planning Board proceeding.

Mr. Campbell, sworn in and accepted by board. Plans proposed Sheet 3 A-100 floor plan of addition, bring building up to ADA & current plumbing standards, small rooms now, not handi cap standards. Also much nicer, more presentable. Maser review letter, 900 sq ft, 10ft addition 1.3 variance 24ft to property line, ramp replace some of sidewalk, no increase of site, no increase in seating. Landscaping, lighting not new, similar on addition, walkway lighting, canopy down lighting. New fresh face on church.

Mr. Hock, improvements to ascetics of building, Mr. Van Dyke, yes.

Mr. Mullin, sign and flag pole stay, Mr. Van Dyke, yes. Mr. Mullin, sheet 1 of plan sidewalk new concrete.

Mr. Campbell, not correct sidewalk does not continue, takes a turn goes to existing stairs.

Mr. Hudak, variance, further promoted, more visible.

Father Pat available for questions.

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, Wells-yes

PUBLIC HEARING:

Area in Need of Redevelopment

Block 38 Lot 5 2156 Hwy 37

Nick Dickerson, Maser Consulting, presenter of report, sworn in.

Block 38 Lot 5, Manchester Family Golf Center, driving range, building and miniature golf, first step in process see if property meets the criteria, then goes to Council comes back to Planning Board, first & second readings by Council, then development begins. 11.71 acres, environmental contamination history raise red flag, abandon building, commercial building vacancy past ten years. Next site old florist property lot 4, Leisure Village West to north, vacant lot history not clear 1956, building 1970, mini golf 1963, building commercial office space, lease to other business. Environmental conditions no endangered species, cleared for a long time, land more valuable than assessed at, more economically productive. RC3 zone, site winterized when visited. Driving range 2 levels, stairs not ADA equipped, unsecure.

B criteria, vacant structure few years, commercial use on market 4 years, office use as in existing non – conforming obsolete, some site not accessible. Master Plan not consistent with zoning.

Recommend meets need for redevelopment, B&D criteria.

Mr. Wells, not sure 2 criteria less commercial on vacancy, 2nd. criteria apply out dated money to bring up not completely sold on vacancy.

Mr. Barron, not so, about 25 years old.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

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

Messrs. Finn-yes, Foor-no, Teague-yes, Wells-yes

ADMINISTRATIVE SESSION:

Ordinance #20-014 Review & recommendation to Town Council

First reading May 11, 2020, second reading to be June 8, 2020

Mr. Hock, Mr. Dickerson give back ground, Mr. Dickerson, Mr. Bloch, Planner did summary address residential and non-residential Affordable Housing, in code re-adopting them, exempt and mandatory AFH percentages for sale or rented, updated, add as well. 2017 fair share consistent. Mr. Mullin, recent development led to confusion, clear up any ambiguity.

Mr. Hock, history what residential and exempt.

Mr. Foor, Brentwood?, Mr. Mullin, might be development caused confusion.

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

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

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

APPROVAL OF MEETING MINUTES: May 4, 2020 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser	
42867	\$ 4,142.18
42838	360.34
42916	1,546.25
42868	1,997.50
42835	3,119.11
42834	359.62
42833	127.00
42870	270.00
42914	42.50
42913	42.50
42922	85.00
42921	85.00
42863	128.04
42920	1,587.50
42864	258.04
42865	1,781.25
42918	1,417.50
42919	212.50
42866	212.50
42917	2,421.25
42832	279.73
42871	212.50
42831	2,248.58
42782	5,081.95
42872	340.00
42934	421.75
42873	773.75
42874	823.75
42907	42.50
42906	538.75
42905	113.75

Total: \$ 31,072.59

Hock	
42558	292.50
42556	390.00
42555	127.50
42557	630.50
42554	84.50
42561	162.50
42560	208.00

Total: \$ 1,895.50

Total Bills Paid \$ 32,968.09

Bill report given by Mr. Foor, bills for June
Motion made to pay bills by Mr. Hudak, seconded by Mr. Teague
ROLL CALL: Mr. Hudak-yes, Mr. Teague-yes, Chairperson Zolezi-yes
Messrs. Barron-yes, Finn-yes, Foor-yes, Wells-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: 7:25 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board