

MANCHESTER TOWNSH0020IP PLANNING BOARD VIRTUAL REGULAR MEETING MINUTES
MONDAY, MAY 4, 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, May 4, 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

MEMORIALIZATIONS:

Memorialization of a resolution approving a 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

Approved March 2, 2020

Mr. Hock, minor sub-division, variance creating a more conforming lot, no detriment to area, board approved.

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

Roll Call: Ms. Finn-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Hudak-yes, Teague-yes, Stavallo-yes

Mr. Wells joined meeting 6:20 pm

Memorialization of a resolution approving an Amended Preliminary & Final Site Plan Approval

Block 46.01 Lot 1.01 & 1.03 Hwy 37 & Alexander Avenue

Applicant Presidential Gardens

Approved March 2, 2020

Mr. Hock, amendment to 2012 approval, some modifications for Affordable Housing, 519 same total of units, reduction in remaining buildings, minor adjustment, no visual difference, no substantial change.

Clarify no sidewalks, NJDOT no sidewalks on Hwy 37.

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, Stavallo-no, Wells-yes

APPLICATIONS:

Administrative Approval

Left turn prohibition to Route 70 finalize NJDOT permit

Block 111 Lot 02, applicant TMR Enterprises, LLC

Rich Ramirez, Attorney & Engineer for applicant, Mr. Ramirez, Mr. Ken Driscoll, Engineer in training will present details, sworn in and accepted by Board.

Details NJDOT application process, access on Hwy 70, right out full access, NJDOT, no, want right in right out 70. Which board approved.

1, validates that approval, 2. Storm water

Water does not reach Hwy 70, full scope. Mr. Driscoll has details, with Mr. Mullin 2017, meantime township was given opportunity to right letter as town engineer, and board, DOT looking for approval of Planning Board.

Mr. Hock, review, Mr. Mullin, preliminary approval only not final required to come back to board.

Mr. Hock, coming back for final approvals, Mr. Mullin, no building plans now.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

Mr. Mullin A&B item 5, Mr. Driscoll, 5A DTS west not on east DTS applies to entire site, island multiple curb, on final shown on site.

NO PUBLIC COMMENT AGAIN:

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

Minor Sub-Division

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

Mr. Robert Shea, Attorney for applicant, minor sub-division no variance, lot line conforming lot, existing home on one lot. Mr. Famularo on speaker phone.

Mr. Mullin, report all items met, waiver for sidewalks, Mr. Famularo existing fence new lot until building permit then removed.

Mr. Mullin, not revised showing, plan no comments to add.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

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, Wells-yes

ADMINISTRATIVE SESSION:

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

Block 38 Lot 5 2156 Hwy 37

Mr. Mullin driving range, assigned to Planner for investigation

Mr. Hock, comes here first identify purpose, I drafted a resolution to move forward with investigation by governing body to do so.

Mr. Foor, combined with other lot

Mr. Mullin, 2 separate by plans, be complimentary.

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

APPROVAL OF MEETING MINUTES: March 2, 2020 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, Stavalo-yes, Teague-yes, Wells-yes

PAYMENT OF BILLS:

Maser

42845	\$	42.50
42844		1,462.15
42843		128.04
42842		1,688.15
42841		127.50
42840		467.50
42839		676.64
42794		5,147.57
42837		340.00
42241		4,660.00
42836		42.86
42791		42.50
42788		2,893.75
42832		279.73

42832	279.73
42380	301.40
42828	369.11
Total:	\$ 18,949.13

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 \$20,844.63

Bill report given by Mr. Foor, bills for April & May
Motion made to pay bills by Mr. Wells, seconded by Mr. Barron
ROLL CALL: Mr. Wells-yes, Mr. Barron-yes, Chairperson Zolezi-yes
Messrs. Finn-yes, Foor-yes, Hudak-yes, Teague-yes

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:15 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board