

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, FEBRUARY 6, 2017
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman Zolezi at 7:00 P.M. on Monday, February 6, 2017

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	Chairwoman	Present
Joan Brush	Vice Chairwoman	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
William Barron	Member Pro Tem	Present
Bill Foor	Member	Absent
Archie Miller	Member	Present
Steve Bates	Alternate #1 Member	Absent
James Teague	Alternate #2 Member	Present
Gregory Hock	Board Attorney	Present
Robert Mullen	Board Engineer	Present
Sam Fusaro	Councilman	Present

REVIEW of Ordinance #17-001 & Ordinance #17-002, adopted by Town Council at first reading on January 23, 2017

Amending Chapter 245 of the Code of the Township of Manchester

Councilman Fusaro, back in December board review both ordinances, Pinelands came in 2 days later with issues, changes may have to be made, can take 4 months for compliance and review. Pinelands suggested we separate Pinelands and CAFRA areas. Mayor Palmer and Council would like to separate Pineland and CAFRA, so the CAFRA side can be completed and leave Pinelands to work out their changes and take their time. We suggested their Planner make comments. Some of changes are where it looks like we are inconsistent, some Pineland zones have one line if we change now can't pass in CAFRA, inconsistent RA in Pinelands, hold up CAFRA, other changes WTRC & RA permitted uses in Pinelands. Big change, garden apartments, current have 1500 sq ft. pool. 50 areas. Developer coming in with 20 areas 1500 sq ft pool only have 80 units, don't want to have to make them put in the pool. Caped number of apartments at 120 not into 200.

Council needs comments for February 13th.

Mr. Barron, wording not clear, page 4, 17-002 section 6 not clear on churches 4 acres, house of worship.

Councilman Fusaro, all that is covered in section 16

Ms. Zolezi, agree covered in section 16

Mr. Hock, details in section 16 cover all issues.

Mr. Mullin, Section 5 church both 1&2 Section 16 more specific and detail

Mr. Hock, appears 99% already approved, more specific, consistent with Master Plan obligated to report. Members have resolution before them to consider.

Motion to approve sending Ordinance #17-001 & Ordinance #17-002 to Town Council for second reading

By Mr. Barron, seconded by Ms. Brush

Roll Call: Mr. Barron-yes, Ms. Brush-yes, Chairwoman Zolezi-yes

Messrs. Baumeister-yes, Miller-yes, Vaccaro-yes, Teague-yes

MEMORIALIZATIONS:

None

APPLICATIONS:

None

ADMINISTRATIVE SESSION:

- a. Organization & Regular Meeting Minutes January 9, 2017
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve January 9, 2017 Organization & Regular Meeting Minutes by Mr. Vaccaro, seconded by Mr. Miller

Roll Call: Mr. Vaccaro-yes, Mr. Miller-yes, Chairwoman Zolezi-yes
Messrs. Barron-yes, Baumeister-yes, Brush-yes, Teague-yes

PAYMENT OF BILLS:

Maser

26536 \$1365.00

26537 280.25

25488 290.00

Hock

20428 \$ 78.00

20429 234.00

TOTAL BILLS \$2247.25

Bill report given by Ms. Borthwick

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

Roll Call: Mr. Vaccaro-yes, Mr. Barron-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Brush-yes, Miller-yes, Teague

PROFESSIONAL REPORTS:

Mr. Hock, offered to give information sessions to board members on land use.

Mr. Barron inquired about township e-mail for board members

Ms. Borthwick, already set up will send link to members next day.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by Ms. Brush

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

