

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, APRIL 3, 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, April 3, 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
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
Nicole Ashkar	Zoning Official	Present
Sam Fusaro	Councilman	Present

MEMORIALIZATIONS:

None

APPLICATIONS:

None

ADMINISTRATIVE SESSION:

Councilman Sam Fusaro, asked to address the Board, February 2016

Board approved re-examination report, part being ordinance 16-036, 2017 did first and second readings on ordinance 17-001 & 17-002 splitting Pineland and CAFRA. Two days after that Pinelands had issues so we pull on Pineland part. Township Clerk discovered when notice went out to all towns for adoption of re-examination report notice was incorrect. Changes made regarding D&G schedule changes, SIC to NAICS, Dave Roberts did not include these changes. Perhaps he did not realize the changes, so notice is improper or invalid. We need to correct this rapidly, before we can be challenged, example being Wal Mart improper notice claim. We do have the AFH settlement to be added, looking to the Board and Professionals for advice, I have been discussing this with Mr. Mullin and Mr. Bloch.

Mr. Hock, changes did not make it into ordinance, easy re-adopt Master Plan, then we can move forward with ordinances.

Ms. Ashkar, changes to SIC not a problem, Mr. Hock, no.

Mr. Fasaro, we need to do this as fast as possible.

Mr. Hock, how fast can Maser have draft ready, Mr. Fasaro, must include schedule. Mr. Mullin and Mr. Bloch are working on language they want in.

Mr. Mullin, new language underlined/strike out changes, Mr. Hock not Planning Board that is Council.

Mr. Mullin, Pineland had suggestions for CAFRA area we are not obligated to do them.

Ms. Zolezi, can we meet the time table needed.

Mr. Hock, can we have draft here for May meeting, than can be adopted in June.
Ms. Zolezi, can board have longer than the Thursday before the meeting to review draft.
Ms. Ashkar, Mr. Fasaro and I will continue to work on it, sub-committee with board would help.
Ms. Zolezi, yes good plan, Mr. Barron & Ms. Zolezi will be sub-committee. Draft will be given to Board, try for May meeting for discussion.

- a. Regular Meeting Minutes February 6, 2017
- b. Payment of bills
- c. Administrative Session: Municipal Land Use Law

Mr. Hock provided the Board members with NJ Municipal Land Use Law training session. (outline provided for session attached).
Mr. Hock explained the functions of the Planning Board, the difference between the Planning and Zoning Board of Adjustments, including different types of variances, site plans, sub-divisions and use changes. Board members expressed, very informative and helpful.

APPROVAL OF MEETING MINUTES:

Motion to approve February 6, 2017 Regular Meeting Minutes by
Mr. Barron, seconded by Mr. Vaccaro
Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairwoman Zolezi-yes
Messrs. Miller-yes, Baumeister-yes, Teague-yes

PAYMENT OF BILLS:

Maser	
26550	\$ 640.00
26548	80.00
26547	400.00
26549	3,245.00
26857	320.00
26869	400.00
26870	40.00
26871	2,040.00
26611	280.25

Hock \$ 370.50

TOTAL BILLS \$7775.75

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, Miller-yes, Teague-yes

PROFESSIONAL REPORTS:

Mr. Vaccaro asked to vote this evening to replace Joan Brush as Vice Chairperson.
Motion nominating William Barron for Vice Chairperson by Mr. Vaccaro, seconded by Ms. Zolezi
Roll Call: Mr. Vaccaro-yes, Chairwoman Zolezi-yes
Messrs. Baumeister-yes, Miller-yes, Teague-yes, Barron-yes
Mr. Barron congratulated Joan Brush, appointed to Town Council and wish her all the best. Board agreed.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by Ms. Zolezi
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 7:55 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

