

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, JUNE 6, 2016
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairperson Michele Zolezi at 7:00 P.M. on Monday, June 6, 2016

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

William Barron	Chairman	Absent
Michele Zolezi	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Elaine Baumeister	Mayor's Designee	Present
Joan Brush	Member Pro Tem	Present
Bill Foor	Member	Present
Sanford Krasky	Member	Absent
Archie Miller	Alternate #1 Member	Present
Steve Bates	Alternate #2 Member	Present
Edward Liston	Board Attorney	Present
Chris Theodos	Board Engineer	Present
Dave Roberts	Town Planner	Present
Nicole Ashkar	Zoning Official	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Statutory Extension of Time, Site Plan Approval Green Acres Commercial/Office Center, block 60.10 lot 1, Applicant Futures Trust
Approved May 2, 2016

Motion to approve by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Vice Chairperson Zolezi-yes
Messrs. Baumeister-yes, Foor-yes, Bates-yes

APPLICATIONS:

Minor Site Plan Approval, proposed gazebo
Block 75.172 lot 73, applicant Crestwood Village Six Community Association
Ron Catelli, Attorney for the applicant, pre-constructed placed on common ground
Mr. Theodos, any impact on easements
Mr. Catelli, no, no setback violations, completely on their property.
Mr. Theodos, I have no issue with this.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Vaccaro, seconded by Ms. Baumeister

Roll Call: Mr. Vaccaro-yes, Ms. Baumeister-yes, Vice-Chairperson Zolezi-yes
Messrs. Foor-yes, Brush-yes, Miller-yes, Bates-yes

Minor Site Plan Approval, proposed Pole Barn
Block 75 lot 89, applicant Crestwood Village Co-Op 4, Inc.
Ron Catelli, Attorney for the applicant, proposed pole barn for storage.
Shirley Heihn, Engineer, sworn in and accepted by Board, rear of parking lot, 14 Moccasin Drive. Demo asphalt and broken concrete pad, improve asphalt access for storage, no water or sewer, no drainage required.
Mr. Theodos, review letter, agree with all conditions, any impact on easement.
Ms. Heihn, agree with letter, no impact.

OPEN PUBLIC PORTION:

Hearing none:

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Miller, seconded by Mr. Vaccaro
Roll Call: Mr. Miller-yes, Mr. Vaccaro-yes, Vice Chairperson Zolezi-yes
Messrs. Baumeister-yes, Brush-yes, Foor-yes, Bates-yes

Having problems with sound system, can't seem to correct problem now.
Do not want to delay presentation.

ADMINISTRATIVE SESSION:

Manchester Heritage Town Center Review, Dave Roberts, sworn in to present power point presentation.
(report attached)

Mr. Roberts, summarize what is going on with working group for the past year, background Planning Board land-use law, only redevelopment Manchester will do. Work group formed a year ago allows for section of statute for an advisory board. Township hired economic expert, most important for group for fiscal and economical issues on township.
Information can be applied to this property only. Planning Board is a part of this with Master Plan from start to finish.
Reexamination report & addendums. Of the redevelopment area, land-use broken down into pieces, town center variety of uses around that supported by new development there and the rest of the town.
Zoning works as an over lay, adopted by ordinance by the governing body. Plan can have more design, lot more control with redevelopment plan.
Goal of town center, compact walkable retail, vision pictures, range of uses, goals and objectives all in power point presentation.
Study of Route 37 corridor, support retail, connect route 37 & 70, boulevard connect both ends of town, 5 miles long, secondary streets feed boulevard. Map displayed area in gold, sewer service area.
Contract between developer & township, no date for commencement, project like this takes a long time. Township always stays in control. Closure, certificate of completion by statute, no longer any other redevelopment.
Summary of power point packet.

Five minute recess to try to adjust the sound system.
Set up wired microphone instead of wireless, see if that was the problem

Mr. Liston, not an adversary procedure, Planning Board just makes a recommendation to the Town Council. Your battle is with the council. We will stay here until 11:00 PM, please allow everyone to talk, not shouting out from your seat, if your comments have been stated by someone else to save time and allow all to speak, please just say you agree with last speaker 's objections.

OPEN PUBLIC PORTION:

Jamie Zakerie, NJ Sierra Club, please deny this project, wrong project in wrong place, too large to put in Pinelands. Destruction of open space, water pollution, sewer, air pollution, runoff. Burden on tax payers. Also believe excuse to bring pipeline for gas line. Consider outside projects surrounding this.

Mr. Liston, what is your position, office location please?
Jamie, Out Reach Coordinator, 145 W Hanover St., Trenton

Karen Argenti, 61 Clear Lake Rd, (letter attached) read letter, asked for comment and notice of further meetings on this issue.

William Locke, 13 Verona Dr., how many bedrooms will there be, how many children?

Mr. Roberts, no actual site plan, can't predict that at this time, get closer to, updated, work group will not allow a negative impact on the town.

Bernice Bailine, 30 Halstead Dr., Mr. Bates should resign from Planning Board he is biased to this, comment we will all be dead before this is developed. I am against this spoke at last meeting.

Laurel Errington, 24 Meadows Ln, against this, compared to Ciba site, make developer build schools, need to clean up lakes, who will do that, worried about ground clean up.

Anthony, 450 Coolidge Ave., (sound very bad here) why did this take so long to let public know about this is it has been worked for over a year.

Mr. Liston, this has been addressed and publish in newspapers as required when we addressed Master Plan and Reexamination and Addendum to plan, always published for public. We are a long way off from anything being developed here, will need CAFRA, Pineland, DEP approvals before anything is developed.

Darren Burke, 662 Ingham Ct., we do not need any more retail in Manchester, no more houses, no demand for shopping or houses, property is beautiful, plan solar not development.

Poloski, 4 Mt. Misery Rd, disappointed you are not listening to the people, I have a petition against this plan.
Mr. Liston, present petition to the Mayor board cannot accept a petition.

Joe Giulio, 7 Oakham Rd, would like a copy of power point, too old to go online to get this, Mr. Roberts gave him a copy.

Gloria, 20 Woodspring, vacant stores in town, Hovnanian raises rents, we do not need more stores, more pollution, do not need this plan.

Tom Clerico, 12 Como Pl., where did concept of town center come from, town or Hovsons,

Mr. Roberts, best I can answer started with designation of the area

Tom, not an answer really

Mr. Liston, concept of a town center in Manchester has been thought of for many years, in the area of Colonial Drive as a town center, did not get built. This is an old mining site, denuded, now is opportunity to take it to a place where property is a mess to develop not green, that is how concept at this area came about.

Mr. Clerico, suggest solar farm on the site as an alternative.

Marlynn Miller, Toms River, town must provide more service, push people out, can't afford to live here, we will have Ciba again.

Mr. Liston, cannot compare to Ciba, pollution underground can't use property for 30 years.

Ms. Miller, Ciba is not monitored, who will monitor this site.

Patti Caruso, Wrightstown, this is just to bring in pipe line for gas here. Manchester is the end point.

Mr. Liston, where in Manchester, Ms. Caruso, Colonial Drive, very suspicious

Mr. Liston, this is not a discussion on the pipeline, take your issue to Town Council.

Ms. Caruso, will impact this development.

Mr. Liston, make town council aware of this.

Catherine , 97C Hope Rd, environmental impact, how are tailings monitored.

Mr. Liston, monitored by federal agency and NJDEP.

Elizabeth Choker, 1241 Birmingham Ave, all for development if it lowers taxes, many steps to this plan, keep it going.

Hank Glen, 29 Wycliffe, has this application been reviewed by the Environmental Commission

Mr. Liston this is not an application

Mr. Roberts it is not required

Mr. Liston, take your concern to Town Council

Representative (did not hear name) Save Barnegat Bay, 725 B Mantoloking Rd., Brick, Berkeley is fighting Hovnanian, other towns also, you can pick an alternative purpose for this property, object to redevelopment.

Marion Goldberg, 17 Marlow, need to consider transportation, railroad there get running for people living in area. Why do we need a town center, we have empty stores, no jobs, get General Motors to come here, bring jobs. What happened to 2003 settlement?

Mr. Liston, plan settlement has to be amended for any development change.

Mr. Burke, Ingham Ct, Route 70 need to be widened, part of the discussion, Deborah Hospital considered.

Mr. Roberts, yes traffic impact studies done, counters have been placed out for traffic, as plan develops more studies will be done.

Also Public Works, & Utilities services on site and emergency management written into the plan.

Ann Markovski, 17 Marlow, decisions have not been made, if this is the beginning, I encourage people to voice their opinion, important for people to understand this is the first step, be patient.

Paul Leodori, Attorney for Pinelands Preservation Alliance, do not agree with Mr. Liston, this is an adversary procedure

Mr. Liston, you are 100% wrong

Mr. Leodori, reality is it is adversary procedure against Hovsons, 2000 Hovsons sued DEP, township, 2001 Hovsons sued again. They have a lot more money than Manchester Twp, if you side with them you side with the devil. Promise Heritage you will let them in the door, they will make a deal and brake a deal, pick your ally, ride it baby ride it.

Mr. Liston, plan cannot go forward without consent of judiciary order to amend plan

Mr. Leodori, does not say that

Mr. Liston, Mr. Roberts, am I correct, Mr. Roberts, yes, plan cannot alter settlement agreement

Mr. Liston, can add stronger language regarding change to settlement agreement, but it must be amended, so ride it baby ride it. The function of this board tonight is not adversary, non-binding by council

Mr. Leodori, we should all be on the same side, Hovsons uses it as leverage keep DEP on our side

Mr. Liston, we agree this plan can't go forward until a Federal order changes this, would you agree?

Mr. Leodori, I would hope so.

CLOSE PUBLIC PORTION:

Mr. Liston, board should call for a motion to recommend with changes, alternatives, consistent with Master Plan, as explained can't go forward, settlement agreement, Federal & State approved not for us to decide, or not to recommend.

Mr. Bates asked to make an apology for his comments, new to board, rough around the edges, he is not biased , my integrity should not be questioned, if I offended our senior residents I am sorry and will not resign.

Motion to make recommendation to Town Council to go forward with second reading for redevelopment plan by Ms. Brush, seconded by Ms. Baumeister

Roll Call: Ms. Brush-yes, Ms. Baumeister-yes, Vice Chairperson Zolezi-yes

Messrs. Foor-yes, Vaccaro-yes, Miller-yes, Bates-yes

APPROVAL OF MEETING MINUTES:

Motion to approve May 2, 2016 Regular Meeting Minutes by Ms. Brush, seconded by Mr. Vaccaro

Roll Call: Ms. Brush-yes, Mr. Vaccaro-yes, Vice Chairperson-yes

Messrs. Baumeister-yes, Foor-yes, Bates-yes

Mr. Miller absent May meeting

PAYMENT OF BILLS:

Maser	
25460	1,028.00
25461	1,524.00

T&M

Liston	
86188	1,255.50

TOTAL BILLS \$ 3,807.50

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Vaccaro, seconded by Ms. Brush

Roll Call: Mr. Vaccaro-yes, Ms. Brush-yes, Vice Chairperson-yes

Messrs .Baumeister-yes, Foor-yes, Miller-yes, Bates-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal-Mart will be coming back to the board shortly, no date yet.

Mr. Theodos, no report

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 9:35 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

