

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2016
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson William Barron at 7:00 P.M. on Tuesday, September 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 | Present |
| Michele Zolezi | Vice Chairperson | Present |
| James Vaccaro | Councilman | Present |
| Elaine Baumeister | Mayor's Designee | Present |
| Joan Brush | Member Pro Tem | Absent |
| Bill Foor | Member | Present |
| Archie Miller | Member | Present |
| Steve Bates | Alternate #1 Member | Absent |
| | Alternate #2 Member | |
| Edward Liston | Board Attorney | Present |
| Tim Kernan | Board Engineer | Present |
| Nicole Ashkar | Zoning Officer | Present |

Swearing in Board member Archie Miller to fill unexpired term of Sanford Krasky. Mr. Liston administered the Oath of Office.

MEMORIALIZATIONS: None

APPLICATIONS:

1. Demolish existing one story masonry building, erect new building in same location, associated site improvements Block 86 Lot 2.03, Station Road, applicant Mike Proto

Harvey York, attorney for applicant, improve existing property, variance needed because of shape of property.

Graham Mac Farlane PDS, Engineer for applicant, sworn in and accepted by Board

Exhibit A-1 frontage on Lacey & Station Roads, not submitted to board earlier.

Mr. York surrounded by commercial business, Mr. Mac Farlane, yes.

Mr. Mac Farlane, odd L shape property, frontage non- conforming, remove building and erect new building in same footprint and foundation. Variance needed.

Exhibit A-2 sight plan, 7/12/16 structure rear yard set- back, variance for structure. Sign area & set- back. needed for visibility

Mr. Liston, what is the requirement, Mr. Mac Farlane 25 ft.

Mr. York use of property, Mr. Mc Farlane used by Proto septic, stores, fill, stone. Improve site, modernize, up- grade. Station Rd driveway, access, parking, tenant use other half of building. No variance for size of parking, variance for parking lot for trucks only way for safety because of shape of lot. Landscaping not proposed no impact on other properties there.

Will do storm water management to improve the site, solid waste to be handled by private hauler. Will agree to conditions in Maser letter.

Mr. Kernan 6 ft. high, location, Mr. Mac Farlane, 6 ft. fence to maintain security of property.

50 ft. from property line?

Mr. York, comply with Maser comments in letter, Mr. Mac Farlane, yes

Mr. Liston, intend to increase business or same, Mr. Mac Farlane, same.

Mr. Liston, tenant now, who, what kind of business

Mr. MacFarlane, not at this time,

Mr. Liston, you would have to come back to the board if needed use not allowed.

Mr. York, don't see high volume tenant no visibility of property, we will come back if needed.

Mr. Liston, how much space, Mr. Mac Farlane, 32.40, Mr. Liston, parking space, Mr. Mac Farlane, yes more than is needed,

Mr. Liston, may have to come back for amended site plan.

Mr. Kernan, 8/17.16 submitted revised plans, waivers, just some housekeeping B-12

Mr. York, do have architectural drawings.

Exhibit A-3 Pioneer Pole barn pre built metal siding and roofing.

Mr. Kernan, landscaping around monument sign very little amount.

Mr. Barron, ground sign have light, Mr. Mac Farlane, no

Ms. Ashkar, future, signage has to be on site, can't go anywhere else.

Mr. Liston, will have to come to board for sign.

Mr. Vaccaro, trash & recycle, where on site, Mr. Mac Farlane, north east corner of site.
Ms. Ashkar, storage units remaining on property, Mr. Mac Farlane, trailers used for storage will remain on property.
Michael Proto sworn in.
Ms. Ashkar, use is for yourself, not rental, Mr. Proto, yes
Mr. Barron, how many are there, Mr. Proto, 3, Ms. Ashkar only 3, Mr. Proto, yes.
Mr. Kernan, fence, access need to remove asphalt.
Mr. Proto, no, carpet place in front same.

OPEN PUBLIC PORTION:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Vaccaro, seconded by Ms. Zolezi
Roll Call: Mr. Vaccaro-yes, Ms. Zolezi-yes, Chairman Barron-yes
Messrs. Baumeister-yes, Foor-yes, Miller-yes,

2. Minor Sub-Division with Variance subdivide a portion off of lot 11 add to lot 9
Block 1.343 Lots 9 & 11 Pine Lake Park
Applicant Jeffrey R Jerman

Mr. Jerman sworn in and accepted by board. Oversized lot with house on it, one slightly undersized.
Graham Mac Farlane engineer for applicant sworn in and accepted by board.
Exhibit A-1 not submitted, Grinell and Middlesex more to conform, 1 new lot,
Lot 11 garage on it maintain setback not seeking a variance.
Mr. Liston, move the garage, Mr. Jerman, cost high, just built.
Mr. Liston, not going to own both properties, just vacant if approval granted, Mr. Jerman, yes.
Mr. Mac Farlane, existing non-conforming lot, front yard house to close to the road, side yard set-back for new lot.
Mr. Liston, any attempt to purchase other lots.
Mr. Jerman, yes getting some from one, lot 7 can't get, too many owners, tax lien, tried will not help.
Mr. Liston, why
Mr. Jerman, less conforming, Mr. Liston, becomes corner lot where it is not now.
Mr. Jerman, yes,
Mr. Mac Farlane, a little more conforming but not a better lot, house in same place.
Mr. Kernan, flag lot, 92.1 frontage variance & width proposed house any problem
Mr. Mac Farlane, no
Mr. Liston, what is normal house, Mr. Jerman, house fits in with neighborhood.
Mr. MacFarlane, no negative impact, no light & air, open space, none.
Mr. Kernan, letter, did resubmit revisions, waivers, meets & bounds, not deed, by monument. Mr. Mac Farlane, by deed, is not done any longer.
Mr. Kernan, Ocean County Health approval, Mr. Mac Farlane, yes
Mr. Kernan, higher garage, not issue, page 4 #11 in letter, CAFRA reach out to other property owners, combine lot 7
Mr. Liston, don't want to combine good title with bad title.
Mr. Kernan, long lot 1, was sub-divided would conform lot
Mr. Liston, variance for lot 7, merge doctrine
Mr. Jerman, only applies if owners are the same
Mr. Kernan, higher lot, don't see drainage issues, Mr. Mac Farlane, your ordinance requires dry wells
Mr. Liston, would you accepted as condition dry wells.
Mr. Mac Farlane, will comply with Maser letter.
Ms. Ashkar, as part of our ordinance need dry wells, Grinell narrow, big right away.
Mr. Foor, lot 7 & lot 9 merge together more conforming. Lot 7 just hanging out there.
Mr. Jerman, not in common ownership, can't combine to sell no one would get title insurance.
Mr. Liston, you own lot 7 with your brother
Mr. Jerman, no John Derek, not my brother
Mr. Liston, record clear not required or can you merge that lot with this lot, you can live with this.
Mr. Foor, still not proper way. Mr. Jerman, only way.
Mr. Liston, increase frontage & lot area change how lot 9 will be built the same way. Cross that bridge when we come to it.

Motion to approve by Mr. Miller, seconded by Ms. Baumeister
Roll Call: Mr. Miller-yes, Ms. Baumeister-yes, Chairman Barron-yes
Messrs. Foor-No, Vaccaro-yes, Zolezi-yes

ADMINISTRATIVE SESSION:

- a. July 5, 2016 Regular Meeting Minutes
- b. Payment of bills

APPROVAL OF MEETING MINUTES:

Motion to approve February 1, 2016 Regular Meeting Minutes by Mr. Barron, seconded by Ms. Baumeister
Roll Call: Mr. Barron-yes, Ms. Baumeister-yes, Mr. Foor-yes

PAYMENT OF BILLS:

| | |
|-------|----------|
| Maser | |
| 25491 | 774.50 |
| 25492 | 47.50 |
| 25493 | 284.50 |
| 25466 | 1,042.75 |
| 25495 | 63.25 |
| 25496 | 940.00 |
| 26523 | 790.00 |

| | |
|--------|----------|
| T&M | |
| 302367 | 267.75 |
| 304233 | 1,416.24 |
| 300607 | 1,453.50 |

| | |
|--------|--------|
| Liston | |
| 86190 | 789.75 |

TOTAL BILLS \$ 7,869.74

Bill report given by Ms. Zolezi
Motion made to pay bills by Mr. Vaccaro, seconded by Mr. Foor

Roll Call: Mr. Vaccaro-yes, Mr. Foor-yes, Chairman Barron-yes
Messrs. Zolezi-yes, Miller-yes, Baumeister-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal-Mart will be coming back to the board shortly.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:10 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board

