

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, APRIL 1, 2013,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairwoman Christina Edwards at 7:00 P.M. on Monday, April 1, 2013.

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:

Sanford Krasky	Chairman	Absent
Christina Edwards	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Donald Czekanski	Mayor's Designee	Present
William Barron	Member	Present
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Frederick Trutkoff	Alternate Member	Present
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present

Also present was Andrew Thomas, Thomas Planning, Township Planner

APPLICATIONS:

1. Preliminary & Final Site Plan/Minor Sub-Division Approval

Proposed Walgreens Development

Block 90 Lots 9 & 24 Hwy. 530 & Schoolhouse Road

Applicant S& D Development, LLC

Harvey York, Attorney for the applicant, demolish existing building, bank and put a Walgreens in its place. Less impervious lot coverage, change signage, reduce square footage, create a real site triangle which was never there. Dan Dougherty, Engineer for applicant, sworn in and accepted by Board.

Exhibit A1- site map, A2- color rendering, A3-signage, A4-revised site plan, exhibits presented for application.

Sheet 2 color version, Crestwood Shopping Center & Bank showing several driveways, rear service road and restaurant that required variances, restaurant will remain there.

Mr. Dougherty, drawing shows, bank to be removed for proposed Walgreens, sub- division here, parking removed, more open space and green area.

Mr. Liston, how many driveways now, Mr. Dougherty, 4 now, proposed 2. One on Pine Wald Keswick and one on Schoolhouse.

Mr. York, access to county roads, Mr. Dougherty, Ocean County happy with plan, will not conflict with county moratorium on road opening.

Mr. York, we agree with T & M letter for space in back adjacent to parking if needed.

Mr. Dougherty, more than enough.

Mr. York, crosswalk, Mr. Dougherty, building front has pedestrian area, we can work this out with Mr. Yodakis.

Mr. Dougherty, landscaping, trash compactor, light poles, reduced 25 ft poles, agreed.

Mr. Yodakis, will lighting be reduced, Mr. Dougherty don't believe it will be reduced.

Mr. Dougherty, 25 ft. tall sign, 5 building logo signs proposed.

Mr. York, exhibit A4, amendment, reduction in signs

Mr. Dougherty, yes, 4 signs, total of 139 sq ft.

Mr. York, do not have sign variance any longer.

Mr. Dougherty, 127.7 sq ft reduce 46.2 sq ft, pylon 25 to 15 sq ft

Mr. Liston, sign variance still needed, Mr. Dougherty, Pinelands allow 2 signs, 20 sq ft permitted.

Mr. York, necessary for public, Mr. Dougherty, yes safety and operation, consistent with signs in area, such as CVS and Bank.

Mr. York, will meet all items in T& M letter, Mr. Dougherty, yes.

Mr. Amoroso, signs animated or illuminated?

Mr. Dougherty, 2 portion of sign LED motion, message board

Mr. Yodakis, time required on that, Mr. Dougherty, yes

Mr. Liston, not changing motion, just message, Mr. Dougherty, yes

Mr. Yodakis, waiver on minor sub division plat, the board has information to make waiver.

Mr. Liston, show on map how line changed.

Mr. Dougherty, new line, Schoolhouse Road, north area includes one banked parking stall
Mr. Liston, no variance for set back, we will need to see cross access in resolution compliance.
Mr. Yodakis, show board location of bank stall, want board to know they can use this space, will go directly across if used.
Mr. Dougherty, Walgreens has 73 spaces can go down to 45
Mr. York, land bank one, if we need.
Mr. Yodakis, well over parked.
Mr. Somerset, pylon sign variance for set back?
Mr. York, yes, much improved site location
Mr. Liston, placing it here because diminishes people site, Mr. Dougherty, yes
Mr. York, taking everything away from corner.
Mr. Somerset, truck circulation plan on Schoolhouse make right turn, most truck traffic on Pine Wald Keswick make left turn.
Mr. Dougherty, you are right, took most difficult turn to make sure we had enough.
Mr. Somerset, trash compactor, truck approach from front, Mr. Dougherty, yes
Mr. Somerset, site lights, shielded?, Mr. Dougherty, yes, cut off fixtures.
Mr. Czekanski, handicap spaces, Mr. Dougherty, 4 required, we will comply, will not affect our total spaces
Mr. Liston, 10 x 20 spaces, Mr. Dougherty, yes.
Mr. Barron, hours of operation, Mr. Dougherty, not sure 8-10 PM or 24 hours.
Mr. Barron total driveways for site, Mr. Dougherty total site had 7 proposed 5.
PUBLIC PORTION OPEN:
Hearing none, public portion closed.
Motion to approve with conditions of T & M letter by Mr. Czekanski and seconded by Mr. Somerset
Roll Call: Mr. Czekanski-yes, Mr. Somerset-yes, Vice Chairwoman Edwards-yes
Messrs. Zolezi-yes, Vaccaro-yes, Barron-yes, Amoroso-yes

2. Concept Plan/Informal Review
Forest District Cluster Proposal
Adjacent to Roosevelt City
Applicant Structural Management Enterprises, Inc.
Mr. Jeff Mc Narey attorney for applicant.
Mr. Terrence Combs engineer, sworn in and accepted by board.
Informal application, town's ordinance in Pinelands, we have gone thru process with Pinelands, they agree with our proposed cluster. 60 acres for cluster development area, shown in green on exhibit. Light green area 570 acres, 43 lots 40 sq ft for development. rest deed restricted. One out parcel in middle, not owned, can't purchase, tied up in estate.
Mr. Liston, all single family, Mr. Combs, yes.
Mr. Combs, Harry Wright Blvd end of Washington Blvd, Lincoln Ave, to Chester, one lot in middle, we don't own, out parcel, Approved by Pinelands, for endangered species.
Mr. Liston, will cluster look like rest of RC, lot size, street patterns, Mr. Combs, yes
Mr. Liston, rest will be deed restricted for any development what so ever, Mr. Combs, yes.
Mr. Liston, open space area, any state agency going to take ownership, Mr. Combs that has not been determined at this time. Mr. Liston, township does not usually want the liability of owning such properties.
Mr. Yodakis, lot of infill lots in green, abandon right of way, Mr. Combs, we will leave right ways.
Mr. Yodakis, know who owns lots, township? Mr. Combs, most private owned, not sure on township.
Mr. Yodaki, regarding storm water management, Mr. Combs, there will be a HOA.
Mr. Liston, it would be helpful if you know who owns parcels and what effort made to obtain them on deed restrictions
Mr. Combs, not on deed restrictions, Mr. Liston, you may want to try
Mr. Combs, not very valuable, may not want to give them up.
Mr. Liston, they are paying taxes, can't build, might be good time to reach out to them to sell.
Ms. Zolezi, 673 acres any consist of water body or wetlands
Mr. Combs, not a large area, small wetland.
Ms. Zolezi, area on wetland map, overlaid on wetland map
north east corner at top.
Mr. Combs, no may be buffers
Mr. Liston, we would be interested in seeing this on application
Mr. Combs, we could overlay maps for wetland area on wetlands
Mr. Liston, one developer or several.
Mr. Joseph Korn, sworn in, family owned, developers, worked for the past 5 years on this. We have stayed away from endangered and protected species, 20 acres per house, roadway saved, felt would fit into Manchester.
Mr. Liston, how does Lacey tie in, Mr. Korn, 20 lots in Lacey did not meet with them yet.
Mr. Liston, not contiguous with Manchester, Mr. Korn, no
Mr. Liston, here more cluster, Lacey more spot
Mr. Combs, yes, cluster 4 lots
Mr. Czekanski,, green area on plan, 600 acres, Mr. Combs, 640 acres, additional in Lacey.
Mr. Korn, we have worked with Tom and Andy Thomas on this.
Mr. Thomas, November 2008, up dated June 2012 with Pinelands still, squiggle line not clear on how line will work out.

Mr. Liston, will town have anything to say on this?
 Mr. Thomas, gave them everything they asked for, they need to make a decision.
 Mr. Combs, Pinelands does not want to move the line, Pineland Preservation is the problem.
 Mr. Thomas, done in GIS line, Mr.Korn we could move but we want to get approval of Pinelands.
 Mr. Liston suggested applicant interface with Mr. Yodakis and Mr. Thomas, Mr. Korn, yes we have work with Andy Thomas for many years, always extremely helpful.
 Concept review, no public portion.

ADMINISTRATIVE SESSION:

Mr. Vaccaro, the discussion of bollards for Walgreens application was not mention, he asked that bollards be a requirement of the approval.
 Mr. Liston, it was not on the plan, but suggested by Zoning Officer in her comments for application.
 Mr. Liston, Mr. Yodakis why don't you do something with that issue.

Mr. Thomas, Town Council asked for a review of undersized lots approved by Zoning Board of Adjustment, a draft was completed, ZBA still had concerns with alternatives suggested. Draft 3/12/2013 changing floor ratio, making it more difficult for developers to build large sized house on undersized lot, created need for a D variance, much harder to achieve approval by ZBA, also add maximum lot coverage standards.
 ZBA felt still allowed too large of a house and lot coverage standards would now affect all conforming 100 x 100 lots causing many home owners now to seek variances now to do such things as patio, decks, pools etc.
 Mr. Bob Mullin, came up with possible alternative tie in height of building to size of lot to decrease size of house, we are looking into this.
 Also change in ordinance change 5 copies to 20 copies for plan review.
 Mr. Thomas, review Beachwood lot information, Ocean City regulate by lot width, we could do similar
 Mr. Liston, seek variance show property continugous effect to sell or buy conforming , don't change
 Mr. Thomas, we will make changes to March draft.
 Mr. Czekanski, how many undersized lots
 Mr. Thomas, 100 75x100, 295 50x100, 482 25x100 vacant lots
 Mr. Somerset, regards to Ocean City, are we considering it.
 Mr. Thomas, instead of floor area ratio, in place of that lot width determines the house size, just looking at this possibility
 Mr. Liston, 35 ft standard of most towns, using that system & look at side yard set backs as well.
 Mr. Thomas will look back at this.

APPROVAL OF MEETING MINUTES:

Motion to approve March 4, 2013 Regular Meeting Minutes by Mr. Czekanski,
 Seconded by Mr. Somerset
 Roll Call: Mr. Czekanski-yes, Mr. Somerset-yes, Vice- Chairperson Edwards-yes
 Messrs. Zolezi-yes, Vaccaro-yes, Barron-yes, Amoroso-yes

PAYMENT OF BILLS:

March 2013

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
17461		461.25		
17462	229.50			
17463	229.50			
17476	559.00			
Liston				
86145	162.00	202.50		472.50
Total	1180.00	663.75		472.50
TOTAL BILLS	\$2316.25			

Bill report given by Ms. Zolezi
Motion made to pay bills by Mr. Czekanski, seconded by Mr. Vaccaro
Roll Call: Mr. Czekanski-yes, Mr. Vaccaro-yes, Vice- Chairperson Edwards-yes
Messrs. Zolezi-yes, Somerset-yes, Barron-yes, Amoroso-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart at Appellate Division.
Judge Mallard ruled against , Gasiorowski appealed anyway, waiting at this time.

PUBLIC PORTION: OPEN:

Mr. Lund, Leisure Village West, two approvals tonight, no mention of sidewalks
Mr. Yodakis, sidewalks are included, this shopping center already has sidewalks all around.
Second was an informal review, not an actual application no approval tonight.
Mr. Liston, when they return we may ask then for sidewalks to be included..

PUBLIC PORTION CLOSED

MOTION TO ADJOURN by Mr.Czekanski, seconded by Mr.Somerset
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT:
8:50 P.M.

Respectfully Submitted

Marianne Borthwick
Secretary to the Board