

MANCHESTER TOWNSH0020IP PLANNING BOARD VIRTUAL REGULAR MEETING MINUTES
MONDAY, JULY 6, 2020
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was virtually called to order by Chairperson Zolezi at 6:00 P.M. on Monday, July 6, 2020.

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	Chairperson	Present
William Barron	Vice Chairperson	Present
Rory Wells	Mayor's Designee	Present
Felicia Finn	Member	Present
Bill Foor	Member	Present
Robert Hudak	Councilman	Present
James Teague	Member	Present
Frank Stavallo	1 st , Alternate	Present
Vacant	2 nd . Alternate	
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present
Nick Dickerson	Maser Consulting	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Minor Site Plan/Variance

Block 98 Lot 26 30 Schoolhouse Rd

Applicant St. Elizabeth Ann Seton Church, Approved June 1, 2020

Mr. Hock, minor site plan with variance, ADA accessible for church, around back, use front entrance, also add men & woman restrooms (ADA). Board felt positive change, hardship position of existing building, welfare of occupants, 9ft. close to road open portico-allow open space/air, no detriments.

Motion to approve by Ms. Finn, seconded by Mr. Barron

Roll Call: Ms. Finn-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Foor-yes, Hudak-yes, Teague-yes, Wells-yes

APPLICATIONS:

Preliminary & Final Site Plan Approval

Block 1 Lot 3 1681 Ridgeway Road

Applicant United Church of Christ of Toms River

Mr. Paxton, Attorney for the applicant, described site and location, proposed 4000 sq ft back of church attached to the building, everything else stays same, no variance, no waivers.

Rob Harrington, East Coast Engineering, sworn in and accepted by Board, Ridgeway Blvd., 5 acres, 1 story building built 1970's. Ciba Giegy union building became the church in 1999. Six-page site plan, page 3 center of page, addition, Mr. Paxton, Maser letter drainage, storm-water runoff. Mr. Harrington, existing, no inlets, drains to back larger site runs to wooded part, recharge on site no increase runoff on site.

Mr. Paxton, other than building no other impervious coverage, Mr. Harrington, grading and drainage nothing else.

Mr. Harrington, nothing new landscaping, remain same, new lights on addition, park lot add lights conform to ordinance. Parking meets requirements.

Mr. Paxton, additional activity in church, Mr. Harrington, simply application, building old not designed for this use.

Mr. Mullin, hear from Mr. Russell.

Mr. John Russell, sworn in, President of congregation, use of addition, sanctuary, 2 offices and a meeting room, small groups meet, not enough room currently. AA, etc. help for community.

Ms. Zolezi, current worship how often, Mr. Russell, Sunday morning.

Mr. Barron, proposed basement, Mr. Russell, no, kitchen stay in old part.

Mr. Wells, no added landscape, removal of trees, Mr. Russell, we have to remove some trees.

Mr. Mullin, agree comply with technical comments, Mr. Paxton, yes. Mr. Mullin, soil boring, season height water report, Mr. Paxton, can't see objection, standard report.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Hudak, with all conditions, seconded by Mr. Barron
Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairperson Zolezi-yes
Messrs. Finn-yes, Foor-yes, Teague-yes, Wells-yes

Minor Sub-Division/Variance

Block 58 Lot 681.01 3320 Ridgeway Road

Applicant Arnulfo E. Edquiban

Mr. Kim Pascarella, Attorney for the applicant, minor 2 lot sub-division, Mr. Edquiban lives in existing home, build to rear of property future home for his daughter.

Mr. Michael Intile, Crest Engineering, sworn in accepted by Board, 2 variances, lot width and frontage.

Mr. Mullin, reference letter completeness items, Mr. Intile, yes.

Mr. Intile, R40 Ridgeway Rd, rectangular, frontage on Ridgeway Rd existing home, water/septic, wetlands report, proposed 2 lot minor sub division, 1st. Lot conforms, 2nd. lot, color rendering up driveway concrete apron, lot 681.03 widths 200-113.05, frontage 200 113.05. septic field 2nd. lot OCHD pass, soil for septic, Variance C Bulk Variance no hardship, benefits out way detriments. Consistent well suited for area.

Mr. Mullin, letter 2 of 3 curb & sidewalks waivers, not much in area, page 3 improve lot area to bulk, yes. Mr. Pascarella, much larger than average lot. Mr. Intile, yes.

Mr. Mullin, any intensions to further sub-divided, Mr. Pascarella, no, back landlocked, township owned.

Ms. Finn, home owner speak to board on sub division purpose

Mr. Edquiban, sworn in, Mr. Pascarella, no other further sub-division, Mr. Edquiban, no just this for daughter's house, yes I live in existing house.

(having issue with video, cannot see Edquiban)

Mr. Hock, Mr. Pascarella as officer of the court is Mr. Edquiban testifying, Mr. Pascarella, yes here & is then sworn testimony.

Mr. Hudak, condition no further sub-division take place.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Barron, with conditions, seconded Mr. Teague

Roll Call: Mr. Barron-yes, Mr. Teague-yes, Chairperson Zolezi-yes

Messrs. Finn-yes, Foor-yes, Hudak-yes, Wells-yes

ADMINISTRATIVE SESSION:

Review of Ordinance # 20-017, 20-018, 20-021, 20-022, presentation by Nick Dickerson, Maser Consulting.

Nick Dickerson, Maser Consulting sworn in to make presentation on ordinances.

Mr. Dickerson, changes in ordinances consistent with Master Plan. Ordinance 20-017 re-development earlier this year, 2121 Lake Rd., Lake & Lacey vacant undeveloped in need of redevelopment 1/27/20, more than 10 years, economic development, endangered species, proposed overlay WTOP remain also mini warehouse-self storage, 2nd. overlay MP not inconsistent with plan, building heights may increase. State development plan.

Ms. Zolezi, in accordance with MP, Mr. Dickerson, not inconsistent.

Mr. Foor, I would have wanted ordinance sooner to review.

Ms. Zolezi, Town Council, has already done first reading, bring comments up to Council before Planning Board level and second reading.

Mr. Mullin, Pinelands approval, Mr. Dickerson once adopted can be submitted.

Ordinance #20-018, 2132 Hwy 37, adjacent to golf center, florist, determined to be area in need of redevelopment 3/9/20, return site to productive use proposed HD 3A Zone, short term acute care facility under 20 days, MP consistent, not inconsistent. MP balance residential and business, recommend RC3 Zone continue as HD3A Zone bring back ratable, Toms River, Lakehurst Route 37 corridor goals.

Mr. Barron, permitted uses, acute care and nursing homes.

Mr. Wells, do they address building heights, current limits allow that to change?

Mr. Dickerson, complete list of requirements, replace underlying standards, 3 story 40ft. HD3A Zone.

Mr. Mullin, confirm. Mr. Wells, not expanding, Mr. Dickerson, this one no. Mr. Wells, 4 story,

Mr. Dickerson, deviation required certain actions.

Ordinance #20-021, 2065 Hwy 37, old asphalt site, vacant, removed most, some of building still there, 7/22/19 area in need of redevelopment, contaminated site. Improvement, electric vehicle charging stations, any new MP requirements needed laying ground work. Permit townhouses stack housing, gas

station with food mart and sales, renewable energy, HD3 Zone. Schedule E typo corrected self - storage facility. Not inconsistent with MP.

Mr. Foor, small wind energy system, Mr. Dickerson, can't answer, diverted toward large scale wind project make a difference. Mr. Foor, 150 acres MP 140ft. structure, Mr. Dickerson, not intended here. Mr. Barron, remediation completed, Mr. Dickerson, in remediation now, ongoing. Mr. Barron, what kind of structure, Ms. Zolezi, meet all requirements for prior development, regulatory program.

Ordinance #20-022, Whiting Landfill, recycling/compost, salt shed, fire arms range, 11/18/2019 area in need of redevelopment. goals cap landfill, Pinelands, proposed maintain township use, overlay permit major solar energy on landfill site, requirement of Pinelands. Encouragement closure of landfill permitted use, not inconsistent with MP.

Mr. Hock, report back to Town Council not inconsistent with Master Plan, job of Planning Board.

Mr. Barron, contaminated site? Mr. Dickerson, I do not believe, just former landfill site.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Motion to approve 20-017 by Mr. Hudak, seconded by Mr. Teague

Roll Call: Mr. Hudak-yes, Mr. Teague-yes, Chairperson Zolezi-yes

Messrs. Barron-yes, Finn-yes, Foor-abstain, Wells-abstain

Motion to approve 20-018 by Mr. Barron, seconded by Ms. Finn

Roll Call: Mr. Barron-yes, Ms. Finn-yes, Chairperson Zolezi-yes

Messrs. Foor-abstain, Hudak-yes, Teague-yes, Wells-yes

Motion to approve 20-021 by Mr. Hudak, seconded by Mr. Barron

Roll Call: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Finn-yes, Foor-yes, Teague-yes, Wells-yes

Motion to approve 20-022 by Mr. Barron, seconded by Ms. Finn

Roll Call: Mr. Barron-yes, Ms. Finn-yes, Chairperson Zolezi-yes

Messrs. Foor-yes, Hudak-yes, Teague-yes, Wells-yes

APPROVAL OF MEETING MINUTES: June 1, 2020 Regular meeting minutes

Motion to approve by Mr. Hudak, seconded by Mr. Barron

Roll Call: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Finn-yes, Foor-yes, Teague-yes, Wells-yes

PAYMENT OF BILLS:

Maser

42961	\$	801.25
42860		85.00
42956		212.50
42955		1,217.50
42915		2,245.00
42953		467.50
42952		42.50
42871		212.50
42909		127.50
42946		1,247.50
42945		680.00
42944		326.25

Total: \$ 7,665.00

Hock None submitted.

Total Bills Paid \$ 7,665.00

Bill report given by Mr. Foor, bills for June

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

ROLL CALL: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Finn-yes, Foor-yes, Teague-yes, Wells-yes

PROFESSIONAL REPORTS:
None

OPEN PUBLIC PORTION:
Hearing none
CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Teague, seconded by Mr. Barron
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 8:05 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board