

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, AUGUST 3, 2020
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:00 P.M. on Monday, August 3, 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 (late)
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 Preliminary & Final Site Plan Approval
Block 1 Lot 3 1681 Ridgeway Road

Applicant United Church of Christ of Toms River Attorney Michael Paxton

Case #2020-00249 approved July 6, 2020

Mr. Hock, Board approved, granted with conditions, run off exit driveway, soil borings, lighting.

Motion to approve by Mr. Hudak, with all conditions, seconded by Ms. Finn

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

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

Memorialization of a resolution approving a Minor Sub-Division/Variance

Block 58 Lot 681.01 3320 Ridgeway Road

Applicant Arnulfo E. Edquiban Attorney Kim Pascarella

Case #2020-00252 approved July 6, 2020

Mr. Hock, existing house, 2 lots could be 5, no frontage see 2 variances, no negative only positive, no further sub-division, family.

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

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

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

APPLICATIONS:

Preliminary & Final Major Sub-Division

Block 21 Lots 620, 626.01-621.16 Ridgeway Road Morgan Court Brentwood Avenue

Applicant Arya Properties, LLC

Attorney John Paul Doyle, Esq

Case #18-00218 #20-00254

John Paul Doyle, Attorney for applicant, notice was for live meeting, attempt to accommodate large attendance, (only 25 in room executive order) conduct virtual also, no public notice for that. Exhibits remotely, raise concerns of public. Engineering, maps, carry to next meeting, re-notify, revise map ten days before meeting. People have ability remotely, view 14 lots now 24 lots obtain additional property. Show public application in civic center answer some questions, show application.

Mr. Hock, re-notice required, carry application.

Motion to adjourn application must re-notice by Ms. Finn, seconded by Mr. Hudak

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

Mr. Barron-yes, Mr. Foor-yes, Mr. Teague-yes, Mr. Wells-yes

ADMINISTRATIVE SESSION:

Ordinance #20-026 Amending Chapter 245, review and recommendation to Town Council for second reading on August 10, 2020

Mr. Mullin, zoning application denied, same some time & money for residents, have structures for so long. Mostly age restricted communities house clearing verbal.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve 20-026 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

APPROVAL OF MEETING MINUTES: July 6, 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

42925	\$ 1,571.25
42956	552.50
42993	.25
40655	998.75
42990	1,445.00
42989	293.75
42953	961.25
42869	3,978.75
42988	251.25
42953	467.50
42951	6,705.00
42980	4,475.00
42949	1,402.50
42986	2,137.50
42948	3,067.00
42908	4,475.00
42985	211.25
42947	212.50
42984	942.93
42983	558.48

Total: \$ 34,707.41

Hock

41003	169.00
41004	169.00
41002	169.00
41005	162.50
41006	390.00
41008	403.00
41007	169.00

Total: \$ 1,631.50

Total Bills Paid \$36,338.91

Bill report given by Mr. Foor, bills for July

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

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

Messrs. Finn-yes, Foor-yes, Hudak-yes, Teague-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: 8:00 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board