

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 8, 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, September 8, 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	Absent
James Teague	Member	Present
Frank Stavalo	1 <sup>st</sup> , Alternate	Absent
Vacant	2 <sup>nd</sup> . Alternate	
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS: None

APPLICATIONS: None

ADMINISTRATIVE SESSION:

Ordinance #20-028 Area in Need of Redevelopment Block 38 Lot 4 2132 Hwy 37  
Review and recommendation to Town Council for second reading on September 14, 2020  
Mr. Mullin, July meeting discussion redevelopment, east of driving range, old Coopers florist. Minor change had to be made, Town Council comes back to Board, parking spaces 1.5 1.2 per 1000 sq ft, 10x18 as long as no head in parking, separates by island, buffer change along residential.  
Mr. Barron, set back change, Mr. Mullin, if agreed with joint property owner board can.  
Ms. Zolezi, Environmental Commission, same mature trees, we will address at a later time.

Ordinance #20-031 Area in Need of Redevelopment Block 102 Lot 2 2121 Lake Rd.  
Review and recommendation to Town Council for second reading on September 14, 2020.  
Mr. Mullin, consistent with Master Plan, Pinelands Commission issue inconsistency to solar, not consistent with Comprehensive Management Plan, send back to Board.  
Mr. Barron, pilot program, Mr. Mullin, yes.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Motion to approve Ordinance #20-028 by Ms. Finn, seconded by Mr. Teague

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

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

Motion to approve Ordinance #20-031 by Mr. Barron, seconded by Mr. Teague

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

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

APPROVAL OF MEETING MINUTES: August 3, 2020 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser	
40700	\$ 167.50
40699	127.50
40698	6,227.62
42950	42.50
42910	212.50
40692	1,807.01
42985	211.25
40689	46.25
40688	255.00

Total: \$ 9,097.13

Hock	
41009	429.00
41010	182.00
41011	182.00

Total: \$ 793.00

Total Bills Paid \$ 9,890.13

Bill report given by Mr. Foor, bills for September  
Motion made to pay bills by Ms. Finn, seconded by Mr. Wells  
ROLL CALL: Ms. Finn-yes, Mr. Wells-yes, Chairperson Zolezi-yes  
Messrs. Barron-yes, Foor-yes, Teague-yes

Mr. Wells, Environmental Commission virtual presentation on solar project, very good session, people come in to educate commission.

Ms. Zolezi, ask board secretary to see if recorded on zoom if so send to board members.

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: 6:25 P.M.

Respectfully submitted

Marianne Borthwick  
Secretary to the Board