

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, JANUARY 4, 2021  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY  
VIRTUAL ZOOM MEETING

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:15 P.M. on Monday, January 4, 2021.

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 Stavalo	1 <sup>st</sup> , Alternate	Present
Dave Borowski	2 <sup>nd</sup> . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

None

APPLICATIONS:

Site Plan Approval Clubhouse Addition  
Block 52.01 Lot 1.03 4 Buckingham Drive North  
Applicant Leisure Knoll at Manchester Association Inc.  
Case #2020-00257

Robert Hueston Attorney for the applicant, N. Chander Architect, Mary Dime, Community Manager Amended site plan addition to clubhouse, increase meeting space. Revised plans, changes Maser review letter, 11/3/20. Letter from Mr. Chander, 12/30/20 drainage, run off, parking addressed.

Mr. Chander sworn in and accepted by board. Mr. Chander, added parking not needed, just members, no increase. Dry wells drainage, plumbing change best add upgrade to pond, dry wells no help without upgrade to infrastructure.

Mr. Mullin, answered my question of dry wells.

Mr. Chander, add new sidewalks, building does not require sprinklers, size, meets egress code.

Mr. Hueston, add ladies room, food prep area, Mr. Chander, add restroom to meet code, food area serve only not prep.

Mary Dime, sworn in, just more meeting space, push outward, occupancy does not change, share offices.

Ms. Zolezi, just a reconfiguration, Ms. Dime, yes

Mr. Barron, occupancy load, sprinklers, Mr. Chander, 250, building size, National Fire Code.

Ms. Zolezi, meeting all building and fire codes for permits, Mr. Mullin, yes.

Mr. Mullin, going from 225-250, Ms. Dime, adding office space, meetings stay the same, Mr. Mullin, other events add to parking, Ms. Dime, no.

Ms. Finn, do you rent out clubhouse, Ms. Dime, no

Mr. Mullin, storm water management, height in trench perforated or solid, discharge into lake,

Mr. Chander, solid discharge in lake now, Mr. Mullin, run off from parking lot must be treated.

OPEN PUBLIC PORTION:

Hearing None

CLOSE PUBLIC PORTION:

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

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

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

Preliminary & Final Site Plan Approval  
Block 98 Lot 22 498 Hwy. 530 Dollar General  
Applicant Whiting DG LLC  
Case @2020-00253

Mr. Jason Tuvel, Attorney for the applicant, came before board last year with concept. Pineland Commission changes, requirements due to property being a former gas station, wanted storm water management as new design. Maser review letter, remediation of gas station, provide Mr. Mullin RAO, soils clean, tanks removed, ground water contamination, 1 monitoring well will remain, responsibility of seller, moved different location.

Hours of operation 8-10 PM seven days per week, 2-3 employees per day, 3 deliveries tractor trailer per week, smaller trucks daily.

Paul Mutch, Stonefield Engineering, sworn in and accepted by board.

Mr. Mutch, A-1 aerial existing site conditions, gravel lot demolished gas station, no use of property. 4 access points, impervious coverage 83%, no storm water management now.

A-2 color site plan submitted, landscaping to see what is proposed. Pull driveways away from intersection, right in right out on Pinewal-Keswick, full on Schoolhouse Rd., access plan improved, OC required no structure in county right of way.

Parking by entrance, 21 spaces, bollards, upgrade 3 ADA spaces required 2., 9 spaces other side, employees mostly, loading area SE of building, truck turn ok, vehicles can pass when loading. 3 area lights wall mounted on parking side, some on property line, no residential nearby. Landscaping plan 2 basins, difficult to plant trees, street trees, trees on edge of property.

Storm water management Pineland Commission & OC, up to modern storm water regulations, design to meet PL, NJDEP, Township. Infiltration system, 10-100 year overflow into county system, major improvement on site. Maser review letter will comply with all comments.

A-3 large canopy, brick facade, stone knee wall, faux windows, hardy board wrap, similar look to other stores in town. Mr. Mullin, canopy over windows, Mr. Mutch not here, different design.

Mr. Mutch, water & sewer from Schoolhouse, working with MUA, will comply with all outside agencies.

Mr. Hudak, reason not to have awnings on windows, Mr. Mutch different design, no residential.

Mr. Tuvel, we will provide window awnings no problem.

**PUBLIC PORTION OPEN:**

Hearing none

**PUBLIC PORTION CLOSED:**

John Corak, Stonefield Traffic Expert, sworn in and accepted by board.

Trip generations Pinewal-Keswick Rd north, 17k per day busy, Schoolhouse Rd 5k per day much slower, gas station generates much more traffic than DG, restaurant permitted use here, more traffic than DG. Peek 24 trips morning, 51 evening very low number, under level of impact of service.

Positive removing 2 driveways, safer, no que issues.

Mr. Mullin, left turn off of Pinewal-Keswick into site, signage, Mr. Tuvel, yes.

Mr. Corak, no signs in site triangle, 8 space deficiency, study no problem, spaces 10x19, 10x20 required.

Mr. Hock, Title 39, Mr. Tuvel, yes

**PUBLIC PORTION OPEN:**

Hearing none

**PUBLIC PORTION CLOSED:**

James Kyle, Planner sworn in and accepted by board.

Mr. Kyle visited site, WTB1 permitted use, variances required, relief for driveway design, undersized lot benefit of allocation development of site, demolished gas station, improve for safety, lower impact traffic, front yard setback safer access, adequate green space open air. Building coverage meets C-2 criteria, parking spaces, oversized drive isles, side yard 10ft. 4-1/2 only a portion meets C-2 criteria no substantial impact on surrounding area. Tree plantings, meets C-1 criteria will provide shade trees.

Mr. Wells, will parking spaces accommodate large vehicles, Mr. Corak, yes standard.

Mr. Barron, monitoring well moved, Mr. Kyle yes cannot be under building.

Mr. Tuvel, will provide reports.

**OPEN PUBLIC PORTION:**

Hearing none

**CLOSED PUBLIC PORTION:**

Mr. Mullin, please provide him with all documents, reports, Mr. Tuvel, yes.

OPEN PUBLIC PORTION:

Hearing none, caller phone directed to \*9 to be heard, none

CLOSE PUBLIC PORTION:

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

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

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

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: December 7, 2020 Regular meeting minutes

Motion to approve 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

PAYMENT OF BILLS:

Maser

40332 85.00

40330 170.00

40314 926.11

40331 42.50

40329 2,678.76

40328 446.08

40313 952.28

40327 85.18

40325 2,550.00

Total: \$7,850.91

Hock

41028 130.00

41029 156.00

41030 65.00

Total: \$ 351.00

Total Bills paid \$ 8,201.91

Bill report given by Mr. Foor

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:

Mr. Hock sent over to Council ordinance language, some questions, waiting further comment

Mr. Foor, EC public Natural Resources report, very good recommending be approved.

No further comments on PB application 2132 Route 37

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Hudak, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:25 P.M.

Respectfully submitted

Marianne Borthwick  
Secretary to the Board