

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, NOVEMBER 2, 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, November 2, 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	Absent
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 st , Alternate	Present
Vacant	2 nd . Alternate	
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving an Administrative Approval

Block 109 Lot 1.03 400 Lacey Road

Applicant: Agnoli Sign Company, Inc. Case #2020-00256

Approved October 5, 2020

Mr. Hock, Board approved Administrative Approval curb side pickup, minor site changes, directional signs, 8 parking spaces. No major changes to site.

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

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

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

APPLICATIONS: None

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: October 5, 2020 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser

40251	\$	42.50
40252		42.50
40253		85.00
40254		382.50
40255		127.86
40257		926.26
40258		425.00
40728		1,840.00
40259		212.50
40160		177.50
Total:	\$	4,261.62

Hock	
TBD	\$ 156.00
TBD	130.00
TBD	208.00

Total: \$ 494.00

Total Bills Paid \$ 4,755.62

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

PROFESSIONAL REPORTS:

Mr. Hock, ordinance provision, MLU notice of applications, site plans no variance provision MLU do not have to notice, town can create ordinance if they want, Mr. Hock & Mr. Mullin, minor site exempt major not clear because of size. Board should take a look at ordinance, make consistent, clarify and recommend to Council.

Ms. Zolezi, next step should be, Mr. Hock, make changes to that section of ordinance language to clarify to governing body.

Mr. Mullin, Chapter 245 12E, Mr. Hock state statue up to you. Ms. Zolezi, give board time to review and discuss at next meeting.

Mr. Wells, minor site defined, Mr. Mullin, yes Manchester has ordinance state minor.

Ms. Zolezi, Mr. Foor, anything to report from Environmental Commission, Mr. Foor, presentation on Green Acres.

Mr. Hudak, formally open space property.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:20 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board