

MANCHESTER TOWNSH0020IP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, DECEMBER 7, 2020
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 6:00 P.M. on Monday, December 7, 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 Stavalo	1 st , Alternate	Present
Vacant	2 nd . Alternate	
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

Applicant asked to be carried to next meeting, not ready.

Mr. Hock, no issue, carry to January 4, 2021 meeting, no new notice is necessary.

Motion to carry with no new notice by Mr. Barron, seconded by Mr. Hudak

Roll Call:

Mr. Barron-yes, Mr. Hudak-yes, Chairperson Zolezi-yes

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

ADMINISTRATIVE SESSION:

PROFESSIONAL REPORTS:

Discussion on ordinance possibly changes to clarify notice needed for site plan applications.

Mr. Hock, Mr. Mullin, Board reviewed issues regarding proper notice for MLU, ordinance not clear.

All site plans exempt except where variance required? Major or minor site plans. Drafted fine tuning, if Board agrees send to Town Council for their consideration. Question on 245-8 C2 new building, 1000ft.

Mr. Mullin, LK minor site, close 2300 sq ft. major not minor, more parking, 1000 sq ft reasonable cut off, no impact on parking, addition or new construction.

Mr. Hock, kick you out of minor site.

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

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

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

APPROVAL OF MEETING MINUTES: November 2, 2020 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser	
40287	\$ 85.00
40288	383.04
40289	42.50
40290	42.50
40291	340.18
40258	42.50
40294	922.33
40296	304.07
40295	170.36
40297	1,152.63
40298	467.68

Total: \$ 3,952.79

Hock	
TBD	\$ 370.50
TBD	221.00

Total: \$ 591.50

Total Bills Paid \$ 4,544.29

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. Barron-yes, Finn-yes, Foor-yes, Wells-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. Hudak seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:15 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board