

**RESOLUTION OF MEMORIALIZATION OF
THE MANCHESTER TOWNSHIP PLANNING BOARD**

RE: VINTAGE AUTO MUSEUM OF NEW JERSEY
Block 109, Lot 5
Preliminary and Final Major Site Plan Approval

WHEREAS, Vintage Auto Museum of New Jersey with offices located at P.O. Box 234, Beachwood, New Jersey, has applied to the Manchester Township Planning Board for Preliminary and Final Major Site Plan Approval with variances in order to construct an 18,164 sq. ft. building with associated ancillary site improvements; and

WHEREAS, such proof of publication of Notice of Hearing as may be required by New Jersey Statutory and municipal ordinance requirements has been furnished; and

WHEREAS, such proof of service as is required by New Jersey Statutory and municipal ordinance requirements upon appropriate property owners and governmental agencies has been furnished; and

WHEREAS, a public hearing was held on the said application on October 5, 2009 in the Municipal Building of the Township of Manchester, at which time testimony and exhibits were presented on behalf of the Applicant, and all interested parties were heard; and

WHEREAS, the Manchester Township Planning Board having considered said application, testimony and exhibits submitted, makes the following findings of fact:

1. The within application is deemed complete pursuant to the applicable provisions of the Manchester Township Zoning Ordinance.
2. The Applicant's property is located in the Whiting Town Office-Professional (WTO-P) Zone of the Township where the proposed use is permitted.

3. Applicant is proposing to construct an 18,164 sq. ft. building with associated ancillary site improvements. The building will consist of a 12,000 sq. ft. exhibit area for the display of up to fifty vintage autos and a 6,164 sq. ft. area for a lobby, offices, meeting areas, etc.

4. The subject property is located on approximately 2,009 acres in the WTO-P Zone with frontage on Warren Grove-Whiting Road (Ocean County Route 539).

5. Applicant has requested the following bulk variances:

- a. Rear yard setback of 30 ft. where 50 ft. is required,
- b. Side yard setback of 30 ft. where 50 ft. is required
- c. A maximum building coverage of 20.8% where 20% is permitted
- d. A parking area rear yard setback of 10 ft. where 25 ft. is required
- e. On-site business or advertising sign of 24 sq. ft. where 20 sq. ft. is permitted (this measurement does not include the sign platform base, which base should be dimensioned on the plans and included in the sign area.

6. Applicant has provided a Certificate of Filing from the Pinelands Commission.

7. Applicant has agreed to provide five (5) handicap spaces.

8. Applicant is proposing an infiltration basin to control the increase in stormwater runoff created by the development of the site. All stormwater quantity, quality and recharge standards have been met.

9. Applicant has requested a waiver from the Environmental Impact Report.

10. Applicant has agreed to replace curb cuts with full height curb, inlets and pipe.

11. Applicant has agreed to revise the basin grading plan to clearly indicate the proposed retaining wall.

12. Applicant has agreed to install a lighted walkway to the adjoining property to the North.

13. Applicant has agreed to install foundation plantings along the western side of the proposed building.

14. Applicant has agreed to revise the white pine plantings along the east side of the parking lot to include other plantings of higher density at lower heights to shield the residential zone from automobile lights.

15. Application proposes to utilize subtle, earth tone colors on the exterior of the building to blend with the surrounding areas.

16. Applicant proposes to connect the site's sanitary sewer system to the proposed Lake Ridge subdivision's sewer system.

17. The grant of the Variances sought by Applicant will advance the purposes of the Municipal Land Use Law by creating a more aesthetically pleasing and uniform development in keeping with the surrounding area such that the benefits of the grant of the variance will substantially outweigh any detriment. The variance can be granted without substantial detriment to public good and will not substantially impair the intent and purpose of the Zone Plan of the Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED on this 2nd day of November, 2009 by the Manchester Township Planning Board that the aforesaid application for Preliminary and Final Major Site Plan Approval with variances for premises known as Block 109, Lot 5 on the Tax Map of the Township of Manchester be and the same hereby is granted subject to the following terms and conditions:

1. That Applicant comply with the applicable provisions of the technical review letter prepared by the Manchester Township Planning Board Engineer dated September 29, 2009, a copy of which is annexed to this Resolution and made a part hereof.

2. That Applicant submit revised drainage plans for the review and approval of the Planning Board Engineer.

3. That Applicant obtain any and all other approvals with respect to this application from any federal, state, county or municipal agency having jurisdiction over same including but not limited to:

- a. Ocean County Planning Board,
- b. Ocean County Soil Conservation District,
- c. Pinelands Commission
- d. Manchester Department of Utilities/Crestwood Water & Sewer

4. That Applicant must resubmit this entire proposal should there be any substantive deviation from this Resolution hereto, the submitted plans and documents and the representations of Applicant and/or its professionals which are hereby made a part hereof and shall be binding upon the Applicant.

5. That Applicant shall comply with all representations and agreements made by the Applicant, its attorney or its other professionals during the presentation of this case which representations and agreements shall be binding on the Applicant.

6. That Applicant post all required guarantees in form and substance satisfactory to the Township Engineer prior to the commencement of any clearing of construction activity on the site.

7. That Applicant submit proof of publication of a notice of the decision of the Manchester Township Planning Board in this matter, which shall be published by Applicant at Applicant's expense, in accordance with applicable statutes and ordinances within thirty (30) days of the date of

this Resolution.

8. That Applicant supply proof by way of appropriate affidavit certifying the payment of all outstanding real estate taxes on the subject premises.

9. That Applicant satisfy its obligations under Article II of Chapter XXXV, Municipal Land Use and Development Regulations entitled "Affordable Housing Regulations" or demonstrate that the subject project is exempt therefrom.

Moved By: Mr. Somerset

Seconded By: Mr. Czekanski

ROLL CALL VOTE

Those in Favor: Mr. Somerset-yes, Mr. Czekanski-yes, Chairman Vaccaro-yes
Messrs. Trutkoff-yes, Edwards-yes

Those Opposed:

Those Absent: Mr. Barron

Those Not Voting: Mr. Borowski, absent October 5, 2009 meeting

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by The Manchester Township Planning Board at its regular meeting on November 2, 2009 in the Manchester Township Municipal Building.

DATED: November 2, 2009



MARIANNE BORTHWICK
Secretary of the Board