

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, FEBRUARY 1, 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 6:00 P.M. on Monday, February 1, 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 Stavallo	1 st , Alternate	Present
Dave Borowski	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Site Plan Approval Clubhouse Addition

Block 52.01 Lot 1.03 4 Bucking ham Drive North

Applicant Leisure Knoll at Manchester Association Inc.

Attorney Robert J Hueston

Case #2020-00257 Approved January 4, 2021

Mr. Hock, Clubhouse addition, increase office space, no additional parking, same attendance of residents. Add restroom, kitchen prep area. Keep landscaping, walkway modifications. Leisure Knoll only community.

Motion to approved 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

Memorialization of a resolution approving a Preliminary & Final Site Plan Approval

Block 98 Lot 22 498 Hwy 530

Applicant Whiting DG LLC

Attorney Jason R Tuvel

Case #2020-00253 Approved January 4, 2021

Mr. Hock, Dollar General retail store, changes to improve intersection, variances granted, comply with Maser requirements. Approved with conditions

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

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

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

APPLICATIONS:

None

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: February 1, 2021 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser

40367	43.43
40366	127.50
40365	1,543.65
40364	258.96
40363	2,854.16
40362	42.50
40361	5,274.59
40360	12,091.03
40359	1,050.19

Total: \$23,115.08

Hock

410	84.00
411	370.50
412	260.00
413	780.00

Total: \$ 1,495.00

Total Bills paid \$ 24,610.08

Bill report given by Mr. Foor

Motion made to pay bills by, seconded by

ROLL CALL: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

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

PROFESSIONAL REPORTS:

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:25 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board