

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING MINUTES  
MONDAY, JANUARY 21, 2021  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY  
VIRTUAL ZOOM MEETING

The Special Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:00 P.M. on Monday, January 21, 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	Absent

Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present
Nick Dickerson	Planner	Present

APPLICATIONS:

Preliminary & Final Site Plan Approval

Block 38 Lot 4 2132 Hwy 37

Applicant 2132 Route 37 West LLC

Attorney: Emily Givens

Case #2020-00259

Attorney for applicant Emily Givens, William Berris, Erin Simone presenters, redeveloper of project 7.6 acres, preliminary & final site plan approval short term acute care, 124 bed facility. Permitted use in zone.

Elena Ortiz, Chief Operating Officer, sworn in, 124 bed acute care short term, skilled nursing. Clinical services, rehab, visitors random ½ hour, no more than 20 at a time, 122 park spaces, good. Deliveries food, fed ex, ups, etc, small vans for medical supplies, laundry on site, dining on site, doctor visits.

Mr. Barron, in house laundry for bedding, Ms. Ortiz, yes in house.

Mr. Hudak, staff weekend, Ms. Ortiz, 32 evening, 17 night, 20 not on weekend (45).

Mr. Wells, range people stay, Ms. Ortiz, 14-22 days.

Mr. Mullin, food delivery large truck, Ms. Ortiz, tracker trailer, Mr. Mullin, engineering should show turn for that.

Mr. Teague, type care, out of hospital, Ms. Ortiz, therapy, clinical, short term cancer, diabetes etc.

OPEN PUBLIC PORTION: Ms. Ortiz questions

Al Demeto, LVW Board Member, food Monday-Friday no weekends, Ms. Ortiz, yes

Shift staff weekends consistent.

Emily Almonte 5 Karen Ct., medical waste, Ms. Ortiz pick up 3<sup>rd</sup>.party, trash pick up morning & afternoon.

Paul Kurtz, 885A Liverpool, delivery times?, Ms. Ortiz not past 5, unless emergency, only ambulance not common.

Joe/Gail Blythe 7 Karen Ct, tracker trailer rear of building, does not seem to fit, low not far from my property.

Chairperson Zolezi, other professionals will discuss this.

6:25 PM

CLOSE PUBLIC PORTION:

Erin Simone to take over presenting.

Jim Bash, Engineer, Van Cleef Engineering, sworn in & accepted by Board.

Block 38 lot 4 2132 hwy 37, 622 ft on 37, to west golf range, south Mavis Tires, 25 ft sanitary sewer north residential 5.2 acre in rear wooded. 108 park spaces provided, shift away from residential, drop off loop, driveway 24 wide, template fire company uses may make some adjustment. 2.1 acre in rear remain wooded.

18ft pylon sign Maser change to monument, agree.

Storm water Management infiltration basin, Maser comments ground water test pits, no sign of seasonal high ground water, will meet, comply Maser comments, utilities are there.

Emergency generator rear of building, buffer with shrubs, one spot buffer east sign not full 25 ft 100 ft waiver for this. working with residents, substantial berm behind most of lots, minor variance granted for that.

Mr. Mullin, copy of site plan, Ms. Simone, conservation easement, will not need variance or waiver.

Mr. Bash, site plan up, landscape 3.01 Mavis not required to buffer commercial, 3.04 not meeting full 25ft past curve.

Mr. Mullin, 3.05 tracker trailer delivery not rear on side load zone by Mavis, far away from homes as possible, turn point, Mr. Bash, yes.

Mr. Mullin, storm water by point run through, Mr. Bash, 2.31 pg. 4 agree, geo-tech report provide copy.

Mr. Mullin, house- keeping, Mr. Bash, no issue will provide revised calculations, 100 year will comply.

Mr. Hock, agree, comply all items, Maser, Mr. Bash, yes.

Ms. Zolezi, close to 37 limit impact to residents. Delivery regular hours, park & basin far away, lighting.

Mr. Hudak, trash compacter side Mavis, Mr. Bash, yes, relocate makes more sense.

Mr. Barron, hydrants Maser letter, Mr. Bash, yes.

Mr. Hudak, shed removed, Mr. Bash, yes

Mr. Mullin, CAFRA permit 122-108 spaces, modify or no interest.

Mr. Foor, buffer, Mr. Bash, 3.04 buffer landscape, Ms. Simone conservation easement less than full 25 ft have full 25ft buffer.

OPEN PUBLIC PORTION: Mr. Bash

Emily Almonte, generator how loud, Mr. Bash, you will not hear, not loud only for emergency. Ms.

Almonte sound barrier, plan b if do not get easement, Ms. Simone, condition of approval, lot options not specified now.

Ms. Almonte, 3 story, windows in back, people looking into my yard.

Mr. Demeto, generator, parking lot shrubs, run test once a month.

Mr. Berris will discuss generator details.

Mr. Demeto, distance, Mr. Bash, 400 ft, shields on lights, does not allow light to go anywhere else.

Gail Blythe, basin go straight instead of going around our property, far away from me, 7 Karen Ct.

Mr. Bash, cannot move any further. Blythe, argue, Bash no, flows to now, will flood other property,

Blythe, just flood my property. Ms. Zolezi, not requesting variance, will meet all requirements, Mr. Hock, yes all requirements.

Blythe, no recourse.

Ms. Zolezi, welcome to voice concerns, but all requirements met.

Joe Blythe, leave old trees up, Mr. Bash, adding more plantings, Blythe, shrubs, Bash trees.

Paul Kurtz, buffer, trees, thickness add more, Ms. Simone will be answered later.

Ken Doesschete, 115B Thornbury, pg 8 drainage, Jackson typo.

Mr. Demeto, drainage thought system pipe under parking lot, Mr. Bash, now infiltration into ground, no problem with flooding. Mr. Demeto, possible alternative, Mr. Bash, meets all standards, regulation, no problem not an eye sore.

Ronald Carle, 993B Buckingham Dr., who owns maintenance, Mr. Bash, owner, Mr. Carle, maintenance program, Mr. Bash, yes.

Mr. Doesschete, maps pg. 8 2A1F maps completeness, Mr. Bash, will look into it.

Caller, Kiernan, Lumberton, feasibility study done, Mr. Berris will confirm.

CLOSE PUBLIC PORTION:

7:05 PM

William Berris, sworn in, applicant, feasibility study not done, addition trees yes, met with residents will plant more trees, windows facing property, see light, do think they will see residents.

Mr. Hudak, signage, Mr. Berris, always use ground monument, external light.

Mr. Barron, first building, Mr. Berris, 54 total, 4 times elsewhere.

Mr. Hock, generator testing, Mr. Berris 1 month, 1 per wk 15 minutes, 600 ktu, mid- day not night, if power out provide shelter for township.

Mr. Mullin, License NJ Dept. Health, Health South transfer of license.

Mr. Mullin, height of park lights, LED, not a problem now, spillage.

OPEN PUBLIC PORTION:

Ms. Almonte, pollution generator, Mr. Berris, diesel on tank, 3 day supply better in emergency, emission standards, geo-thermal systems function. 50-60 wells circulate water system, every room has their own geo-thermal systems, exhaust fans on roof, don't think mechanical noise, windows angled do not face residents. People short term, therapy not looking out windows.

Ms. Zolezi, diesel, air permit, Mr. Berris, no never higher degree of product, No NJDEP, good. Geo-thermal wells parking lot, mechanical room next to parking lot.

Mr. Kurtz, trees need more, Mr. Berris not doing anything with wooded area, no problem plant the entire area. Mr. Bash, white pines.

New caller, not heard

Blythe, more trees, Mr. Bash, berm by your home can't plant trees, Mr. Berris, will plant trees, may not see them property drops down. Happy to work with you.

CLOSE PUBLIC PORTION:

7:40 PM

Mr. Foor, nursing home license, Mr. Hock, Mr. Dickerson to address

Mr. Dickerson, permitted use, short term acute care, less than 21 days, not a nursing home.

Mr. Mullin, prohibited use, Mr. Dickerson, 1 nursing home, 2 long term.

Mr. Berris, long term license short term facility could not afford to build this building.

Mr. Hock not permitted not being built.

OPEN PUBLIC PORTION:

Joe Blythe, how many 3 story buildings in Manchester, Mr. Hock applicant, Mr. Berris cannot answer that.

Mr. Mullin asked, do not know.

PUBLIC PORTION CLOSED:

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

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:51 P.M.

Respectfully submitted

Marianne Borthwick

Secretary to the Board