

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, MARCH 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, March 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 Stavalo	1 st , Alternate	Present
Dave Borowski	2 nd . Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

None

APPLICATIONS:

Preliminary & Final Site Plan Approval

Block 102 Lot 2 2121 Lake Road

Applicant Whiting Storage Urban Renewal LLC

Attorney Emily Givens Case #2020-00260 approved March 1, 2021

Emily Givens, Attorney for applicant, Erin Simone Project Manager, Michael Kokes, Jessica Staszewski, FWH Engineer, Gretchen Elton Architect, Matt Seckler, Stonefield, Traffic expert Planner, all sworn in, accepted by Board.

Ms. Simone, 2121 Lake Road, redevelopment, 2020, 3 buildings, 15Ksq ft 315 units, permitted use no variance needed.

Michael Kokes, operation, exhibit A6 site plan color rendering, Maser review letter, responded, sec. 1.4 overall project 45,000 sq ft self-storage, Kokes owner, third party manager, best run. 3 buildings 15,000 sq ft, 39 ft each corner lot on slop most efficient design, 315 units. Great for Whiting area, no garage or basements. Security, lighting, safe.

Mr. Hudak, 315 units?, Mr. Kokes at most 325, will not change grid pattern.

Mr. Barron, what storage, hazard materials, Mr. Kokes, no prohibited.

Mr. Hock, will be part of resolution.

Ms. Simone, will have full sprinklers. Mr. Barron, fire hydrant by gate opening coming in or little island,

Ms. Staszewski, received requirements from OEM, but we can, yes.

Mr. Wells, hours, 7 days per week, Mr. Kokes, allowed 24 hours, Town Council said no, office not open, gate allows people with code to get in, very few people go at night.

Camera system, covers all doors, office monitors system, tapes stored in cloud, very professional

OPEN PUBLIC PORTION: Kokes

HEARING NONE

CLOSE PUBLIC PORTION:

Jessica Staszewski, Engineer, major site plan, full movement on Lake Rd. 6 space to office, 30ft within island, storm water management, 6ft high fence enclose site, 2 rain basins, water & sewer. 2 ground monument lit 2 sided signs, entrance 49 sq ft 52 sq ft., 25ft setback allowed redevelopment. 2 walls signs. Trash enclosures. Storm water NJDEP & Pinelands rain gardens/infiltration basins 2 year&10 year events, PL inlets provide with snout open, agree with Maser comments.

Mr. Hudak, buffer along Lake Rd beside trees, Ms. Staszewski, street & shade trees, Mr. Hudak need additional buffer, Ms. Staszewski, more shrink basin.

Mr. Kokes, want to be seen from road. Exhibit site plan, Mr. Hudak color roses etc. blend in better.

Ms. Simone, want building seen, exhibit full amount of plantings, seen from road, Mr. Hudak insisted more.

Mr. Mullin, spacing on street trees, any ground level proposed, 30 ft on center can add few more elevation low that's why, Ms. Zolezi, few meet in middle. Ms. Staszewski, around signage proposed color flowers. Mr. Kokes, referred to architect not opposed moving/adding. Ms. Staszewski, work with Maser. Mr. Mullin, record 2nd. rendering be starting point not first. Mr. Hock, yes.
Mr. Hudak, lighting spillage on residential, Ms. Stacecki, lite toward drive isles no spillage because of slop, 10 ft from homes.
Mr. Foor trash enclosure on north side not by CWV, Ms. Staszewski, rain garden, drive isle, significant buffer, best place.
Mr. Mullin, building color neutral tone, Mr. Kokes, color of buildings.
Mr. Mullin, lights on all night, Mr. Kokes, yes prefer that, deterrent to for going on property, Ms. Zolezi, distance to residents, Ms. Staszewski, distance not problem for homes.

OPEN PUBLIC PORTION: Ms. Staszewski

Robert Hubart, 5 NJDEP 21-09 ordinance storm water management new regulations, affect this.

Ms. Staszewski, green infiltration in design, before ordinance put many things in design without infiltration storm water design under old regulations, reasonable to have these. ZBA warehouse approval

Ms. Zolezi, case by case basis, MLUL., applicable to that, this redevelopment.

Peggy Middaugh, 33 Churchill, plantings make a difference, shock to people in area, how far dumpster from homes, Ms. Staszewski, 150 ft plus.

Mr. Barron, trash pick-up, Mr. Kokes, 1 per week

CLOSE PUBLIC PORTION:

Matt Seckler, traffic and parking, business low trip generator, single digits at peak, 5 in 5 out on busy Saturday, Lacey Rd 15-20k, Lake Rd. NJDOT request.

8 spaces for storages off season, meets efficient & safe access.

Mr. Barron, RV parking, Mr. Seckler do not think they will fit. Ms. Finn, boats, limits?

Mr. Kokes, could accommodate with 2 spaces, did plan that, no deterrent, no demand in Whiting.

Ms. Finn, license & insurance, Mr. Kokes, yes.

Mr. Mullin, 45 ft RV 3 spaces, Mr. Kokes, up to space folks can do, can't stay just parked.

OPEN PUBLIC PORTION: Mr. Seckler

Robert Hubbert, traffic projection did you count, no turning moving count 2019 on Lacey Rd, traffic volumes low not going to change, Mr. Seckler, trip generations storage site of nature., pandemic difficult. Mr. Hubbert, turn radius considered on site, Mr. Seckler, pumper trucks around isle, Mr. Hubbert tracker trailers, Mr. Seckler, not typical, can fit. Lease document. Mr. Hubbard, other towns Amazon distributers, Mr. Seckler, van/truck loading this site not designed for this, storage personal items.

CLOSE PUBLIC PORTION:

Mr. Mullin, turning template pumper applied to facility also truck, Ms. Stacezki, will add to plan.

Mr. Elton, drainage basin front corner building 1 higher tower, shades of gray standard green shade, medal awnings, renters to not use office often, building in rear standard metal siding.

Mr. Barron, climate control, Mr. Elton, interior of facility.

Mr. Mullin, how tall 3 buildings, Mr. Elton, 10.8, Mr. Kokes 18ft, front 12ft high, Mr. Mullin, 12ft – 8 low.

Mr. Mullin, front OC roads, supply us with minutes of approvals for traffic. Ms. Simone, will do.

OPEN PUBLIC PORTION: Mr. Elton

Hearing none

CLOSE PUBLIC PORTION:

Mr. Kokes, will comply with noise ordinance, comments in Maser review letter

OPEN PUBLIC PORTION:

HEARING NONE

CLOSE PUBLIC PORTION:

Mr. Hock, conditions for resolution, no hazard materials, fire hydrant front entrance, add plantings Lake Rd, landscaping & lighting, aerial ladder truck, signage, 315-325 units only, vehicles all registered.

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

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

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

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES: January 21, 2021, February 15, 2021 Special meeting minutes,
February 1, 2021 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, Wells-yes

PAYMENT OF BILLS:

Maser	
40406	130.00
40405	87.50
40404	875.36
40403	219.11
40401	43.75
40362	42.50
40400	309.17
40399	175.00
40398	5,393.34
40397	12,051.88
40396	262.50

Total: \$ 19,372.61

Hock	
41039	227.50
41040	240.50
Total:	\$ 468.00

Total Bills paid \$ 19,840.61

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: None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:55 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board