

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, MAY 3, 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, May 3, 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

MEMORIALIZATIONS:

Memorialization of a resolution approving a Preliminary & Final Site Plan Approval/Variance Block 2 Lot 6 20 21 22 23 59 62 Ocean County Landfill  
Applicant Advanced Solar Products, Inc. Attorney: Kenneth L Pape  
Case #2021-00266  
Approved April 5, 2021

Mr. Hock, use permitted, minor bulk variance, 10 acre dedicated to solar use, site so large, capped landfill, no impact at all on residents near by, not close, waiver granted agree all comments in review letter, copy of interconnection agreement to Board. meet all height requirements, EIS.

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

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

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

APPROVAL OF MEETING MINUTES:

April 5, 2021 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Maser	
40477	87.50
40476	1,094.65
40475	743.75
40487	85.00
40474	3,009.04
40473	306.25
40472	43.75
40471	393.48
40469	10,710.55
40468	2,787.87
40466	875.00
40465	820.00

Total: \$21,044.34

Hock	
41043	370.50
41045	299.00
41044	338.30

Total: \$ 637.30

Total Bills paid \$ 21,681.64

Bill report given by Mr. Foor

Motion made to pay bills 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

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:15 P.M.

Respectfully submitted

Marianne Borthwick  
Secretary to the Board