

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
TUESDAY, AUGUST 3, 2021
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice-Chairperson Barron at 6:00 P.M. on Tuesday, August 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:

William Barron	Vice Chairperson	Present
Rory Wells	Mayor's Designee	Present
Felicia Finn	Member	Present
Bill Foor	Member	Present
James Vaccaro	Councilman	Present
James Teague	Member	Present
Frank Stavalo	1 st , Alternate	Present
Dave Borowski	2 nd . Alternate	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

Mr. Hock, Michele Zolezi appointed to Town Council, need to vote for Chairperson and Vice-Chairperson, call for nomination.

Ms. Finn nominated Mr. Barron for Chairperson, seconded by Mr. Vaccaro

Roll Call:

Ms. Finn-yes, Mr. Vaccaro-yes, Mr. Foor-yes, Mr. Teague-yes, Mr. Wells-yes, Mr. Stavola-yes, Mr. Barron-yes

Mr. Barron nominated Ms. Finn for Vice-Chairperson, seconded by Mr. Vaccaro

Roll Call:

Mr. Barron-yes, Mr. Vaccaro-yes, Mr. Foor-yes, Mr. Teague-yes, Mr. Wells-yes, Mr. Stavola-yes, Ms. Finn-yes

Mr. Barron nominated Mr. Teague for Vice Chairperson Pro Tem, seconded by Ms. Finn

Roll Call:

Mr. Barron-yes, Ms. Finn-yes, Mr. Foor-yes, Mr. Vaccaro-yes, Mr. Wells-yes, Mr. Stavola-yes, Mr. Teague-yes

Board accepted resignation of Dave Borowski with regrets.

MATTER OF DISCUSSION:

Manchester High School, Mr. Mullin explained letter from facility manager Chris Brown, proposed 64 x 48 pole barn, site photo included with location, back of property replace shipping containers, storage, same footprint. Clean up site. No objection, courtesy no action by board.

No objection.

MEMORIALIZATIONS:

Memorialization of a resolution approving a Preliminary & Final Major Sub-Division, Site Plan Phase 1-3
Final Site Plan Phase 1 Block 44 Lot 15.01 2056 Hwy 37

Applicant 2065 Highway 37 LLC Owners & 2065 Highway 37 Manchester LLC

Attorney Jason Tuvel Case #2021-00261

Approved July 19, 2021

Mr. Hock, table resolution, carry to next meeting.

APPLICATIONS: None

APPROVAL OF MEETING MINUTES:

July 6, 2021 Regular meeting minutes

Motion to approve by Ms. Finn, seconded by Mr. Vaccaro

Roll Call: Ms. Finn-yes, Mr. Vaccaro-yes, Chairperson Barron-yes

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

July 19, 2021 Special meeting minutes

Motion to approve by Ms. Finn, seconded by Mr. Vaccaro

Roll Call: Ms. Finn-yes, Mr. Vaccaro-yes, Chairperson Barron-yes

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

PAYMENT OF BILLS:

Colliers/Maser

40058	43.75
40059	2,718.75
40060	733.59
40061	175.54
40062	7,597.51
40063	672.50
40064	5,485.47
40065	131.25
40066	131.25
40067	175.00

Total: \$17,864.61

Hock

410 01	65.00
410 02	650.00

Total: \$715.00

Total Bills paid \$ 18579.61

Bill report given by Mr. Foor

Motion made to pay bills by, Ms. Finn, seconded by Mr. Vaccaro

ROLL CALL: Ms. Finn-yes, Mr. Vaccaro-yes, Chairperson Barron-yes

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

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Judy Noonan, 25A Stoney Brooke, commented on Dollar General store, do not need another one on 530, traffic, large trucks for delivery, not benefit for town, Mr. Barron, study done for need, traffic study complete, DOT approval, fire trucks considered in all applications. Ms. Noonan criticized Board's decisions, need to put info in newspapers for public, also discuss work on Mule Road.

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:35 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board

