

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING MINUTES
MONDAY, JULY 19, 2021
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Special Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:00 P.M. on Monday, July 19, 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
James Vaccaro	Councilman	Present
James Teague	Member	Absent
Frank Stavalo	1 st , Alternate	Present
Dave Borowski	2 nd . Alternate	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

APPLICATION:

Preliminary & Final Major Sub-Division

Preliminary Site Plan Approval Phases 1-3

Final Site Plan Approval Phase 1

Block 44 Lot 15.01 2065 Hwy 37

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

Attorney: Jason Tuvel, Esq.

Case# 2021-00261

Jason Tuvel, Exhibits A-1-A-6 marked and dated, redevelopment 1 year ago of this property, abandon asphalt plant. Phase 1 infrastructure, utilities, 210 residential buildings, sub phase 18,000 sq ft building retail, fuel station, food mart, no tenants at this time. No variances needed.

Brian Murphy, Engineer, sworn in and accepted by Board. A-1 aerial of site, A-2 same project, A-3 color rendering, A-4 color amenities, clubhouse, A-5 color residential units, A-6 floor plan, residential units.

Commercial property, mobile home park, abandon asphalt plant, area for redevelopment a year ago.

A-3 commercial, final only on residential and amenities, 15.03 commercial, 14.01 fuel 15.05 residential, clubhouse, gym, pool, 2 play grounds. Route 37 access, jug handle re-configure, Commonwealth Blvd.

extend into site. All streets maintained by complex, public water & sewer, pump station, gravity, storm water 3 retention basins, rain gardens, infiltration, owned and maintained by HOA not township.

Trash enclosures throughout the site. Buffer east 50ft evergreens, 100 ft south conservation easement Save tree requirement, CAFRA, meeting all parking requirements, over parked.

No signage now, no tenants yet will come back to board.

Phase 1 residential 1-A Blvd 70 units, clubhouse, 1-b 70 units, 1-c 70 units

Colliers Engineering letter, agree, few pg.6 3.7 sidewalks, only on east DOT does not allow on west, not safe. Pg. 9 5.8 site encroachment, residents will be notified move sheds etc.

All rentals association, share storm water.

Mr. Mullin, 1 association for all, Mr. Tuvel, property management company, HOA share cost.

Mr. Mullin, CAFRA reduced units, back to what you see today.

Ms. Zolezi, all rental, Mr. Tuvel, yes not determined, super on site all the time.

Mr. Hock, 7/16/21 letter adopt mark as exhibit A-7, unrestricted.

Mr. Barron, RAL, Mr. Murphy, cleared. Ms. Zolezi, CEA ground water, Mr. Tuvel, reporting requirements.

Mr. Barron, approval from DOT, Mr. Murphy, yes, permit shortly. Mr. Barron, park on roadway not in designated parking, Mr. Tuvel, yes signage, work with Colliers. Mr. Barron, fire hydrants, more from Art Alblin EM, suggested 1 more.

Mr. Mullin, Commonwealth extension DOT point into residential mark private, Mr. Murphy, yes, DOT not allow portion public.

Mr. Wells, no electric charge station phase 1 or not at all. Mr. Murphy, yes with tenants coming in.

Mr. Vaccaro, charging stations needed here, JCPL cannot keep up, rental free?

Mr. Tuvel, condition of approval, will work with Mr. Mullin pre wire trend keep going.

Mr. Vaccaro, secondary access road, Mr. Murphy, DOT approval, lay out, boulevards 2 roads,
Mr. Vaccaro, how to get out, Mr. Murphy, boulevards or 2nd access.
Mr. Foor, monitoring wells on site, Mr. Murphy, NW, wells around site regulated can have more, access
roads around basin. Mr. Foor, remediation plan, Mr. Murphy natural now.
Mr. Foor, coal tar where, Mr. Murphy, lite dash, under parking area, Ms. Zolezi, drive over.
Mr. Stavalo, snow heavy, Mr. Murphy, west site cleared, Mr. Stavalo, Commonwealth, right turn,
Mr. Tuvel, traffic expert report.

OPEN PUBLIC PORTION: Mr. Murphy, questions

Karen Argenti, 61 Clearlake, report to town storm water operation manual, Mr. Murphy, yes, LLI still
good, yes, 5 years.

Conservation easement filed, Clerk, Mr. Tuvel, NJDEP, 15.01 residential part

Ms. Argenti, CEA not ground water contaminants, Mr. Murphy, clean bill of health from DEP, entire site.

Ms. Argenti, tree protection area included different from deed area, Mr. Murphy, if DEP requires we will
comply with new also. Ms. Argenti, new regulations, Mr. Murphy, no not true but we are providing
green meeting all requirements.

Ryan Greck, Pinelands Preservation Alliance, NJDEP less intense 12-18 sq ft old approval not getting that
tonight.

Britta Forsenberg, Barnegat Bay, why exempt from new storm water regulations, Mr. Tuvel,
Mr. Murphy, time of application filed.

CLOSED PUBLIC PORTION

Matthew Seckler, Engineer, Traffic Expert, sworn in and accepted by board. DOT access jug handle
create type A jug handle, Commonwealth 1 left turn, 1 through lane, 1 right turn lane.

June date trip, plan few months, develop agreement remove center island signal poles, ADA, no walk
ramps provide, radar detectors. DOT trip generation residential, commercial, food mart, fuel- highest
has its own access. Most use development do not have to leave site. DOT que, don't spill on to 37 found
back up in que only at busiest time.

Fuel delivery 1 per day, 6-8 per week 25-35 minutes, 4 tracker trailers per week, box trucks, trucks can
navigate on site safely. Parking 3 type use. Commercial 90 have 142, residential ISRS garden apartment
required 419 have 436, spread out, guest or 2nd. car thru out site. Fire truck access, can navigate
residential area no problem.

Mr. Barron, fuel area ADA parking 8x8 or 11x5, Mr. Seckler, 8x8 meets requirements.

Mr. Mullin, 210 units, garages?, Mr. Seckler, 4 per building.

OPEN PUBLIC PORTION: Mr. Seckler questions

Karen Argenti, how people come in, Mr. Seckler, jug handle make right go to all.

Ryan Greck, parking in what area Mr. Seckler, resident's area left

Britta Forsenburg, concern single exit, Mr. Seckler, design units boulevard style driveway, wide road
width of road 48 ft.

Tiffany Morrisey, Planner. Sworn in and accepted by board, redevelopment plan 2020, HD3 replace
proposed use permitted, increase of income in area, meet all requirements of redevelopment,
opportunity to improve site. AFH on site, 45 acre site satisfies all requirements of redevelopment.

Mr. Wells, 210 units how many residents, Ms. Morrisey, 374 people approx.. Mr. Wells, jobs, Mr. Tuvel,
40-50 gas station, 10-12 per shift.

Mr. Barron, school age children, Ms. Morrisey, 25 from this site.

Ms. Finn, sub-division sold off, Mr. Tuvel, gas station different site can have agreement, bound by it.

Mr. Mullin, parking, sidewalk 9x18 over sidewalk by truck extended cab, Mr. Murphy, bumper, keep off
sidewalk, Mr. Tuvel, work on wheel stops.

Mr. Mullin, 2nd. access, boulevard yes, park area makes sense emergency access only use, Mr. Murphy,
will work on that.

OPEN PUBLIC PORTION:

Britta Foresenburg, sworn in, why special meeting, Mr. Hock, any applicant can request a special
meeting, Ms. Foresenburg, concerned putting residents over toxic property, landscape native plants,
Mr. Murphy, all native plants.

John Pagenkopf, Hovnanian sworn in, limit traffic, school impact, no study done, can't gage effect on
town, hurt town later.

Ryan Greck, sworn in, concern, CAFRA, northern pine snakes rear of property, tree frogs barrel owl, blue
heron, migration plan only for pine snake not provided to public, site contaminated caution for future
use, adverse effect on township. Read statement attached.

Karen Argenti, sworn in, did not have a lot of meetings on this project, natural resources, no 2 ways out traffic issues.

Britta Forsenburg, deny application

Mr. Tuvel, importance of this year's work getting CAFRA approval, above and beyond NJDEP address all species, traffic conditions, 2nd access DOT full authority of these roads, applicant has done his due diligent to make a good project. 2nd roads, charging stations, Title 9, wheel stops, fire hydrant added

Mr. Hock, we do not have jurisdiction over species, Mr. Tuvel, less buildings than CAFRA approved.

Mr. Wells, justify care about community, legal, take serious.

Ms. Zolezi, agree take serious, many meetings for this property for redevelopment.

CLOSE PUBLIC PORTION:

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

Roll Call: Mr. Barron=yes, Mr. Vaccaro=yes, Chairperson Zolezi=yes

Messrs. Finn=yes, Foor=yes, Wells=yes. Stavallo=yes

MOTION TO ADJOURN: by Ms. Finn, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 8:05 P.M.

Respectfully submitted

Marianne Borthwick
Secretary to the Board