

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
TUESDAY, JULY 6, 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 Tuesday, July 6, 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                      | Present |          |
| Frank Stavalo  | 1 <sup>st</sup> , Alternate | Present |          |
| Dave Borowski  | 2 <sup>nd</sup> . Alternate | Absent  |          |
| Gregory Hock   | Board Attorney              | Present | via zoom |
| Robert Mullin  | Board Engineer              | Present |          |

MEMORIALIZATIONS:

Memorialization of a resolution approving a Minor Sub-Division

Block 1.356 Lot 16, 23, 24 Montgomery Ave & Larchmont St.

Create 3 residential lots

Applicant Jeff Jerman

Case #2021-00263 Approved June 6, 2021

Mr. Hock, 3 existing lots, move lot lines, conforming lots, no variances required

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

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

Messrs. Foor-yes, Teague-yes, Stavalo-yes

Memorialization of a resolution approving a Minor Sub-Division

Block 1.355 Lot 19, 15, 20 Montgomery Ave

Applicant Jeff Jerman

Case #2021-00264, approved June 6, 2021

Mr. Hock, similar to last application, odd size, 3 conforming lots, no variances required

Motion to approve by Barron, seconded by Mr. Wells

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

Messrs. Foor-yes, Teague-yes, Stavalo-yes

Memorialization of a resolution approving a Minor Sub-Division

Block 1.65 Lots 6, 8 Fourth Ave & Champlain St

Create 2 residential lots

Case #2021-00265, approved June 6, 2021

Mr. Hock, sub-division and variance, create 2 lots, undersized lot 75x100, more conforming, better alternative, board allowed with conditions in resolution, shed remaining on property, no bedrooms in basement.

Mr. Wells, requirement for living space in basement, Mr. Hock, family room, storage, Mr. Wells, yes, ok.

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

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

Messrs. Foor-yes, Teague-yes, Stavalo-yes

APPLICATIONS: none

APPROVAL OF MEETING MINUTES:

June 7, 2021 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Colliers/Maser

|       |          |
|-------|----------|
| 40042 | 568.75   |
| 40011 | 87.50    |
| 40041 | 1,199.99 |
| 40040 | 219.29   |
| 40039 | 131.25   |
| 40038 | 962.50   |
| 40036 | 1,442.75 |
| 40000 | 235.18   |
| 40499 | 265.36   |

Total: \$5,112.57

Hock

|       |        |
|-------|--------|
| 41054 | 104.00 |
| 41025 | 585.00 |
| 41026 | 240.50 |
| 41027 | 240.50 |
| 41029 | 338.00 |

Total: \$1,508.00

Total Bills paid \$ 15,578.85

Bill report given by Mr. Foor

Motion made to pay bills by, Mr. Barron, seconded by Mr. Stavalo

ROLL CALL: Mr. Barron-yes, Mr. Stavalo-yes, Chairperson Zolezi-yes

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

PROFESSIONAL REPORTS: None

Welcome back Mr. Vaccaro, from all

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:45 P.M.

Respectfully submitted

Marianne Borthwick  
Secretary to the Board