

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, JUNE 7, 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, June 7, 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:

None

APPLICATIONS:

1. Minor Sub-Division  
Block 1.65 Lot 6, 8 Fourth Ave & Champlain St  
Create 2 residential lots  
Applicant Jeff Jerman  
Case #2021-00265

Ms. Finn, will recuse herself from all three applications Jeff Jerman.

Mr. Hock sworn in both Bill Stevens, Engineer, PDS excepted by Board and Jeff Jerman, applicant.

Mr. Jerman, minor sub-division with variance.

Exhibit 1 site plan, 2 sub-divisions, 3 variance plan, 4 architectural, also affidavit of ownership.

Mr. Jerman, variance, buy/sell letters, affidavit, lot 1 Tim/Rose Fury could not sell any property house too close, Mr. Hock asked for sub division map lot 1 to be pulled up shown, no response at all, yes.

Mr. Jerman please summarize, Mr. Stevens, prepared sub-division plan, developed plan for undersized lot, redrew lot lines, 4<sup>th</sup>. give 75 x 100 100 x 125 Champlain. Water not sewer, septic 6.01 variance lot 75 required no frontage 75 ft is enough, variance plan meets all zoning requirements, without variance can't build Mr. Jerman, Mr. Stevens, yes. Residential can't do much else with property, many 75 x 100 lots in PLP, 2 homes at end of block as all other blocks.

Mr. Jerman, house size, Mr. Stevens, 1 ½ story, 18000 sq ft, 3 bdrm, 2 ½ baths Cape meets ordinance of town, some smaller homes, some larger 2 story will fit in area.

Mr. Barron, house on under sized lot, garage front face 4<sup>th</sup>. Mr. Stevens, Champlain, garage right.

Mr. Barron, shed staying on site, Mr. Stevens, yes.

Mr. Hudak, proposed basement, eliminate basement, Mr. Jerman, no always build basement, needed, partial because of septic. Mr. Hudak, storage limit only, Mr. Jerman, no living space, play room not practical, no bedrooms.

Mr. Mullin, clarify adjacent property owner's list 1.63 Breakage own, Mr. Jerman, 1 acquired it deed copies supplied, Mr. Mullin, 6.01 storm water, Mr. Stevens, roof drywells system as others in PLP, grading no impact to other lots. Mr. Mullin, waiver for sidewalks, lot 1 fence encroachment 6.01.

Mr. Mullin, variance signature Zoning Board/Planning Board, dry well corrections.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

Ms. Zolezi, deed notice, no bedrooms in basement, called for motion to approve.

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

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

Messrs. Foor-yes, Teague-yes, Hudak-no

2. Minor Sub-Division

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

Create 3 residential lots

Applicant Jeff Jerman

Case #2021-00263

Mr. Hock, Mr. Stevens, Mr. Jerman already sworn in.

Mr. Jerman, minor sub-division, no variance required.

Mr. Stevens, create 3 conforming lots 100 x 125, Larchmont & Montgomery, 100 x 100 Grinnell, lots are conforming

Mr. Hock, no variance, Mr. Stevens, yes

Mr. Mullin, property owners' s list.

Mr. Jerman, Tax Assessor rolls not up to date, I am the owner of properties.

Mr. Mullin, waiver for sidewalks, no curbs.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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, Hudak-yes

3. Minor Sub-Division

Block 1.355 Lot 19, 15, 20 Montgomery Ave

Applicant Jeff Jerman

Case #2021-00264

Mr. Hock, reminded, still sworn in.

Mr. Jerman, minor sub-division, no variance request.

Mr. Stevens, create lot, relocate lot lines, PLP R10 Montgomery St. 2 100 x 100 lots, 1 100 x 125 lot, all conforming. Waiver on sidewalks, curbs.

Mr. Hudak, operation of law, Mr. Hock, yes. As of right sub-division right to approval.

Mr. Mullin, same issue with property owner' list, Mr. Jerman, same as others.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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

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

Messrs. Foor-yes, Wells-yes, Hudak-yes

APPROVAL OF MEETING MINUTES:

May 3, 2021 Regular meeting minutes

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

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

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

PAYMENT OF BILLS:

Colliers/Maser	
40012	918.75
40010	2,524.31
40009	525.00
40008	1,038.27
40005	263.04
40004	2,044.76
40002	5,252.50
40001	569.29
40467	1,038.93
40007	43.75
40006	176.62

Total: \$14,174.85

Hock	
4	130.00
5	234.00
6	780.00
7	130.00
8	130.00

Total: \$ 1,404.00

Total Bills paid \$ 15,578.85

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. Teague, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:43 P.M.

EXECUTIVE SESSION 6:45

Respectfully submitted

Marianne Borthwick  
Secretary to the Board