

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 7, 2021  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

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

William Barron	Vice Chairperson	Absent
Rory Wells	Mayor's Designee	Absent
Felicia Finn	Member	Present
Bill Foor	Member	Present
James Vaccaro	Councilman	Present
James Teague	Member	Present
Frank Stavallo	1 <sup>st</sup> , Alternate	Present
Vacant	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 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, site plan approval major sub-division, apartments, clubhouse, retail, commercial development. Residential phase 1-3, commercial phase 1, approval of sub-division, meet redevelopment requirements adopted. Conditions in Maser letter, no parking on private roads, Title 9 traffic enforcements private roads, pump station, add fire hydrants, 2<sup>nd</sup>. emergency access discussion further study to be done, work with board engineers, wheel stops, electric charging stations, addition lighting if lights cause negative effect to neighbors. AFH, NJDEP ground water monitoring to continue, keep town informed, up to date, real time.

Mr. Mullin, 2<sup>nd</sup>. started application, submit plans off residential road accommodations made until road is constructed, also permanent road gated, bust thru if emergency, eliminate 2 parking spaces to do this, agreed to electric charge stations, condition drag lines easy to set up when time is ready.

Motion to approve by Mr. Foor, seconded by Mr. Vaccaro  
Roll Call: Mr. Foor-yes, Mr. Vaccaro-yes, Chairperson Finn-yes  
Mr. Teague-yes, Mr. Stavallo-yes

APPLICATIONS: None

APPROVAL OF MEETING MINUTES:

August 3, 2021 Regular meeting minutes  
Motion to approve by Mr. Stavallo, seconded by Mr. Vaccaro  
Roll Call: Mr. Stavallo-yes, Mr. Vaccaro-yes, Chairperson Finn-yes  
Messrs. Foor-yes, Teague-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

410 05	104.00
410 06	585.00
410 07	240.50
410 08	240.50
410 09	338.00
Total:	\$1,508.00

Total Bills paid \$ 6,620.57

Bill report given by Mr. Foor

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

ROLL CALL: Mr. Vaccaro-yes, Mr. Stavalo-yes, Chairperson Finn-yes

Messrs. Foor-yes, Teague-yes

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:15 P.M.

Respectfully submitted

Marianne Borthwick  
Secretary to the Board