

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, OCTOBER 4, 2021  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Barron at 6:00 P.M. on Monday, October 4, 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	Chairperson	Present
Felicia Finn	Vice Chairperson	Present
Rory Wells	Mayor's Designee	Present
James Vaccaro	Councilman	Present
Bill Foor	Member	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:

None

APPLICATIONS:

Minor Site Plan Loading Dock  
Block 72.01 Lot 14.03 2400 Ridgeway Rd.  
Applicant: Cihera Properties, LLC, Martinez  
Attorney: Robert C. Shea, Esq.  
Case #2021-00268

Mark DeLilla, for Robert C. Shea office, engineer is not present, on his way, would like to start 2400 Ridgeway Road, PORLI office research, light industrial, loading dock to east end of 1 story building, constructed.

Mr. Mullin 's report 8/17/21 waivers, minor in nature, meets & bounds 1 lot, right of way, no architectural, solid waste, soil test, wetlands, parking lot improvements.

Mr. Mullin, no objection to waivers, may at some time be requested by planning/zoning.

Mr. Wells, was a violation issued, Mr. DeLilla, yes.

(Engineer present 6:10 PM)

Mr. Hock, to swear in both, Shir Kotdawan, Engineer, sworn & accepted by Board, Enrika Martinez, owner of Cihera Properties, sworn in.

Mr. Martinez, 5 employees, Monday-Friday 7:00-4:00, Saturday 7:00-2:00, deliveries daily 2 per day.

Mr. Kotdawan, summarized, 544 slab loading dock, patio block, no other changes, scope of work very small. Drainage plan 2015, drainage into storm water system on sight.

Mr. Mullin, discrepancy, run-off on site, 1.5 sign variance?

Mr. Kotdawan, was in R of W, moved in on property, does not meet setbacks, Mr. Mullin needs variance,

Mr. Kotdawan will move back further to eliminate need for variance.

Mr. Mullin, sign 24 sq ft , 20 sq ft allowed, variance for size.

Ms. Finn, what was there before, Mr. Kotdawan, millings, exhibit A-1 photo

Mr. DeLilla, storage container will be moved to comply, exhibit A-2 photo sign.

Mr. Mullin, drainage, zipper drainage to pipe in back of building, Mr. Kotdawan will verify size.

Mr. Mullin, top & bottom of wall revised plan, make clear no additional. No Pinelands/OC Planning Board. Mr. Kotdawan, yes.

Mr. Hock, recapped, variance for sign size only, waivers ok, agree to address Colliers Engineering letter, ok.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

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

Roll Call: Ms. Finn-yes, Mr. Wells-yes, Chairperson Barron-yes  
Messrs. Vaccaro-yes, Foor-yes, Teague-yes, Stavallo-yes

Minor Site Plan Approval/Variance Sign  
Block 100 Lot 23 36 Lacey Road  
Applicant: KC Sign Co. Steve Clark/Greg Feld ( Community Reformed Church)  
Attorney: Joseph Michelini, Esq.  
Case #2021-00269  
Mr. Hock, difficulty with public notice, applicant asked to be carried to next meeting.  
Notice required.

APPROVAL OF MEETING MINUTES:  
September 7, 2021 Regular meeting minutes  
Motion to approve by Mr. Vaccaro, seconded by Ms. Finn  
Roll Call: Mr. Vaccaro-yes, Ms. Finn-yes  
Messrs. Foor-yes, Teague-yes, Stavallo-yes

PAYMENT OF BILLS:

Colliers/Maser	
40150	\$ 43.75
40249	2,718.75
40149	87.50
40110	344.45
40061	175.54
40148	43.75
40147	771.61
40146	891.43
40145	1,137.50
40144	876.80
40143	87.68
40142	87.50
40141	87.50
Total:	\$7,353.76

Hock	
41074	299.00
41075	52.00
41076	130.00
Total:	\$481.00

Total Bills paid \$ 7,834.76

Bill report given by Mr. Foor  
Motion made to pay bills by, Mr. Vaccaro, seconded by Mr. Stavallo  
ROLL CALL: Mr. Vaccaro-yes, Mr. Stavallo-yes, Chairperson Barron-yes  
Messrs. Foor-yes, Teague-yes, Wells-yes, Stavallo-yes

PROFESSIONAL REPORTS: None

OPEN PUBLIC PORTION:

Hearing none

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