

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, JANUARY 10, 2022
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY
VIRTUAL ZOOM MEETING

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Barron at 6:18 P.M. on Monday, January 10, 2022.

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
Michele Zolezi	Councilwoman	Absent
Bill Foor	Member	Present
James Teague	Member	Present
Timothy Poss	Member	Present
Frank Stavalo	1st, Alternate	Present
Todd Luttman	2nd. Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

1. Memorialization of a resolution approving Preliminary/Final Site Plan Approval, for 2132 Route 37 West
Block: 38 Lot: 4
Applicant: 2132 Route 37, LLC
Attorney: Keith Davis, Esq.
Case #2021-00267
Approved: December 6, 2021

Mr. Hock: The site plan application being made to construct a three-story 124-bed short-term acute care facility with associated infrastructure improvements is pursuant to the terms of the "2132 Route 37 Redevelopment Plan" and all proposals meet requirements and complies with all use and bulk requirements set forth therein. The site plan was approved by the Board with the following conditions:

1. The Applicant shall enter into a redeveloper's agreement with the Township of Manchester.
2. No variance or waivers are granted from the requirements of the Redevelopment Plan.
3. A cross access easement agreement shall be entered into with the property to the west of the subject site and this agreement shall be subject to review and approval of the Board Attorney.
4. Applicant shall provide a forest preservation area.
5. The sidewalks adjacent to the parking stalls shall be six (6) feet wide to accommodate the required 2-foot vehicle overhang and a 4-foot-wide unobstructed walkway.
6. Safety railings shall be depicted on the plan adjacent to the retaining walls, the final design of which shall be subject to review and approval by the Board Engineer.
7. The landscape plan shall be amended to substitute the willow oak species with red oak species along the cart ways and parking areas.
8. Deliveries and garbage pick-up should be limited to the hours of 8:00 am- 6:00 pm, Monday-Friday.
9. Correction made to the proposed Resolution that the generator should be tested no more than required by law.
10. A Turning template should be submitted for fire trucks.
11. Lighting shall have the appropriate shielding.
12. Noise Control Act tests need to be submitted to the Board Engineer prior to occupancy.

Mr. Barron: Called for any questions from the Board. No questions.

Motion to approve Resolution with corrections made by, Rory Wells, seconded by Frank Stavalo

ROLL CALL: Chairperson Barron-Yes, Ms. Finn-Yes, Ms. Zolezi-Absent

Messrs. Foor-Yes, Teague-Yes, Wells-Yes, Poss-Yes, Stavalo-Yes, Luttman-Yes

APPLICATIONS:

~~1. Application for Minor Subdivision with Bulk Variances~~

~~Applicant: Ronald Raisin~~

~~Block: 1.29 Lot: 1~~

~~Property Address: 112 Southampton Blvd.~~

~~Attorney: Paul R. Edinger, Esq.~~

~~Case# 2021-00270~~

TO BE CARRIED TO FEBRUARY 7th, 2022 MEETING- NEW NOTICE REQUIRED. Board was not able to accept jurisdiction due to insufficient Notice provided.

ADMINISTRATIVE SESSION:

Mr. Barron: Called for a Motion to carry the approval of the Minutes from the December 6, 2021 meeting to the February 7, 2022 meeting.

Motion to carry December 6, 2021 Minutes made by, Felicia Finn, seconded by Rory Wells

ROLL CALL: Chairperson Barron-Yes, Ms. Finn-Yes, Ms. Zolezi-Absent

Messrs. Foor-Abstain, Teague-Yes, Wells-Yes, Poss-Yes, Stavalo-Yes, Luttmann-Yes

PAYMENT OF BILLS:

Colliers Engineering and Design

MCP001	General Planning Board Services	\$147.50
MCP073	Paramount Commons at Whiting	\$2,275.00
MCP074	Application Review-2132 Route 37, LLC	\$2,496.21
MCP074	Application Review-2132 Route 37, LLC	\$4,497.68
MCP076	Resolution Compliance-2065 Hwy 37, LLC	\$437.50
MCP078	Resolution Compliance-Minor Subdivision B: 1.356, L16, 23, 24	\$326.40

Total: \$ 10,180.29

Gregory J Hock, Esq.

MCP001	General Planning Board Services	\$97.50
	Attend Planning Board Meeting	
MCP074	Attend Planning Board Meeting 2132 Route 37, LLC	\$634.50
MCP084	File Review and Correspondence Minor Subdivision Raisin	\$253.50
MCP085	File Review and Correspondence Minor Subdivision Ortense	\$169.00
MCP085	File Review and Correspondence Minor Subdivision Ortense	\$97.50

Total: \$ 1,252.00

Total Bills paid \$ 11,432.29

Bill report given by Mr. Foor

Motion made to pay bills by Felicia Finn, seconded by Rory Wells

ROLL CALL: Chairperson Barron-Yes, Ms. Finn-Yes, Ms. Zolezi-Absent

Messrs. Foor-Yes, Teague-Yes, Wells-Yes, Poss-Yes, Stavalo-Yes, Luttmann-Yes

PROFESSIONAL REPORTS:

Mr. Mullin: Thank you for appointment as Planning Board Engineer.

Mr. Hock: Thank you for appointment as Planning Board Attorney.

Comments from the Board:

Mr. Wells: Thanked the Planning Board appointed professionals for all they do. They are always available to take his calls and questions.

Thanked the Mayor for re-appointing him as his designee and assured the public and everyone present that it is not a responsibility that he takes lightly.

Thanked James Vaccaro for his years of service and assured him that it has certainly not gone unnoticed.

Mr. Vaccaro: Thanked Mr. Wells.

Mr. Wells: Thanked Mr. Foor for taking on the responsibility of the bills again and for the great job with the bills that he has been doing.

Thanks Chairman Barron.

Mr. Barron: Announced that Felicia Finn was appointed to the Economic Development Committee of the Township of Manchester.

Mr. Finn: Asserted that she was very excited.

Mr. Barron: Thanked Mr. Vaccaro and said that maybe he would be with the Board next year.

Asked the Secretary to provide the Board members with an updated roster with correct addresses and emails and he also asked that the website be updated.

OPEN PUBLIC PORTION:

Hearing none. Closed public portion.

MOTION TO ADJOURN: by Rory Wells, seconded by Frank Stavalo.

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:31 P.M.

Respectfully submitted

Amanda Kisty
Secretary to the Board