

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, March 7, 2022  
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, March 7, 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	Present
Bill Foor	Member	Present
James Teague	Member	Present
Timothy Poss	Member	Present
Frank Stavalo	1st, Alternate	Present
Todd Luttmann	2nd. Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

1. Memorialization of a resolution denying an 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  
Denied February 7, 2022

Mr. Hock: The applicant proposed to subdivide an existing oversized lot into 3 lots, two of which conform and one undersized lot would be created. The Board determined that the proposed subdivision would be out of character with the neighborhood where approximately 80% of the existing lots are conforming and the minority are undersized. The C-2 requirements were not met so the purposes of the Municipal Land Use Law will not be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation do not substantially outweigh its detriment. Applicant will not suffer undue hardship if the application is denied so the standards of the C-1 requirements were not met. Finally, the application did not present a better zoning alternative. The application was denied.

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

Motion to approve Resolution to deny Application 2021-00270 made by, Rory Wells, seconded by Michele Zolezi

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

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

2. Memorialization of a resolution approving an Application for Minor Subdivision with Bulk Variances  
Applicant: Nicholas and Kate Ortense  
Block: 1.318 Lot: 35, 37 & 38  
Property Address: 1309 Monmouth Ave  
Engineer: Kenneth Schlatmann, PE  
Case#2021-00271  
Conditionally Approved on February 7, 2022

Mr. Hock: The applicant proposed to re-subdivide three existing tax lots, two of which are significantly undersized, so to create two conforming lots. The Board found that the application promoted the purpose of zoning. The new lot line does not create a nonconforming bulk condition that would otherwise require a variance. The home has an existing nonconforming rear yard setback of 24.43 feet to the home and 18 feet to the wood deck, where 26 feet is required, which will remain unchanged by this application. All structures conform otherwise. The Board permitted a waiver for the sidewalk. The property maintenance violation was abated and confirmation from the Code Enforcement Officer was received.

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

Motion to approve Resolution to approve Application 2021-00271 made by, Michele Zolezi, seconded by James Teague

ROLL CALL: Chairperson Barron-Yes, Ms. Finn-Abstain, Ms. Zolezi-yes  
Messrs. Foor-Yes, Teague-Yes, Wells-Abstain, Poss-Yes, Stavalo-Abstain, Luttman-Yes

#### APPLICATIONS:

1. Preliminary/Final Site Plan Approval  
Property Address: 420 Lacey Rd.  
Block: 109 Lot: 1.02  
Applicant: Paramount Commons at Whiting, LLC  
Engineer: Landcore Engineering Consultants, PC  
Attorney: Greg I. Adelman, Esq.  
Case #2020-00258  
Application to be carried to a date to be determined

Mr. Ortense appeared and asked for confirmation that the Resolution for his application was approved. Both Mr. Barron and Mr. Hock confirmed that the Resolution for Application 2021-00271 was approved.

#### ADMINISTRATIVE SESSION:

Mr. Barron: Called for a Motion for approval of the Minutes from the February 7, 2022.

Ms. Zolezi: Requested one typographical change, which she discussed with the Planning Board Secretary prior to the meeting.

Motion to approve February 7, 2022 Minutes with the change requested by Ms. Zolezi made by, Felicia Finn, seconded by James Teague

ROLL CALL: Chairperson Barron-Yes, Ms. Finn-Yes, Ms. Zolezi-Yes  
Messrs. Foor-Yes, Teague-Yes, Wells-Yes to the portion he was there for and abstain from the portion of the meeting he was absent, Poss-Yes, Stavalo-Abstain, Luttman-Yes

#### PAYMENT OF BILLS:

Bill report given by Mr. Foor:

We are in receipt of seven invoices from Collier Engineering and Design total of 50.25 hours and an amount of \$8,586.86. We are in receipt of six invoices from Mr. Hock, ESQ for 13.25 hours and \$1,987.50. The total of the invoices is \$10,574.36. The services are in support of:

Project No.	Project
MCP001	General Planning Board Service (two Invoices)
MCP009	Presidential Gardens Major Site Plan
MCP072	Minor Site Plan – Leisure Knoll Manchester Association, Inc.
MCP073	Paramount Commons (two invoices)
MCP074	Preliminary and Final Site Plan for 2132 Route 37 (Two invoices)
MCP076 (Two Invoices)	Preliminary and Final Site Plan and Major Subdivision -2065 Highway 37
MCP0084	Minor Subdivision – Ronald Raisin
MCP0085	Minor Subdivision - Nicolas Ortense (Two invoices)

The services are in support Correspondence; Application and Litigation Review; Resolution Preparation and Compliance, Bond Estimate and Preparation for and Attendance at Planning Board and Town hall Meetings.

I find the charges to be reasonable and appropriate and recommend approval.

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

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

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

Review of Township Ordinance 22-10 amending Application checklist:

Mr. Hock: Explained that this Ordinance arose from our last application that had open code violations upon appearance before the Board for variance relief. In order to make that legal going forward we have to have that as a requirement in our Application Checklist to be free from outstanding property maintenance violations. This protects us from an appeal or litigation in the future.

Mr. Mullin: Explained that this is a courtesy review to make sure that the change in Ordinance is consistent with the Master Plan. All it did was modify B9 and add that the property must be clear of open property maintenance violations. It was a very simple and very straightforward.

Mr. Barron: Asked the Board if they had any questions or comments.

Ms. Zolezi: Added a comment that the date on the proposed Ordinance should be corrected to reflect the right year.

Motion made in support of Town Council adopting Ordinance 22-10 subject to the date being corrected made by Felicia Finn, Seconded by James Teague

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

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

#### PROFESSIONAL REPORTS:

Mr. Mullin: None.

Mr. Hock: None.

Comments from the Board:

Mr. Barron: Asked Mr. Foor if there were any meetings of the Environmental Committee to report on.

Mr. Foor: Yes. The environmental Committee did meet and discuss the Paramount Commons application, a report of which was provided to the Board.

Mr. Barron: Asked Ms. Finn if she had anything to report from her meeting with the Economic Development Board.

Ms. Finn: Nothing to report. It was a very short meeting.

Mr. Barron: Asked Ms. Zolezi if she had anything to report from the Town Council.

Ms. Zolezi: Nothing to report except that the Council is very supportive of all the decisions that have been made recently by the Planning Board.

#### OPEN PUBLIC PORTION:

Hearing none. Closed public portion.

MOTION TO ADJOURN: by Michele Zolezi, seconded by James Teague.

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:15 P.M.

Respectfully submitted

Amanda Kisty  
Secretary to the Board