

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, MAY 2, 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, May 2, 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	Absent
Frank Stavalo	1st, Alternate	Absent
Todd Luttmann	2nd. Alternate	Present
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

1. Resolution approving Preliminary and Final Site Plan Approval
Property address: 420 Lacey Rd.
Block: 109 Lot: 1.02
Applicant: Paramount Commons @ Whiting, LLC
Engineer: Landcore Engineering Consultants, PC
Attorney: Greg L. Adelman, Esq.
Case # 2020-00258

Mr. Hock: Application to develop a remaining lot from a three lot subdivision which was the subject of a site plan approval back in 2005. Applicant applied to the Planning Board of the Township of Manchester to construct an 8,951 SF multi-tenant commercial pad with a drive-thru and associated infrastructure improvements necessitating preliminary and final major site plan approval with bulk variances for the premises located at 420 Route 530 (Lacey Rd.), also known as Block 109, Lot 1.02, as designated on the official tax map of the Township of Manchester. The impervious coverage will be reduced with this application including variances for and accessory structure setback. Applicant still needed relief but it was actually reduced from the original approval.

Additional relief needed for signage, due to the unique location of the lot next to the slope of a drainage basin. It just made more sense to have the sign where it was proposed because of that and because of the visibility from the road.

Board took testimony from architect, engineer, traffic engineer and a professional planner C-2 requirements were met because the project promoted aesthetics, safety and free flow of traffic and it was in keeping with the goals of the master plan. The board found the testimony valid and credible and granted the variances requested. The applicant also needed variances for tenant signs. They exceeded the number of signs allowed, but because it was a multi-tenant project the amount of signs made sense and it was not cluttered. The Board still found the proposal to be aesthetically pleasing and granted the variances required for the tenant signage.

Our standard conditions were imposed in addition to two specific conditions including:

Drainage easements and cross access easements required to be provided and reviewed by the Board Engineer and Board Attorney. Trash pick-up is limited to 8:00 a.m. to 5:00 p.m. and the Board requested sound deadening equipment inside the trash enclosures. No parking and fire lane marking to be added to the plans and additional bollards were requested by the Board members. Board asked for an additional EV parking stall.

Mr. Hock asked if there were any questions from the Board Members?

Mr. Barron: Asked if the Verizon address and Notice issue was rectified.

Mr. Hock: Confirmed that we did not hear anything from Verizon regarding any conflict with the application.

Mr. Barron asked for a Motion to approve.

Mr. Wells made a Motion to approve.

Ms. Finn seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi- Absent; William Foor- Abstain; James Teague-Yes; Timothy Poss-Absent; Frank Stavalo- Absent; Todd Luttmann-Yes

APPLICATIONS:

1. Minor Subdivision
Property Address: Second Ave
Block: 1.33 Lots: 9 & 16
Applicant: PKN Developments, LLC
Engineer: William A Stevens, PE, PP
Attorney: John J. Doyle, Esq.
Case #PB-2022-01

Mr. Doyle: Relatively simple, fully conforming minor subdivision. No notice required. The Applicant is just changing lot lines to create three conforming lots. They are also asking for a waiver for sidewalks and curbs because there are very few in the neighborhood. Engineer had a question in his review letter about encroachment, but the applicant does not own that lot and the person that owns that lot will notify the person encroaching that the structure needs to be removed.

Mr. Hock swore in Mr. Stevens.

Mr. Stevens licensed engineer in the state of NJ said he has appeared before the Board in this capacity before.

The Applicant is looking to create two fully conforming 100 ft. x 100 ft. lots located on the western side of the property and one oversized 125 ft. x 100 ft. on the eastern side. The encroachment that was spoken about is on the eastern side of the property and it is nothing that is permanent and would be easily removed.

Mr. Stevens confirmed that the Subdivision will be filed by Map and not by deed as requested, that monuments will be installed and that no variances are being requested, just the waivers for the sidewalks and curbs.

Mr. Doyle added that PKN Developers is from the area and has done a lot of work in other parts of the county and he has a good relationship with the people in the area.

Mr. Barron asked the Board members if there were any questions. There were none.

Mr. Barron opened the matter up to the public. There was none. Public portion was closed.

Mr. Barron asked for a Motion to approve this subdivision with the waivers requested.

Mr. Wells made a motion to approve.

Mr. Luttmann seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavallo-Absent; Todd Luttman-Yes.

2. Minor Subdivision

Property Address: 112 Southampton Blvd

Block: 1.29 Lots: 1

Applicant: Ronald Raisin

Surveyor: Robert H. Morris, PLS

Attorney: Paul R. Edinger, Esq.

Case #PB-2022-03

Mr. Edinger: Explained that this is an application for a Minor Subdivision to create two conforming lots, and, in accordance with Mr. Mullin's review letter, the Applicant is requesting waivers from the requirement to install curbs and sidewalks. The Applicant will perfect the subdivision by map, monuments will be installed and no variances will be required.

Mr. Hock asked if Mr. Mullin had any objection to the waivers requested and Mr. Mullin replied that he had no objection.

Mr. Barron asked for a Motion to approve the waivers requested.

Mr. Wells made a motion to approve.

Ms. Finn seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavallo-Absent; Todd Luttman-Yes.

Mr. Hock swore in Mr. John Beletza, PE, PP, CME, licensed in the state of NJ since 1998. He is the Vice President of Nelson Engineering. His credentials were accepted by the Board.

Mr. Beletza: The Applicant's property is one single family "L" shaped lot with three (3) frontages of 100 ft. on First Ave, 200 ft. on Southampton Blvd, and 175 ft. on Second Avenue. It is known as Lot 1, Block 1.29. There is an existing single family one-story dwelling on the lot fronting on Southampton Blvd. with an above ground pool, a shed, a paver patio, driveway and concrete walks. The property is 27,500 SF in the R-10 zone.

The Applicant is proposing one 100 ft. by 100 ft. lot to the south, which would front on First Ave and one 100 ft. by 175 ft. lot to the north which would front on Second Ave. The Applicant is also proposing to demolish all existing improvements and structures on the existing property and will be constructing two new two and a half story dwellings on the proposed new lots. A waiver for the construction of sidewalks and curbs is requested because there are none in the area. The Subdivision will be filed by map and the Applicant will comply with the any outside agency approvals required.

Mr. Barron asked if there were any questions from the Board members. There were none.

Mr. Barron asked if the Applicant would stipulate that the 100 ft. by 175 ft. lot cannot be subdivided again.

Mr. Hock said no the Board cannot make that a condition.

Mr. Barron: This is the same applicant that was here two months ago that applied for a three lot subdivision with one undersized lot and the Board denied that Application.

Mr. Mullin asked to confirm which way the houses would be fronting.

Mr. Buletza repeated that the Applicant is proposing one 100 ft. by 100 ft. lot to the south, which would front on First Ave and one 100 ft. by 175 ft. lot to the north which would front on Second Ave.

Mr. Barron asked if the driveways to the two proposed dwelling are going to be away from Southampton or close to Southampton.

Mr. Buletza stated that he would recommend to the applicant that the driveways for both lots should be further away from the intersection.

Mr. Barron asked if there were any comments from the public. There were none.

Mr. Barron asked for a Motion to approve this subdivision with the waivers requested.

Ms. Finn made a motion to approve.

Mr. Teague seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavalo-Absent; Todd Luttman-Yes.

ADMINISTRATIVE SESSION:

Mr. Barron asked for a Motion to approve the Minutes from the April 4, 2022 regular meeting.

Mr. Luttman made the Motion

Mr. Wells seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavalo-Absent; Todd Luttman-Yes.

Mr. Foor read the report into Record:

We are in receipt of 8 invoices from Collier Engineering and Design total of 47.75 hours and an amount of \$8687.12. We are in receipt of six invoices from Mr. Hock, ESQ for 8.9 hours and an amount of \$1,335.50. The total of the invoices is \$10,022.12. The services are in support of:

Project No.	Project
MCP001	General Planning Board Service
MCP073	Paramount Commons at Whiting (three invoices)
MCP074	Preliminary and Final Site Plan for 2132 Route 37 (two invoices)
MCP076	Preliminary and Final Site Plan and Major Subdivision -2065 Highway 37 (two invoices)
MCP0084	Minor Subdivision – Ronald Raisin (two invoices)
MCP0085	Minor Subdivision - Nicolas Ortense
MCP0087	Minor Site Plan – Inspire NJ
MCP0088	Minor Subdivision – PKN Development LLC

The services are in support Correspondence; Application and Litigation Review; Resolution Compliance; Reforestation Plan Review; and Preparation for and Attendance at Planning Board and Team Meetings.

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

Mr. Barron asked for a Motion to pay the Bills.

Mr. Wells made the Motion to pay the Bills.

Mr. Teague seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavalo-Absent; Todd Luttman-Yes.

PROFESSIONAL REPORTS:

Mr. Barron asked if there were any professional reports from the Board Engineer or the Board Engineer. There were none.

Mr. Barron asked if there were any Professional Reports from any of the Board Members.

Mr. Foor said that the Environmental Committee met and will be writing an email to the Mayor regarding the JCP&L energy efficiency program. They provided a lot of information that would be worthwhile to a lot of our residents about how they can save money. They also did a review of the Open Space Inventory report.

Mr. Wells asked Mr. Foor if there will be a Green Day at Town Hall on May 18th.

Mr. Foor said that it sounded familiar but he could not confirm the date.

Mr. Wells said that he believes that it is the 18th of May here at Town Hall and there will be electric vehicles displayed and a number of participating “green” agencies. He also could not confirm the date but he believes it was the 18th of May.

No professional reports from Ms. Finn.

ITEMS FOR DISCUSSION:

Review of Ordinance 22-12- ORDINANCE FOR THE ADOPTION OF THE FLOODPLAIN MANAGEMENT REGULATIONS OF MANCHESTER TOWNSHIP

Mr. Mullin read the synopsis of the Ordinance into record:

The Federal Emergency Management Agency (FEMA) has recently reviewed the New Jersey model flood damage prevention ordinance and recommended that the New Jersey Department of Environmental Protection (NJDEP) revise it to ensure all New Jersey participating community ordinances are compliant with the National Flood Insurance Program (NFIP). As an outcome of that audit, FEMA has directed that new model ordinances be developed which incorporate the higher State standards found in the Flood Hazard Area Control Act and the Uniform Construction Code. This recommendation is in addition to a post-Superstorm Sandy recommendation that NJDEP’s model ordinance transition to a FEMA-approved version that coordinates with State building codes enforced by local Construction Officials. Ocean County has been selected for mandatory County-wide adoption. The Model Code Coordinated Ordinance must be completed no later than May 10, 2022.

Mr. Barron asked if there were any questions from the Board members. The Board had none.

Mr. Mullin explained that they took the state’s Ordinance and made it “Manchester Township Specific.”

Mr. Hock asked to confirm the typo in the second reading date. It was confirmed by the Planning Board Secretary.

Mr. Barron asked for a Motion to approve Ordinance 22-12 with the correction of the typo in the second reading date.

Mr. Finn made a Motion to approve Ordinance 22-12 with the correction.

Mr. Wells seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Rory Wells-Yes; Michele Zolezi-Absent; William Foor- Yes; James Teague-Yes; Timothy Poss-Absent; Frank Stavallo-Absent; Todd Luttmann-Yes.

OPEN PUBLIC PORTION:

Mr. Barron opened up to the Public for Comment. There was none.

MOTION TO ADJOURN: by Rory Wells, seconded by Felicia Finn.
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 6:28 P.M.

Respectfully submitted

Amanda Kisty
Secretary to the Board