

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
Thursday, August 25, 2022**

**Manchester Township  
1 Colonial Drive  
Manchester, NJ**

**MINUTES OF MEETING**

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:35 p.m. by Chairwoman Linda Fazio.
2. This meeting had been duly advertised, filed and posted in accordance with the Open Public Meetings Act.
3. A Pledge of Allegiance and Salute to the Flag.
4. Roll Call: Members Present: L. Fazio, W. Cook, H. Glen, P. Dambroski, T. Umlauf, S. Galbreath, R. Arace  
Members Absent: M. Dwyer, S. Brustman  
Also Present: C. Reid, Board Attorney and M. Rohmeyer, Board Engineer

**Administrative Session:**

**Approval of Minutes:** July 28, 2022 meeting

Motion to Approve by W. Cook seconded by H. Glen

Roll Call: W. Cook-yes, H. Glen-yes, P. Dambroski-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

**Payment of Bills:**

MTZB-R7810 for T&M Associates in the amount of \$906.25 for Case ZB22-07.

MTZB-R7780 for T&M Associates in the amount of \$165.00 for Case ZB22-04.

MTZB-R7820 for T&M Associates in the amount of \$477.75 for Case ZB22-08.

MTZB-R7740 for T&M Associates in the amount of \$243.75 for Case ZB21-75.

Motion to Approve by W. Cook seconded by P. Dambroski

Roll Call: W. Cook- yes, P. Dambroski-yes, H. Glen-yes, T. Umlauf-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

**Correspondence:**

Mr. Reid reviews letter received from Ross & Peggy Briggs, requesting to carry to the September with waiver of time and no further notice.

Motion to Carry 22-07 Ross & Peggy Briggs by W. Cook seconded by T. Umlauf.

Roll Call: W. Cook-yes, T. Umlauf-yes, H. Glen-yes, P. Dambroski-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

**Professional Reports:** none.

### **MEMORIALIZATIONS:**

Memorialization of a variance relief to construct a single family residence with minimum lot area variance, minimum lot frontage variance, minimum lot width variance and minimum improvable lot area variance. Applicant: KSD Homes, Inc. Block 99.69 Lot 1 Hegstrom & Philadelphia Avenue Approved at the July 28, 2002 meeting. Case ZB22-05  
Motion to Approve by W. Cook seconded by P. Dambroski.

Roll Call: W. Cook- yes, P. Dambroski-yes, H. Glen-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

### **APPLICATIONS:**

1. Case 22-08	Jeffrey Jerman	Block 1.348 Lot 34 & 36
	PO Box 922	Englemere Boulevard
	Point Pleasant, NJ	Zone R10

L. Fazio reviews variance request to construct a single family dwelling on a lot having an area of 7,500 square feet where 10,000 square feet is required, lot frontage of 75 feet where 100 feet is required, lot width of 75 feet where 100 feet is required and improvable lot area of 4,225 square feet where 5,800 square feet is required. Applicant proposes to construct an approximate 65-foot roadway along the frontage of the property. Jeffrey Jerman applicant and Williams Stevens, PE, PP sworn in and credentials accepted. Mr. Jerman presents the following exhibits:

A1: affidavit

A2: buy/sell letters- no responses received. Ms. Fazio exhausts buy/sell letters with the public.

A3: house plan

A4: aerial

A5: site plan

Mr. Jerman to Mr. Stevens did you view and prepare these plans, Mr. Stevens-yes. Mr. Jerman please describe, Mr. Stevens- aerial photo from August 2022, really up to date, end of Englemere paved to where 65' will be paved by applicant. Mr. Jerman variances required, Mr. Stevens related to isolated undersized lot, 75 vs 100 on both front and width, 4,225 in lot area vs 5,800, variances necessary. Mr. Jerman out of the ordinary, Mr. Stevens- no can be done and comply with ordinance. Mr. Jerman meets setbacks, no detriment to air, light and open space, any detriment to zone or public good, Mr. Stevens yes, meets setbacks, keeps with R10 zone like conforming lots, no detriment, residential use. Mr. Jerman- describe home, Mr. Stevens- A3- one and a half story, updated model, 3 bedrooms, 2 and a half bath, single car garage. Mr. Jerman comments it's the same house with the changes from last time. Mr. Jerman any way to mitigate, Mr. Stevens-acquire land. Mr. Jerman the 65' road improvement, Mr. Stevens a little unusual, extends 10' needs to extend 65' to access lot, 28' width at 65' to extend Englemere, build paved road also 2' wide stone box to handle run-off, like this detail works well, extend municipal water and electric. Mr. Jerman any waiver, Mr. Stevens curbs and sidewalks. Mr. Jerman any in the area, Mr. Stevens not that I'm aware of. Mr. Jerman pave width 28' should be 30', Mr. Stevens actually 32' but beyond what is required by RSIS. Mr. Jerman two houses beyond-over building actually, Mr. Stevens-correct, RSIS allows smaller roads. Ms. Fazio- 28' versus 30' with stone, Mr. Stevens-yes, Ms. Fazio- why stone? Mr. Stevens-better drainage. Mr. Cook-extend water, same size, Mr. Stevens- yes 8" water main, hydrant immediately opposite, will work with utilities. Mr. Cook so it's lot-house-lot, Mr. Stevens-correct house on corner fronts Manchester. Mr. Cook to Mr. Jerman do you have any interest in Ridgewood, Mr. Jerman- no. Mr. Rohmeyer- reviewed, please discuss stormwater, Mr.

Stevens stone box proposed, grade to street from front of house, house to drywell, detrimental to neighbors if all to the street, drywell and recharge proposed. Mr. Umlauf could put under-stone, DGA as road, Mr. Stevens-typically it's sand that's there but could but would take away from drainage. Mr. Rohmeyer gravel turnaround, Mr. Stevens cul-de-sacs built, when finished will have. Mr. Rohmeyer temporary gravel to end of road, Mr. Jerman- no, 300' more just another 100' right now, Mr. Rohmeyer-for safety, Mr. Jerman couldn't do that even if we wanted, road not capable, Mr. Rohmeyer confirmation from Fire Department, Mr. Jerman service lot, Mr. Stevens-okay.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENTS.

Karen Argenti-61 Clearlake- less than 5,000 sq. ft. in Pinelands, new stormwater plan for major development. Mr. Stevens-not in Pinelands.

CLOSED TO THE PUBLIC.

Mr. Cook to Mr. Umlauf as long as it meets standards, concerned with driving in it. Mr. Stevens-boxed and leave them. Mr. Cook could condition. Mr. Rohmeyer base for structure purpose, Mr. Cook and Mr. Umlauf- yes. Ms. Fazio- a solid base. Mr. Umlauf- no more like DGA-sandy soils will depress. Mr. Stevens extend paved base area, Mr. Umlauf won't, Ms. Fazio okay with this, Mr. Jerman and Mr. Stevens- yes. Mr. Reid Fire Dept. condition- if okay.

Motion to Approve with conditions made by W. Cook and seconded by T. Umlauf.

Roll Call: W. Cook-yes, T. Umlauf- yes, H. Glen- yes, P. Dambroski- no, S. Galbreath- no, R. Arace- no, L. Fazio- yes.

Ms. Fazio thanks Mr. Jerman for listening to and addressing Board's concerns. Mr. Jerman surprised by vote.

2. Case 22-06	GT Jackson Properties, LLC 415 Clifton Avenue Lakewood, NJ	Block 69 Lot 1.02-1.09 Hangar Rd. & Ridgeway Road Zone PR40
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Ms. Fazio reviews Use variance to use the property for office use. The applicant proposes to construct 2 two story office buildings totaling 50,000s.f. each. The applicant also seeks a parking variance for 465 spaces where 500 spaces are required. The application is bifurcated and only the use and bulk variances are being considered by the Board. If the use variance is granted, the applicant will file a site plan application and a separate hearing will take place on notice to the public. Dante Alfieri-applicant' attorney-use variance and then site plan if approved, bulk variance has been eliminated. Mr. Alfieri- 2 office buildings 50,000sq.ft. each totaling 100,000sq.ft. Procedural question from Bernard riley-opposition attorney. Mr. Reid-answers cross after. Mr. Stevens, PE & PP sworn in and credentials accepted. Mr. Alfieri please orient Board. Mr. Stevens-series of exhibits:

A1: August 2022- subject site in shown in yellow, Ridgeway-north, 547-east, in between Pinelands Business, Ridgeway Liquors and Ridgeway Lock-up, subject property fronts on Hangar and Ridgeway and Cameron Road to the south, next to PB1 zone, property is in the PR40, some houses, 2 houses on Hangar, another road called Cove Ct. goes into property, vacant and wooded, Pinelands Regional Growth Area.

A2: tax map-highlighted, Block 69 Lots 1.02-1.09 8.6 acres in PR40, previously subdivided, lots do exist, 8 residential lots. Mr. Alfieri Board approve-consolidate, Mr. Stevens- yes, vacate Cove

Court and develop. Mr. Reid process to vacate Cove Court, Mr. Stevens 40' wide as road does exist, homes could be built, applicant would ask town to vacate. Mr. Reid any discussion, Mr. Stevens- not with me. Mr. Riley-objects. Mr. Alfieri will be done if approved. Mr. Umlauf the utilities there? Mr. Stevens there are homes so some, but would be municipal water and sewer, otherwise if developed residential will be septic and well. Ms. Fazio street used today, Mr. Stevens no, Ms. Fazio for emergency vehicles, Mr. Stevens not needed for that.

Mr. Alfieri what is the access to the site? Mr. Stevens referring to A3: 2- 2 story buildings, vacate, consolidated, frontage and access to 571, no access to Hangar Rd or Cameron. Mr. Alfieri isolated from residential lots, Mr. Stevens- yes, develop in accordance with PB1 zone, 13% versus 25% building coverage, 2 story comply at 35' height-PR40 versus 40' in PB1 zone, really about use, site plan to follow, Pinelands credits to purchase by applicant, 50' vegetative buffer, along residential property side, stagger double row evergreens. Mr. Alfieri removed need for parking variance, Mr. Stevens- 500 stalls, meets municipal standard. Mr. Reid reminds audience of no comments. Mr. Stevens continues avoid light spillage, on timer, less intrusive, refuse and recycling along PB1zone, properly screened, restrict hours 8am-5pm M-F, statement of operations-can add hours. Ms. Fazio requests to stay with use testimony, doesn't want to confuse. Mr. Stevens continues Ocean County waste, State water area and sewer service area. Mr. Cook involved with procuring site, Mr. Stevens-no. Mr. Rohmeyer inquires about traffic, Mr. Alfieri have expert. Mr. Riley how long zoned PR40 and how long PB1, Mr. Stevens-no, asking open ended questions, couldn't tell when. Mr. Riley what is the proposed lot coverage, Mr. Stevens- 62.6%. Mr. Riley meets Pinelands standard-area requiring ground water penetration, Mr. Stevens- Pinelands doesn't require. Mr. Riley business zone limits, Mr. Stevens PB1 zone-65%. Mr. Riley and if 8 homes constructed, Mr. Stevens- no requirement in PR40 so 100%, Mr. Riley but allowable, Mr. Stevens no regulation against it. Mr. Riley asks when the sub-division occurred, approved by the town, could be built, any reason it hasn't, Mr. Stevens replies quite a few years ago, there is a filed map so yes approved, yes it could be built, hasn't been constructed possibly not a good use. Mr. Alfieri engineering side right now. Mr. Riley as an Engineer 8 lots, Mr. Stevens could be constructed, Mr. Riley why not built, Mr. Stevens couldn't tell you. Mr. Riley bring in water and sewer, where is it now, Mr. Stevens closer to Route 70, more than a mile away. Mr. Riley accurate survey done, Mr. Stevens not by my office based on filed map. Mr. Riley what year, Mr. Stevens- I don't know. Mr. Riley talk traffic, Mr. Stevens- no.

#### **OPEN TO THE PUBLIC FOR QUESTIONS FOR THE ENGINEER.**

Mr. Reid- only questions to the Engineer, comments to Board are later.

Karen Argenti-61 Clear Lake Rd.- member of the Environmental Commission- doesn't look like 60%, Mr. Stevens-it's 62.6%, Ms. Argenti does that count parking- Mr. Stevens-no. Ms. Argenti meet stormwater requirements, green infrastructure, not large basins but smaller ones, you won't meet. Mr. Stevens that's opinion but assure will meet Pinelands requirements. Ms. Argenti fragile sensitive area, Mr. Stevens very familiar, not this site. Ms. Argenti knocks down trees, 50' not enough should be 100'. Mr. Stevens will have grading and clearing plan. Ms. Argenti native plants, Mr. Stevens yes required by Pinelands. Mr. Riley parking lot included? Mr. Stevens the 62% does, misunderstood question.

**CLOSED TO THE PUBLIC FOR QUESTIONS FOR THE ENGINEER.**

Mr. Cook EIS done? Mr. Stevens not yet. Mr. Dambroski Ocean County exempt explain, Mr. Stevens County purchased preserved. Mr. Dambroski military base requirements, Mr. Stevens certainly less residential development. Mr. Dambroski less development in total, Mr. Stevens homes could be built. Mr. Alfieri could present professional to illustrate what it could look like. Mr. Reid a brief overview. Mr. Umlauf what are the use of the buildings. Mr. Alfieri no proposed tenants at this time, office use, will present traffic expert.

John Rea- Principle-1431 Lakewood Manasquan, NJ-47 years' experience CE from NJIT, Masters from NYU, traffic studies in the area over the last 37 years, many appearances. Sworn in and credentials accepted. July 2022 level of service=delay at intersection. A-F, A the best, F the lowest, E or better acceptable. Peak hours both AM and PM, April 2022 schools were open, no detours, no construction, 2-day study, over last 5-6 years-4<sup>th</sup> time studying this intersection. Did traffic study for Jackson, aware of projects in area, knows this intersection. 10-year horizon is design year 2032, approved projects included, County park included, trip generation manual, traffic volume data, accepted by NJDOT. Ms. Fazio and Mr. Reid, please hold off conversation, interferes with recording. Mr. Rea peak AM & PM, not all traffic just peak, assumes works outside. In AM 134 in 18 out for a total of 152. In PM 24 in and 120 out for a total of 144, distributed to roadway, major Ocean County roadway sin area. Level of service E or better acceptable, site drive to Ridgeway operates at a C in the AM and a D in the PM, D means average delay in 2032 exiting driveway 30 seconds per vehicle. Intersection at Ridgeway and S. Hope Chapel with and without the build, in AM is level C, in PM is level D, doesn't mean no impact but minimal. No build delay at intersection exists, 28.2 seconds per vehicle, with build 29.5 seconds per vehicle, in the PM 38 seconds per vehicle, with build 43.2 seconds per vehicle. Mr. Rea concludes can be approved without significant delay, incremental, well within acceptable levels.

Ms. Fazio design with 8 homes impact, Mr. Rea less impact, Ms. Fazio AM was 144? Mr. Rea no 152. Ms. Fazio this is with and without the build, Mr. Rea yes provided both. Mr. Dambroski studies in past year diluted because of COVID or military base traffic, Mr. Rea volumes have recovered not back in certain areas, down 15-20% like high commuter areas but historical data says we're recovered. Mr. Dambroski gate count? Mr. Rea no but functioning. Mr. Dambroski but no actual count, what about emergency response. Mr. Rea continued in the future, they do what they do regardless. Mr. Dambroski with 500 parking spaces need for turn lane? Mr. Rea 200 or larger, accelerate/decelerate lane, left turn lane will look if use approved. Mr. Dambroski there's a military base, gravel pits, a walking community, Mr. Rea yes all in there. Ms. Fazio the park also, all in this, a 5-ton dump truck? Mr. Rea that's the acceleration/deceleration lane, formal or by pass lane, example- Monmouth County has by pass lanes, have to for County approval. Ms. Fazio any military base input, Mr. Rea states only response in Jackson was to remind they are there. Mr. Cook 571 with two lanes, race to one lane, Mr. Rea County to extend widening, by-pass or left turn lane. Mr. Cook D level of service, Mr. Rea 1.5 seconds in AM and 5 seconds in PM. Mr. Cook and the left onto 571, the left would be E category, Mr. Rea there are separate lanes out and yes. Mr. Rohmeyer what types of vehicles, Mr. Rea mostly passenger vehicles from workers, postal, FEDEX, UPS, box trucks no tractors. Mr. Arace comments about mutual aid from the base, minutes matter, any delay in response time, Mr. Rea- lights and sirens, get out of the way. Mr. Umlauf what were the hours of the study? Mr. Rea- 7am-9:30a, with peak hours from 7:15-8:15am and 2pm-6pm, with 4:30pm to 5:50pm as peak hours. Mr. Umlauf full capacity of site, Mr. Rea yes. Mr. Umlauf any COVID effect, Monday-Thursday no work on Friday. Mr. Rea Friday counts

done, generally not in this area. Mr. Umlauf summer traffic? Mr. Rea NJDOT keeps logs-seasonal areas, not the case with these roads. Mr. Umlauf Monday through Saturday office hours, more traffic. Mr. Rea not as busy on Saturdays. Mr. Arace- April 2022- % level between 2019 and 2022, Mr. Rea confident of what we will see going forward. Mr. Glen if 100 people at 5pm, how long to get out, Mr. Rea a very long time, 120 over 60 minutes, multiple businesses not all exiting at the same time, peak over 60 minutes, 2 cars per minute. Mr. Glen don't know businesses yet could be one, Mr. Rea generally staggered work hours like Amazon. Mr. Dambroski- Bell labs, Mr. Rea good example Mr. Dambroski, 1/5 of what can park, 1 hour to get out. Mr. Rea multiple tenants. Mr. Dambroski an emergency situation based on numbers, Mr. Rea emergency professionals would get them out, for example at NJDOT headquarters on time, 700-800,000 square feet, empties in 15 minutes. Mr. Cook if two to five cars waiting, Mr. Rea both left and right 30 seconds, light at 90 second cycle, there are much busier roads like Route 70 and people get out. Ms. Fazio how 2 cars, Mr. Rea- that's the average depends on business, very different today, not really all let out at the same time anymore.

Mr. Riley businesses in there? Mr. Rea I don't know. Mr. Riley different uses, different demands, like a medical office, Mr. Rea no medical office, just general office. Mr. Riley limiting anyway 50-60 employees, Mr. Rea can't speculate, based on data. Mr. Riley different office, different traffic, different parking demands, Mr. Rea ITT data collected shows. Ms. Fazio comments data included general office. Mr. Riley if I didn't ask could put medical office, Mr. Rea no spoke with client. Mr. Reid testimony overlooked. Mr. Riley based on multi tenants, what about single user. Mr. Rea ITT data was multi users many categories, if single user would re-do at site plan. Mr. Riley represent that, MR. Rea- no. Mr. Riley misrepresented to Board, Mr. Rea trying to find an example, Mr. Riley would the traffic be off, Mr. Rea-no, Mr. Riley could be higher, Mr. Rea not necessarily could be lower. Mr. Riley single user could be higher, Mr. Rea you asked is different I said yes, my client asked for multi-tenant. Ms. Fazio, you are basing your testimony on what's present? Mr. Rea-yes. Mr. Alfieri spoke with the applicant-stipulate not a single user tenant. Mr. Riley study with 8 homes, Mr. Rea- 8 peak hour. Mr. Riley 8 versus 152 in peak am and pm, Mr. Rea- yes. Mr. Riley in and out how many used. Mr. Rea- municipal ordinance requires 500 spaces, recommend land bank and reduce or green bank, unless necessary, only shown because required by ordinance. Mr. Riley numbers in and numbers out based on parked vehicles, Mr. Rea absolutely nothing to do with parking. Mr. Riley all spots used, how many, Mr. Rea- no, can't calculate depends on length of stay. Mr. Reid how many are enough, Mr. Rea- comfortable with 400, most it's 1 per 250, in Howell 3 per 1,000, in Manchester 5 per 1,000. Mr. Riley speed study, Mr. Rea- no-50mph. Mr. Riley higher at 60mph, Mr. Rea can't testify no speed study done. Mr. Riley will need turn lane, Mr. Rea concept plan, Mr. Riley twice as big, Mr. Rea 50% larger. Mr. Riley one lane in and one left and right lane out, Mr. Rea yes one lane in and 2 lanes out, one left, one right, deceleration lane by County will be required. Mr. Riley limits to time, Mr. Alfieri testimony provided 8am to 7pm 6days a week.

#### OPEN TO THE PUBLIC FOR QUESTIONS FOR THE TRAFFIC EXPERT.

Susan Wolf-9 Plymouth-400 spaces about same as Shoprite, 6 days a week-strikes me as more than office, wouldn't invest if tenants not known-2cars/minute? Mr. Rea- a super market more in and out, parked as work day.

#### CLOSED TO THE PUBLIC FOR QUESTIONS FOR THE TRAFFIC EXPERT.

Mr. Glen propose any traffic signal? Mr. Rea 2 lanes with stop sign, County won't approve. Mr. Alfieri presents Mr. Stevens as planner.

Mr. Stevens- what is proper use? Ideally suited for commercial 2 County 500 series roads, no blight in traffic, immediately adjacent to PB1 zone, can construct without detriment, create buffers, minimize office use to residential use, in other areas high density, transitional use, then residential, good location particularly suited. Mr. Stevens use-not permitted in accordance with PB1 zone, this property and this property only, special reasons-positive criteria. A. To encourage municipal action to guide the appropriate use and development of all lands in Manchester Township in a manner which will promote public health, safety, morals and general welfare; Mr. Stevens- appropriate use and location. C. To provide adequate light, air and open space; Mr. Stevens-perimeter buffers. G. To provide sufficient space in appropriate locations for a variety of agricultural, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all Manchester Township citizens; Mr. Stevens- office use good at commercial corner. Immediately adjacent to Joint Base, flight cross 571, base wants less residential, Pinelands regional growth area, plus municipal water and sewer service, 5,200 gallons on site with groundwater study, MUA water and sewer always better. Will comply with PR40 height rather than PB1. Mr. Stevens also show no negative detriment, property adjoins business zone, Pinelands regional growth zone, limit impact to Hangar Rd. and to Ridgeway Rd. Ms. Fazio residential plan- requires 8 wells and soil issues, Mr. Stevens can't say that it is, just not done. Mr. Arace potential noise impact, Mr. Stevens none yet, good transition use. Mr. Dambroski benefit to neighborhood? Mr. Stevens more for Town, that's up to you, ratables versus homes. Mr. Dambroski but is it particularly suited, Mr. Stevens my testimony is good transition. Mr. Dambroski no hardship can still do residential. Mr. Cook shouldn't mention ratables, not a reason. Mr. Stevens- sorry just about what alternative is better, particularly suited for this site. MR. Arace distribution from this project, estimate of time, Mr. Stevens- no. Mr. Rohmeyer noise, light, dust. Mr. Stevens no noise study, proposing buffer, not an issue, light directed onto property and on timer, down to security lighting, dust-not from office use. Mr. Rohmeyer no buffer right now between PR40 and PB1zone, Mr. Stevens correct. Mr. Rohmeyer so if homes-no buffer. Mr. Stevens only if each home does. Mr. Umlauf- like Pine Lake-privacy-more favorable, developer make more desirable if water/sewer to property. Mr. Stevens not a requirement so not an option. Mr. Umlauf-profitable by today's market. Ms. Fazio already approved for 8 homes, tier down transitional use-not seeing positive/negative criteria met. Mr. Umlauf not medical-substance abuse or rehab? Mr. Alfieri- general office.

Mr. Riley 100,000 square feet is transition? Mr. Stevens office use is, pretty common. Mr. Riley how long in use, did you check? Mr. Stevens no can't give exact date and that's what you asked for. Mr. Riley-how many acres zoned for PB1? Mr. Stevens- 110 acres. MR. Riley how many in use? Mr. Stevens can't say. Mr. Riley available space for this use, why go here then? Mr. Stevens would have to ask applicant his vision. Mr. Riley- not Town's either. Mr. Stevens-correct. Mr. Riley master plan can be reconciled, MR. Stevens no substantial detriment to the Master Plan. Mr. Riley no-reconcile that's what it says, Mr. Stevens-will leave to attorney. Mr. Riley safe to say you didn't, 35 years where the line is, Mr. Stevens will not cause substantial detriment, immediately adjacent to commercial zone, 500 series road. Mr. Riley point to Master

Plan. Mr. Stevens promote commercial, Mr. Riley no reason to not develop 8 homes, Mr. Stevens no it could be developed.

OPEN TO THE PUBLIC FOR QUESTIONS FOR THE PLANNER. Hearing none. CLOSED TO THE PUBLIC.

Mr. Reid- Board questions will be after Mr. Riley's cross.

Mordecai Eichorn-305 Main Street, Lakewood, NJ-property owner-sworn in. Mr. Eichorn would like to clarify facts, genesis, initially purchased for residential, owns other properties in area. Met with Township Engineer and Mayor, talked about municipal water and sewer, 400 apartments on Ridgeway, 400 houses in Jackson, townhomes across from Ridgeway liquors, suggestion from Township officials-move away from residential, a retail/office center previously approved by this Board. Mr. Riley-Objects-Town Officials should change zone-improper. Mr. Eichorn PB! Enhance business space Town eliminated. 15-18 acres to enhance commercial, my opinion. Mr. Riley- objects- not an expert, not a Planner. Mr. Reid- no he's not-can give his opinion.

Mr. Eichorn if Town wants to change zone- Officials can but have difference of opinions, property is adjacent to PB1zone, potential buyers, concern with flight path and noise, benefits have not been considered like closing off all traffic like buses from Cove and Hangar, not looking at trees anymore but homes, with this leaving existing and adding to it, 40-50 trees.

Mr. Reid-purview of the Board is to the use; we understand why you would want an approval. Mr. Eichorn will address office space- has evolved over the years, leave between 2:30 and 3 up until 6pm, could move buildings further apart. County roads are cost prohibitive, 1,00sq.ft. equals millions.

OPEN TO THE PUBLIC FOR QUESTIONS FOR THE APPLICANT. Hearing none. CLOSED TO THE PUBLIC.

Mr. Alfieri wraps up. Mr. Riley would like to present professionals and clients. Board recesses for 5 minutes at 9:25pm, returns 9:30pm.

Mr. Marc Leber-Planner for opposition sworn in and credentials accepted. Mr. Riley did you review the plans, Mr. Leber yes. Mr. Riley is this use appropriate. Mr. Leber seriously no, bifurcated application demonstrates legit need for use-office use at 15 year high or particular suitable like a hospital, what characteristics make it-traffic, zone plan, why did governing body neglect this use? Mr. Leber-further with positive criteria- Board has right to ask for EIS, traffic study, architectural plans, does it seem to fit? Board needs to look at Master Plan and part 6 1-7. 1. Does Board find compatible. 2. Board findings 3. Transitional use-not coordinated. 4. 8 acres of woods. 5-7. Does Board find furthers these goals? You would have to state this. Mr. Leber stormwater management incorporated-site can't handle this-would scale back impervious coverage- Board has right to ask for this. Mr. Leber don't know where positive criteria is on this, 8 acres cleared-couple of pines put on it, land survey missing- Board should ask for boundary and topography survey. Mr. Leber continues traffic of 8 homes versus office, total daily trip traffic 1,101 cars versus 8 homes and 80 trips a day. Mr. Leber happy to see plan change with full

movement driveway, Board has right to GAP analysis, 2 cars per minute, what if 6 cars per minute? Mr. Leber further states applicant is eligible for Pinelands approval? What are the Pinelands regulations, public sewer needs-10,000 gallons a day, nothing says plant can handle this, new pump station to be built, issues are intertwined? Mr. Leber what about County approvals, should be brought to Board now, early on not later in the process, arbitrary and illogical, no positive found. Mr. Riley the Medici case states reconcile the Master Plan-any evidence or testimony, Mr. Leber-no. Mr. Riley consistent with the Master Plan, Mr. Leber-no. Mr. Alfieri have you reviewed the Master Plan, Mr. Leber-yes. Mr. Alfieri balanced residential and commercial, Mr. Leber yes #1, Mr. Alfieri transition just a word would this not be in this? Mr. Leber-Planner testified basically just asking to move zone line one lot, State highway example-restaurant then office. Mr. Alfieri area exists-develop as residential in conflict, Mr. Leber-retention of wooded area clear whole lot, Mr. Alfieri –could though, Mr. Leber-yes. Mr. Alfieri with this significant buffer proposed Mr. Leber significant buffer, 50' pine trees and a fence. Mr. Alfieri significant existing buffer and more. Mr. Leber-tree location plan? Mr. Alfieri bifurcated application-other outside approvals. Mr. Leber restates where is sewer authority approvals, County approvals, EIS, traffic study, stormwater, lighting plan, buffers, not even a site plan as a Planner still can't wrap my head around this.

OPEN TO THE PUBLIC FOR QUESTIONS FOR THE OPPOSITION PLANNER. Hearing none. CLOSED TO THE PUBLIC.

Francis Novick-2977 Hangar Rd.-sworn in. Mr. Novick have lived here 4 years, bought because it's the PR40 zone, understands things can change. Originally from Brooklyn, found the perfect home, main concern is with traffic, turn into street  $\frac{3}{4}$  mile before blinker on, 15mph turn, now another turn after Hangar, still one lane, create rear end accidents, how is left turn proposed, mirror clipped with people passing on right shoulder waiting for me to make a left, traffic will make a left on Hangar rather than wait, all these buses, we welcome the homes, office complex hurts values, worked at a 178 door terminal, sometimes waiting more than 3 minutes to make a right, don't understand no study Friday. Mr. Riley adverse effect on you and neighbors, Mr. Novick-yes. Mr. Riley what is the speed now, Mr. Novick 50-65mph and sometimes really slow drivers at 40-45mph.

Steven Essich-2997 Hangar Rd.- sworn in. Married later in life, grew up on a farm, wife from Sicily, looked in many areas for home-2015 found dream house-wife's Tuscan villa-love this house, very blessed. Did my due diligence for this home, PR40 looked it up, don't want to see someone else's house, love the trees in front. Love the peace and serenity, frog sounds, wife's concerned with gas station across, no PR40-so this is a surprise. Work from home so noise is a concern. Left and right from Hangar more than 30 seconds, left onto Hangar, I'm waiting for a rear end accident, people race around cars.

OPEN TO THE PUBLIC FOR QUESTIONS FOR THE OPPOSITION ATTORNEY. Hearing none. CLOSED TO THE PUBLIC.

Mr. Riley-point emphasized, legal, inadequate, very difficult test, very rarely granted and supposed to be that way, most reversed, applicant did not meet test. You have Master Plan, it's a process, zoning ordinances and that's how it works, reconcile and that didn't happen tonight, not

legit basis to grant, residential for 30-45 years- Governing body says. Our planner presented several reasons, no proof for granting.

**OPEN TO THE PUBLIC FOR COMMENTS:**

Karen Argenti-sworn in- Environmental Commission votes against with data, loves that stormwater comment was made can't discharge to the Toms River, very close to Ridgeway section of Toms River and run-off goes into Pine Lake, connecting habitat, NJDEP project. If approved Public Works coordinator notified and Commission. 2006 Pinelands stormwater little rain gardens low impact site development-limited site disturbance.

**CLOSED TO THE PUBLIC FOR COMMENT.**

Mr. Cook love the project just somewhere else, only reason-promote general welfare, boundary issues-MLUL specifically addresses, no testimony that can't be used as zoned, no EIS, no hardship, no unique characteristics.

Motion to DENY made by W. Cook and seconded by R. Arace.

Roll Call: W. Cook-yes, R. Arace-yes, H. Glen-yes, P. Dambroski-yes, T. Umlauf- yes, S. Galbreath-yes, L. Fazio- yes.

**GENERAL DISCUSSION:**

For recording purposes, each member speaking will be designated by the following:

L. Fazio=LF, W. Cook= WC, H. Glen- HG, P. Dambroski=PD, S. Galbreath=SG, R. Arace=RA, Chris Reid=CR and Mark Rohmeyer=MR, Erin Mathioudakis= EM.

MR-#3 100% caught on site pretty large requirement, something that achieves this.

TU-drive way to street

MR-larger storm infiltration

BC-drive 10% of impervious

TU-additional drainage basins-added may capture from existing homes.

PD-drywell now enforced-drywell maintenance why sized?

TU –consistent

PD-builders with different systems next door to each other

MR-volume calculation, Township Engineer did study, putting in re-charge, high and low points

BC- was my ask- 15 years ago working on project

TU-some self-inflicted owned since '94-no problem, now a lake.

BC-limit to new construction

MR-but no run-off too strict

BC-how much from drive

MR-limit coverage, re-charge, add inlets in street-who's responsible, new construction-additional infiltration should be calculated at 50-year storm.

#4

MR-NAICS outdated-maybe uses listed in zone.

BC-NAICS outdated? Revise permitted uses.

PD-cam from 539 variance

RA- office/warehouse application, not specifically enumerated-across the street

CR-appropriate use at that specific property, focused on positive criteria, office permitted then why warehouse.

**Adjournment:** The meeting was adjourned at 10:42 p.m. on motion by Mr. Cook and seconded by Mr. Umlauf. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary