

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, JULY 5, 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 Tuesday, July 5, 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	Absent
Frank Stavalo	1st, Alternate	Present
Todd Luttmann	2nd, Alternate	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Absent

MEMORIALIZATIONS:

1. Resolution of Approval for a Statutory Extension of Approvals
Property Address: Rt. 37 and Colonial Drive
Block: 46.01 Lots: 1.01 & 1.03
Applicant: Presidential Gardens at Manchester LLC
Attorney: Harvey York, Esq.
Case #PB-2022-04

Mr. Hock: Application by Presidential Gardens at Manchester LLC has had several extensions. It received Amended Site Plan Approval in May 4, 2020. That approval expired May 4 2022. The Applicant asked for an extension until May 4, 2023. The Board voted in favor of approving the Extension.

Mr. Hock asked if there were any questions from the Board Members and there were none.

Mr. Barron asked for a Motion to approve.

Mr. Stavalo made a Motion to approve.

Mr. Teague seconded that Motion.

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

2. Resolution of Approval: Preliminary and Final Site Plan
Property Address: 1330 Hwy 70
Block: 113 Lot: 8
Applicant: Inspire-NJ, c/o Patricia Donaghue
Attorney: Michael York, Esq.
Engineer: Jessica Staszewski, PE, PP
Case #PB 2022-02

Mr. Hock: Explained that this is an application for a change in Site Plan from a Restaurant/Bar to the current use of a Restaurant with food pantry service and take out. The use of the property is charitable in nature by providing food pantry services. The applicant also sought legalization of existing non-conformities on the site including patios, and other site improvements. The parking

lot will be re-stripped and the parking will conform with zoning requirements. The Board found that the use was needed. Site plan approval was granted and the Board allowed the proposed surrounding fencing to be installed prior to the memorialization of the Resolution. Another condition was that the display sheds on the property would not be for sale on the site. Proceeds from the sale of sheds would go back into the non-profit.

Mr. Hock asked if there were any questions from the Board Members and there were none.

Mr. Barron asked for a Motion to approve.

Ms. Zolezi made a Motion to approve.

Mr. Teague seconded that Motion.

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

APPLICATIONS:

NONE

ADMINISTRATIVE SESSION:

Mr. Barron asked for a Motion to approve the Minutes from the June 6, 2022 regular meeting.

Mr. Teague made the Motion

Mr. Stavalo seconded that Motion.

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

Mr. Foor read the Bill report into Record:

We are in receipt of nine invoices from Collier Engineering and Design total of 11.75 hours and an amount of \$2,048.19. We are in receipt of four invoices from Mr. Hock, ESQ for 8.25 hours and an amount of \$1,247.50. The total of the invoices is \$3,295.69. The services are in support of:

Project No.	Project
MCP001	General Planning Board Service
MCP073	Paramount Commons at Whiting
MCP074	Preliminary and Final Site Plan for 2132 Route 37
MCP076	Preliminary and Final Site Plan and Major Subdivision -2065 Highway 37
MCP0085	Minor Subdivision – Nicolas Ortense (two invoices)
MCP0087	Minor Site Plan – Inspire NJ
MCP0088	Minor Subdivision – PKN Development LLC (two invoices)
MCP0089	Minor Subdivision – Ronald Raisin
MCP0090	Presidential Gardens (two invoices) Stavola Redevelopment – Volante Rd Block 62 Lot 30

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

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

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

Mr. Stavalo 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- Yes; William Foor- Yes; James Teague- Yes; Timothy Poss- Absent; Frank Stavalo- Yes; Todd Luttmann- Absent

PROFFESIONAL 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 mentioned that the Environmental committee met but he has nothing to report.

Ms. Finn had nothing to report.

ITEMS FOR DISCUSSION:

Review of Resolution #22-259 for determination of area in need of redevelopment: Volante Road & Secondary Access Rd (Block 62, Lots 30 & 31.01), PED-1 Pinelands Area Zoning District

Ms. Zolezi recused herself from the discussion.

Mr. Hock explained that the Determination of an Area in Need of Redevelopment is a multi-level process that starts with the Town Council making the initial determination. It then gets referred to the Planning Board. We then task the named firm to do the investigative work. We are tasking the conflict Planner, CME to take on the project.

Mr. Foor commented that he thought this property was part of a settlement agreement with Hovnanian for affordable housing. He asked if that would affect this proposed Redevelopment.

Mr. Hock was not sure and said he would look into it. He said that this decision before the Board tonight would not be affected by that, but future decisions might be.

Mr. Foor reiterated that this might need to be addressed in the future.

Mr. Hock answered that the Planning Board's role is limited and that the Town Council would have to take that issue head on.

Mr. Wells had some general comments concerning the proposed Redevelopment project. He said that the Township has approved a lot of Redevelopment Plans and he is concerned about overdevelopment and losing the "piney nature." He would like to maintain that. He asserted that he is not prejudging anything, but Manchester has 44,000 people and we have a lot of approved projects right now. He does not want to see the Township get to 65,000 people. With all the development going on around us, we will be a bit conservative.

Mr. Barron made a comment that CME will dig into the affordable housing issue and all other issues concerning the property.

Mr. Barron asked if there were any members of the public that wished to comment.

Mr. John Pagenkopf asked if an Area in Need of Redevelopment report has been prepared yet.

Mr. Hock explained that nothing has been prepared yet and that is what the Board is voting on.

Mr. Barron closed the public portion.

Mr. Barron asked for a Motion to recommend approval of Resolution 22-259.

Mr. Stavallo made a Motion to recommend approval of Resolution 22-259.

Ms. Finn seconded that Motion.

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

OPEN PUBLIC PORTION:

None

MOTION TO ADJOURN: by Michele Zolezi, seconded by Felicia Finn.

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:19 P.M.

Respectfully submitted,



Amanda Kisty

Secretary to the Board