

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 6, 2022
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairperson Finn at 6:00 P.M. on TUESDAY, SEPTEMBER 6, 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	Absent
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	Absent

MEMORIALIZATIONS:

1. Resolution of Approval: Amended Final Site Plan
Property Address: 2035 Hwy 37
Block:44 Lot: 15.05
Applicant: Manchester Apartments, LLC
Engineer: FWH Associates
Attorney: Jason R. Tuvel, Esq.
Case #: PB-2022-10

Mr. Hock: The original application came before the Board in September of 2021. This is the PHASE 1 component of the project. The Applicant sought to change the architectural plans with no change to the infrastructure or impervious coverage. The issues came down to architectural views and the Applicant made changes guided by the Board. The application was approved with conditions as follows:

1. Comply with all comments in Mr. Mullins Engineer Review letter.
2. Focus on providing trees and shrubbery to soften the look of the new architectural features.
3. Modify the building signage by reducing the size of the numbers.
4. Deed restrict the loft areas to restrict the use as bedrooms because that would affect parking.
5. Deed restrict the conversion of garages to living space.
6. Add lease covenants to restrict the conversion of the garages to living space and the lofts to bedrooms.
- 7.

The last condition was that they would have to go back and review the Redevelopment Agreement and go back before the Council for approval as well since the changes could potentially affect that agreement.

Mr. Barron asked for a Motion to approve the proposed Resolution to memorialize PB-2022-10.

Mr. Teague made the motion to approve.
Mr. Wells seconded that Motion.

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

APPLICATIONS:

NONE

ADMINISTRATIVE SESSION:

Mr. Foor read the billing report into record: We are in receipt of seven invoices from Collier Engineering and Design for a total of 22.25 hours and an amount of \$3,850.26. We ten invoices from Mr. Hock, ESQ for a total of 28.8 hours and an amount of \$4,320.00. The total of the invoices is \$8,170.26. The services are in support of:

Project No.	Project
MCP001	General Planning Board Service (two invoices)
MCP073	Paramount Commons at Whiting
MCP074	Preliminary and Final Site Plan -2132 RT 37 LLC
MCP076	Preliminary and Final Site Plan and Major Subdivision -2065 Highway 37 (two invoices)
MCP0087	Minor Site Plan – Inspire NJ (two Invoices)
MCP0088	Minor Subdivision – PKN Development LLC (two invoices))
MCP0089	Minor Site Plan – Inspire NJ (two Invoices)
MCP0094	Minor Subdivision – Sue Erikson (two invoices)
MCP0094	Minor Subdivision – Leisure Village West Association
	Volante Road Redevelopment Investigation
	Application 2022 -12 Jerman

The services are in support Correspondence; Application; File and Exhibit; and Litigation Document Review; Resolution 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. Teague made the Motion

Mr. Stavalo seconded that Motion.

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

PROFESSIONAL REPORTS:

None

ITEMS FOR DISCUSSION:

None

OPEN PUBLIC PORTION:

None

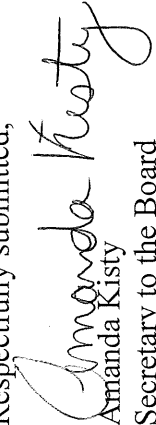
MOTION TO ADJOURN: by James Teague, seconded by Tim Poss.

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:15 P.M.

Respectfully submitted,


Amanda Kisty
Secretary to the Board