

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, JANUARY 9, 2023
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Barron at 6:23 P.M. on MONDAY, JANUARY 9, 2023.

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
Timothy Umlauf	Mayor's Designee	Present
James Teague	Member	Present
Timothy Poss	Member	Present
Sandra Drake	1st, Alternate	Present

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Frank Sadeghi, PE	Board Engineer	Present

MEMORIALIZATIONS:

- 1. Minor Site Plan**
Property Address: 1180 Hwy 70
Block: 110 Lots: 3.04
Applicant: AmeriGas Propane, LLC
Attorney: Duncan M. Prime, Esq.
Engineer: Matthew J. Bersch, PE of Dynamic Engineering
Case #PB-2022-13

Mr. Barron introduced the Application for the proposed Resolution before the Board and explained that it is a memorialization of a Minor Site Plan approval to install a Kiosk to dispense 20 lb. propane BBQ tanks. It was approved by the Board at the December 5, 2022 meeting.

There were no questions from the Board members or the professionals.

Mr. Barron asked for a Motion to memorialize the Resolution.

Mr. Teague made that Motion and Mr. Poss seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; James Teague- Yes; Timothy Poss- Yes.

APPLICATIONS:

- 1. Minor Subdivision with Variances**
Property Address: Hangar Rd.
Block: 69, Lot: 1.05-1.07 & 1.09;
Applicant: GT Jackson Properties
Attorney: Salvatore Alfieri, Esq.
Surveyor: Ian M. Borden, PP
Case #PB-2022-15

Mr. Barron: Introduced and described the application.

Mr. Salvatore Alfieri, Esq. introduced himself as the Applicant's attorney. He explained that the application was merely a lot reconfiguration because the originally approved lots were irregular in shape in order to be a variance free application.

Mr. Coronato swore in Ian Borden, PP of PDS in Lakewood, NJ.

Mr. Borden provided his credentials to the Board. He has been in business in 40 years and has been before this Board many times on applications like the Renaissance.

The Board accepted Mr. Borden's credentials as an expert witness.

Mr. Borden put up the Minor Subdivision plan as a visual exhibit for the Board. He explained that the original subdivision was approved and filed years ago. The Applicant owns 8 of the 9 lots created in the subdivision. Four (4) lots have existing lot lines that are very irregular in shape in order to be variance free. The original applicant skewed the lot lines to meet the 200 ft. lot width requirement. The Applicant is now simply proposing to reconfigure the lot lines to make the lots more rectangular.

The variances that the applicant is looking for are:

Lot 1.06-Frontage of 136 ft. and lot width of 160 ft. where 200 ft. is required.

Lot 1.07- Frontage of 170 ft. and lot width of 170 ft. where 200 ft. is required.

Lot 1.05-Improvable Lot Area (Didn't exist when the subdivision was first perfected)- 18,130 SF where 18,700 SF is required.

Mr. Borden also clarified that, although the calculation initially stated on subdivision plan for lot 1.09 indicates that it would require a variance for improvable lot area, his calculation was incorrect. He has since been informed that the improvable lot area is the area within the lot within the accessory setbacks and not the building setbacks in order to meet that standard on corner lots. Lot 1.09 does not require a improvable lot area variance. All other lots do conform.

Mr. Borden then did some "housekeeping" by stating the following:

1. This application does not require a Certificate of Filing from the pinelands because they are not developing. All lots will be developed in accordance with the zoning ordinance.
2. The Subdivision will be filed by plat.
3. The Subdivision will comply with all other standards and requirements.

Mr. Alfieri asked Mr. Borden to trace over the Exhibit to show the Board how the lots are currently arranged vs. how they are proposed.

Mr. Borden traced the angular lots and showed the Board that they would be cumbersome. This application is meant to even out the area.

Mr. Alfieri reiterated to the Board that whether the Board approves this application or not there will be four (4) lots.

Mr. Coronato asked if the lots were already cleared.

Mr. Borden confirmed that they were not.

Ms. Finn asked if the septic systems were approved by Pinelands.

Mr. Borden responded that as building plans are submitted for the individual lots, they will comply.

Ms. Finn asked Mr. Borden if he felt they would comply and he confirmed that he thought they would.

Mr. Alfieri concluded the presentation.

Mr. Barron asked if the Board had any questions.

Mr. Umlauf asked if the building envelopes will change and Mr. Borden said that the building envelopes could change but they will comply.

Mr. Barron asked if Mr. Coronato had any questions and he did not.

Mr. Sadeghi asked about the easement indicated on the plans and Mr. Borden told him that it was filed with the original map of the subdivision in 2001 and it was not in writing.

Mr. Sadeghi also mentioned item 1.5 of Mr. Mullin’s review letter to confirm that the temporary cul-de-sac adjacent to Lot 1.09 will be vacated upon the continuation of North Road, honoring what is filed with the County.

Mr. Barron asked to clarify whether lot 1.069 needed and variance and Mr. Borden confirmed it did not because of the way he originally calculated improvable lot area.

Mr. Barron asked if there were any more questions and there were none.

Mr. Barron opened to the public, there was no public comment or questions.

Mr. Barron asked for a Motion to approve the application.

Ms. Finn made that Motion and Mr. Poss seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Timothy Umlauf-Yes; James Teague-Yes; Timothy Poss-Yes; Sandra Drake-Yes.

Mr. Barron explained that Application PB-2022-14 on the Agenda for VillageMD is being carried to the March 6, 2023 meeting of the Planning Board by request of the Applicant.

ADMINISTRATIVE SESSION:

Ms. Kisty read the billing report:

We are in receipt of three invoices from Collier Engineering and Design for a total of 3.75 hours and an amount of \$665.44. We have six invoices from Mr. Hock, ESQ for 10.05 hours and an amount of \$1,507.50. Total of the invoices is \$2,172.94. The services are in support of:

<u>Project No.</u>	<u>Project</u>
MCP0089	Minor Subdivision – Ronald Raisin (two invoices)
MCP0000	Litigation- 2132 Route 37- Site Plan
MCP0094	Minor Subdivision – Sue Erikson
MCP0000	Minor Site Plan – VillageMD-Walgreens
MCP0097	Amended Preliminary/Final Site Plan – Self Storage Facility (Marble Arch Homes, INC)
MCP0000	Minor Subdivision—GT Jackson Properties, LLC
MCP0098	Minor Subdivision – Jeffrey Jerman
MCP0099	Amended Site Plan – AmeriGas Propane Kiosk (Wawa)

The services are in support Correspondence; Application Review; Resolution Preparation; 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.

Ms. Finn made that Motion and Mr. Teague seconded that Motion.

Roll Call Vote: Chairman Barron- Yes; Felicia Finn- Yes; Timothy Umlauf-Yes; James Teague-Yes; Timothy Poss-Yes; Sandra Drake-Yes.

PROFESSIONAL REPORTS:

Frank Sadeghi thanked the Board for his appointment as Planning Board Engineer.

ITEMS FOR DISCUSSION:

None

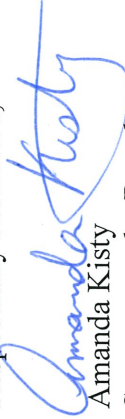
OPEN PUBLIC PORTION:

None

No executive session. To be carried to next meeting on February 6, 2023.

MOTION TO ADJOURN: by Ms. Finn, seconded by Mr. Teague.
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 6:48 p.m.
Respectfully submitted,


Amanda Kisty
Secretary to the Board