

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, DECEMBER 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 MONDAY, DECEMBER 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	Absent
Michele Zolezi	Councilwoman	Present
Bill Foor	Member	Present
James Teague	Member	Present
Timothy Poss	Member	Absent
Frank Stavalo	1st, Alternate	Absent
Todd Luttmann	2nd, Alternate	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

- 1. Minor Subdivision**
Property Address: Wellington Ave
Block: 1.309 Lots: 35 & 42
Applicant: Jeffrey Jerman
Engineer: William A Stevens, PE, PP
Case #PB-2022-12

Mr. Hock:

This is an application by Jeff Jerman to take two adjacent lots and adjust the lot lines to make two conforming lots. There were no variances, and one of the lots was extremely undersized and will now be conforming. This application has no effect on the existing dwelling and existing non-conformities, and the Board determined that this application would pose no detriment to the neighborhood or Master Plan.

Some of the conditions set forth were:

1. The Board granted a submission waiver for soil logs and permeability testing, which will have to be submitted with the individual plot plans for the proposed lots;
2. The Board granted a waiver of the requirement to install curbs and sidewalks because none currently exist in the surrounding neighborhood;
3. The applicant must provide Utility Company site serviceability statements;
4. All proposed lot and block numbers are subject to review and approval by the Manchester Township Tax Assessor;
5. An individual plot plan shall be required for the new lot prior to issuance of zoning or building permits. The plot plan shall include proposed grading and stormwater management measures that ensure no negative impacts to adjacent properties; and
6. Monuments shall be installed prior to plat filing, or an appropriate bond shall be posted; and
7. All standard conditions required by the Planning Board, the Township of Manchester and other outside agencies.

Mr. Barron asked for comments from Mr. Mullin and he had none. Mr. Barron asked for comments from the Board and there were none. He then asked for comments or questions from the public and there was none.

Mr. Barron asked for a Motion to approve the application.
Ms. Finn made that Motion and Mr. Teague seconded that Motion.

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

APPLICATIONS:

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

Carried to from the November 7, 2022 Meeting, No Notice required

Mr. Barron: Introduced the application and explained that the application was carried from the November 7, 2022 Meeting without the requirement to re-notice.

Julia Hahn, Esq. of Prime & Tuvel, represents the Applicant, AmeriGas Propane, LLC. She explained that this is a Minor Site Plan application for an existing Wawa and she described the site and that the applicant is proposing propane tank sales via vending machines on the existing site.

Ms. Hahn introduced, Matthew Bersch, PE of Dynamic Engineering as the Applicant's Engineer.

Mr. Hock swore in Mr. Bersch.

Mr. Bersch provided his qualifications and credentials to the Board as an expert witness. He has worked on various Wawa projects and worked with numerous Boards in NJ. He has been practicing for 11 years and is a licensed Engineer in NJ.

The Board accepted Mr. Bersch's credentials as an expert.

Mr. Bersch confirmed that the applicant will comply with all comments in the Engineering review letter provided to the Board by Bob Mullin of Colliers Engineering.

Mr. Bersch testified that he is familiar with the plans submitted to the Board and set up Sheet 2 of 3 of the Site Plan (Aerial View) as an Exhibit before the Board. He described the property as block 110, lot 3.04 on a corner with Hwy 70 running east to west and Lacey Rd running north to south. It is a standard super convenience store.

Mr. Bersch then present the Board with Sheet 3 of 3 of the Amended Site Plan and described the Exhibit as the north side of the plan, where the focus of the application is.

The applicant is proposing a propane AmeriGas Kiosk. It will contain 23, 20-gallon BBQ size propane tanks. The Kiosk will be 4 ft. wide and 4.5 ft. deep. It will fit within the existing sidewalk and will be protected by the existing bollards. The Kiosk is very user friendly and will not need to involve Wawa employees. It will be located within 5 ft. of an electrical outlet and will comply with all fire codes. No variances are needed or requested and this project proposes no exacerbation of any existing variances.

Mr. Mullin asked how many tanks will be in the Kiosk,

Mr. Bersch answered that there would be 23 tanks.

Mr. Mullin asked if the kiosk was just to replace empty tanks.

Mr. Bersch explained that there will be 24 slots always so that on is always empty.

Mr. Hock did not have any questions.

Ms. Zolezi asked how often they replace the tanks.

Mr. Bersch explained that there is an internal sensor to let the Wawa employees know when the tanks need to be replaced and they can keep track.

Ms. Zolezi asked how wide the sidewalk is that the Kiosk is proposed to be installed on.

Mr. Bersch answered that it is 9 feet.

Ms. Zolezi agreed that this would leave plenty of room for people to walk.

Mr. Barron opened the application to the public. There were no comments or questions from the public.

Mr. Hock confirmed that this is an Amended Site Plan application.

Mr. Mullin confirmed that there would be no impact on existing variances from this amended application.

Mr. Hock confirmed that the Applicant will comply with all comments from the Board and the Engineer.

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

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

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

ADMINISTRATIVE SESSION:

Mr. Foor read the billing report:

We are in receipt of five invoices from Collier Engineering and Design for a total of 43.25 hours and an amount of \$7,643.40. We have four invoices from Mr. Hock, ESQ for 4.1 hours and an amount of \$615.00. Total of the invoices is \$8,258.40. The services are in support of:

Project No.	Project
MCP0091	Preliminary/Final Site Plan – 605 Toms River RD
MCP0092	Preliminary/Final Site Plan – Whitings group, LLC
MCP0094	Minor Subdivision – Sue Erikson
MCP0096	Amended Final Site Plan – Manchester Apartments, LLC (two invoices)
MCM0097	Amended Preliminary/Final Site Plan – Self Storage Facility (Marble Arch Homes, INC) (two invoices)
MCP0098	Minor Subdivision – Jeffrey Jerman
MCP0099	Amended Site Plan – AmeriGas Propane Kiosk (Wawa) (two invoices)

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 the Motion

Mr. Teague seconded that Motion.

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

Mr. Barron asked for a Motion to approve the October 3, 2022 Meeting Minutes.

Michele Zolezi asked for a correction to be made to the October 3, 2022 minutes. Ms. Kisty, the Board Secretary will make that change.

Mr. Teague made the Motion

Ms. Zolezi seconded that Motion.

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

Mr. Barron asked for a Motion to approve the November 7, 2022 Meeting Minutes.

Ms. Finn made the Motion

Mr. Teague seconded that Motion.

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

PROFESSIONAL REPORTS:

Mr. Hock said that he will save his report for Executive Session.

Mr. Mullin wished everyone a Happy Holidays.

ITEMS FOR DISCUSSION:

None

OPEN PUBLIC PORTION:

None

EXECUTIVE SESSION: 6:19 p.m.

Mr. Barron asked for a Motion to Enter into executive session.

Ms. Zolezi made the Motion

Ms. Finn seconded that Motion.

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

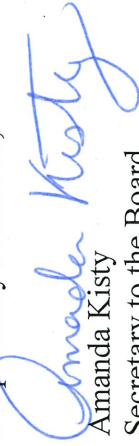
MOTION TO ADJOURN: by Michele Zolezi, seconded by Felicia Finn.

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:34 P.M.

Respectfully submitted,


Amanda Kisty
Secretary to the Board