

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, FEBRUARY 6, 2023
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Barron at 6:00 P.M. on MONDAY, FEBRUARY 6, 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 Vaccaro | Council Liaison | Present |
| James Teague | Member | Present |
| Timothy Poss | Member | Present |
| John Conniff | Member | Absent |
| Sandra Drake | 1st, Alternate | Present |
| Wayne Mascola | 2 nd , Alternate | Present |
| Joseph Coronato, Jr., Esq. | Board Attorney | Present |
| Frank Sadeghi, PE | Board Engineer | Present |

OATH OF OFFICE

Board Members: James Vaccaro and Wayne Mascola appointed to Planning Board for a new term, sworn in by Mr. Joseph Coronato, Jr., Esq, Planning Board Attorney.

Chairperson Barron announced that Whitings Group, LLC would not be heard at tonight's meeting due to Notice deficiencies and will be heard at the March 6, 2023 meeting with the requirement to re-notice. He also explained that the Board would be re-arranging the Agenda a bit to accommodate the schedules of the professionals in attendance for some of the applications to be heard.

APPOINTMENT OF PLANNING BOARD SOLICITOR FOR ONE YEAR.

- a. Ms. Finn nominated Gregory Hock, Esq. as Solicitor to the board for one year, to expire December 31, 2023, seconded by Mr. Poss.
- b. Roll Call Vote for Solicitor:
Mr. Barron-yes, Ms. Finn-yes
Messrs. Mr. Umlauf—No, Mr. Vaccaro—No, Mr. Teague—No, Mr. Poss—Yes, Mr. Conniff—Absent
Motion for Nomination of Gregory Hock, Esq. does not carry.

APPOINTMENT OF PLANNING BOARD ENGINEER FOR ONE YEAR.

- a. Mr. Poss nominated Morgan Engineering as Engineer to the board for one year, to expire December 31, 2023, seconded by Mr. Vaccaro.
- b. Roll Call Vote for Engineer:
Mr. Barron-yes, Ms. Finn-no
Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Yes, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent
Motion carries.

APPOINTMENT OF PLANNING BOARD ENGINEER FOR ONE YEAR.

- a. Ms. Finn nominated Colliers Engineering as Planner to the board for one year, to expire December 31, 2023, seconded by Mr. Umlauf.
- b. Roll Call Vote for Planner:
Mr. Barron-yes, Ms. Finn-Yes
Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—No, Mr. Teague—Yes, Mr. Poss—No, Mr. Conniff—Absent
Motion carries.

APPOINTMENT OF CONFLICT PLANNING BOARD ENGINEER FOR ONE YEAR.

Ms. Finn asked for an explanation of the purpose of appointment of a Conflict Engineer.

Mr. Coronato explained that Mr. Mullin has active files within the Township that have been ongoing for quite some time that should be continued and he will also be available for future projects that Morgan might have a conflict with.

- a. Ms. Finn nominated Robert Mullin, PE, PP, of Colliers Engineering as Planner to the board for one year, to expire December 31, 2023, seconded by Mr. Vaccaro.
- b. Roll Call Vote for Conflict Engineer:
Mr. Barron—yes, Ms. Finn—Yes
Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Yes, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent
Motion carries.

Mr. Coronato explained that there would not be a need to nominate a second conflict Engineer and that no attorney for the Board had officially been appointed so that will need to be voted on again at the next meeting.

APPLICATIONS:

- 1. **Minor Site Plan**
Property Address: 105 Lacey Rd.
Block: 85.20, Lot: 6
Applicant: Whitings Group, LLC
Attorney: Peter Licata, Esq.
Engineer: Roger J. Marino & Associates, Inc.
Case# PB-2022-06

Carried to the March 6, 2023 meeting with new notice required

- 2. **Amended Preliminary and Final Site Plan**
Property Address: 2065 Hwy 37
Block: 44, Lot: 15.04
Applicant: Marble Arch Homes, Inc.
Attorney: Jason Tuvel, Esq.
Engineer: FWH Associates
Case #PB-2022-11

Danielle N. Kinback, Esq. introduced herself as the attorney present on behalf of the applicant, Marble Arch Homes, Inc.

Mr. Coronato explained that he had taken the opportunity to read through the application and speak with Council and the Engineer and that this application would be better suited to be adjourned tonight to go back before the Council and confirm that the application is in keeping with the Redevelopment Plan and the Developer's Agreement.

Ms. Kinback agreed to be carried to the March 6, 2023 meeting with no requirement to re-notice with the agreement that there would be a meeting arranged with Council prior to the next meeting.

ENTER EXECUTIVE SESSION—Closed to the public

Ms. Finn made the Motion to enter Executive Session, Mr. Vaccaro seconded that Motion.

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Yes, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent

RETURNED FROM EXECUTIVE SESSION 6:22 P.M

Chairperson Barron thanked the public for their patience with the Executive Session break and introduced the next application as the following:

3. Minor Subdivision

Property Address: 100 Champlain St.

Block: 1.32, Lot: 1.01 and 7

Applicant: K. Sarama, LLC

Attorney: Peter A. Loffredo, Esq.

Engineer: Robert Harrington, PE

Case #PB-2022-16

Peter Lofreddo, Esq. introduced himself as the Applicant's attorney. He stated the Applicant is proposing to take two non-conforming lots, combine them and re-subdivide into two conforming lots to build on the new vacant conforming lot created.

Mr. Robert Harrington, PE, of East Coast Engineering was introduced and sworn in. He testified that he has been working in the area for 35 years, been licensed in NJ for 37 years and has been before this Board and various other Boards in Ocean county many times.

Mr. Harrington described the project as a 2 lot minor subdivision. Existing lot 1.01 is 100 ft. by 150 ft. and existing lot 7 is 50 ft. by 100 ft. The Applicant is proposing to combine the two lots and re-subdivide to two fully conforming 100 ft. by 100 ft. lots. No variances are required and the subdivision will not affect the existing dwelling.

Robert Mullin, PE, PP of Colliers Engineering was introduced as the conflict attorney for Manchester Township, who had prepared the Engineer Review letter. He asked Mr. Lofreddo why the tax records indicate that the Township owns lot 7 and Mr. Lofreddo explained that Lot 7 was conveyed to the Applicant by the town and it seems that the records have not updated yet. He was asked to provide the Board with proof of ownership of Lot 7 as a condition of approval.

Mr. Mullin then asked why the Survey refers to the one lot as "Lot 1" but the Subdivision Plan refers to the same lot as "Lot 1.01." Mr. Harrington explained that lot 1.01 was formed to consolidate all of the sub-lots that once existed.

Mr. Mullin said that he has no objection to the Board granting waivers for installation of curbs and sidewalks.

Mr. Barron and the Board has no comments or questions.

Mr. Coronato had no comments or questions.

The public had no comments or questions.

Mr. Barron called for a Motion to approve the Minor Subdivision for Applicant, K. Sarama.

Ms. Finn made the motion to approve, seconded by Mr. Teague.

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Yes, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent

MEMORIALIZATIONS:

1. Resolution for Temporary Appointment of Planning Board Solicitor for thirty days, expiring February 8, 2023

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

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

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Sandra Drake—Yes

2. Resolution for Temporary Appointment of Planning Board Engineer for thirty days, expiring February 8, 2023

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

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

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Sandra Drake—Yes

3. Memorialization of a Resolution for Temporary Appointment of Planning Board Planner for thirty days, expiring February 8, 2023

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

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

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Sandra Drake—Yes

4. Memorialization of a Resolution approving Minor Subdivision 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 asked for a Motion to memorialize the Resolution.

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

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Sandra Drake—Yes

ADMINISTRATIVE SESSION:

Payment of Bills

We are in receipt of seven invoices from Collier Engineering and Design for a total of 19.25 hours and an amount of \$4,566.47. We have one invoice from Morgan Engineering, LLC for 5 hours and an amount of \$670.00. Total of the invoices is \$5,236.47. The services are in support of:

| Project No. | Project |
|-------------|---|
| MCP0085 | Minor Subdivision- Nicolas Ortense |
| MCP073 | Development Application- Paramount Commons at Whiting |
| MCP0103 | Minor Subdivision- K. Sarama, LLC |
| MCP0100 | Minor Subdivision- VillageMD New Jersey, LLC |
| MCP0102 | Minor Site Plan- Whiting Group, LLC |
| MCP0096 | Amended Final Site Plan- Manchester Apartments, LLC |
| MCP0097 | Amended Preliminary/Final Site Plan- Self Storage Facility (Marble Arch Homes, Inc) |
| MCP0098 | Minor Subdivision- Jeffrey Jerman |
| MTPB23-002 | Minor Subdivision- Jeffrey Jerman |

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.

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

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Yes, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent

Approval of Meeting Minutes from December 5, 2022 meeting

Mr. Barron asked for a Motion to approve the December 5, 2022 Meeting Minutes.

Ms. Finn made the Motion, Mr. Teague seconded that Motion.

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Abstain, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent

Approval of Meeting Minutes from January 9, 2023 Re-Organization meeting

Mr. Barron asked for a Motion to approve the January 9, 2023 Re-Organization Meeting Minutes.

Ms. Finn made the Motion, Mr. Teague seconded that Motion.

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Ms. Drake—Yes

Approval of Meeting Minutes from January 9, 2023 Regular meeting

Mr. Barron asked for a Motion to approve the January 9, 2023 Regular Meeting Minutes.

Ms. Finn made the Motion, Mr. Teague seconded that Motion.

Roll Call Vote:

Mr. Barron—Yes, Ms. Finn—Yes

Messrs. Mr. Umlauf—Yes, Mr. Vaccaro—Abstain, Mr. Teague—Yes, Mr. Poss—Yes, Mr. Conniff—Absent, Ms. Drake—Yes

PROFESSIONAL REPORTS:

Mr. Frank Sadeghi, PE had no professional report.

Mr. Coronato, Esq. had no professional report.

None of the Board members had any professional reports.

ITEMS FOR DISCUSSION:

None

OPEN PUBLIC PORTION:

Alice Devito of 2016 Fourth Ave asked what structure is on the property on Rt 37 (2065 Rt 37) right now.

Mr. Barron said there is currently a dilapidated garage and a dilapidated office trailer.

Ms. Gail Apgar-bigham of Crestwood Village 2, located at 53 Columbus Blvd, stated that many of the older people are asking about what is being built at the circle in Lakehurst. She was told that even though that is not in our town, it is going to be a WaWa.

She then asked what is going on with then State Park located on Rt. 70. She was told that she would have to reach out to the State of New Jersey about that.

Gail also asked about property for sale along Rt. 70. Mr. Barron explained that the Board has nothing on the agenda and no application that has been submitted to them for review yet. She was informed that 400 ft. in width of Rt. 70 is state owned and it would be very expensive to dualize Rt. 70 along that strip and land and it would be very unlikely.

Gail then asked if the residents would be notified before anything like that would happened and Mr. Coronato assured her that residents will be notified by the Applicants.

Gail then asked about what was going in by Stop and Shop and Mr. Barron explained that it would be a small strip mall that was approved by the Planning Board, which will include a Starbucks, Jersey Mikes, ATT and small restaurant with an unknown tenant.

Gail then asked if someone was buying the Someone Cares property and Ms. Finn explained that the Board would not know that unless someone brings an application before them.

Gail then asked about the status of Whiting Town Center and Mr. Coronato explained again that the Board would not know unless someone brought an application before them.

The public portion was closed.

MOTION TO ADJOURN: by Mr. Vaccaro, seconded by Mr. Teague.

ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 6:47 p.m.

Respectfully submitted,

Amanda Kisty
Secretary to the Board