

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
THURSDAY, JULY 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 THURSDAY, JULY 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	Absent
James Teague	Member	Present
Timothy Poss	Member	Absent
Sandra Drake	Class II Member	Absent
Wayne Mascola	1 st Alternate	Present
William Foor	2 nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Frank Sadeghi, PE, PP	Brd. Eng.	Absent

MEMORIALIZATIONS:

None

ADMINISTRATIVE DECISION:

1. Administrative Decision to Deem the Application INCOMPLETE for Amended Preliminary and Final Site Plan
Property Address: 2065 Hwy 37
Block: 44, Lot: 15.04
Applicant: 2065 Hwy 37 Owners, LLC (Formerly) Marble Arch Homes, Inc.
Attorney: Jason Tuvel, Esq.
Engineer: FWH Associates
Case #PB-2022-11

Mr. Coronato explained that he does not think that a formal Resolution for this matter was required. He forwarded a letter to the Administration and the Council reflecting the opinion of the Planning Board that the subject application was incomplete with associated exhibits supporting the same. Mr. Umlauf wanted to know what Mr. Coronato's thoughts were on the matter and he said that the Board will wait and see what the Council does. There are some members that are for it and some that are against the project. It is the council's place to decide zoning. Mr. Umlauf asked to confirm that the application is in the Council's hands until further notice and Mr. Coronato confirmed that.

APPLICATIONS:

None

ADMINISTRATIVE SESSION:

Payment of Bills

We are in receipt of 11 invoices from Colliers Engineering & Design 1 from Gregory Hock Esq. for a total of 21.00 hours and an amount of \$4102.05. The services are in support of:

Project No.	Project
MCP0094	Sue Erickson

MCP0096 Manchester Apartments, LLC
MCP0099 AmeriGas Kiosk (Wawa)
MCP0102 Whiting Group, LLC
MCP0095 Leisure Village West Association
MCP0098 Jeffrey Jerman
MCP0096 Manchester Apartments, LLC
MCP0095 Leisure Village West Association
MCP0099 AmeriGas Kiosk (Wawa)
MCP0097 Marble Arch Homes, Inc
MCP009 Presidential Garde
MCP0099 AmeriGas 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.

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

ALL IN FAVOR
NONE OPPOSED

Approval of Meeting Minutes from June 5, 2023 meeting

Mr. Barron asked for a Motion to approve the June 5, 2023 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. Teague—Yes, Mr. Mascola—Yes, Mr. Foor—Yes

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

None

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

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 6:06 p.m.

Respectfully submitted,



Amanda Kisty
Secretary to the Board

