

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, MARCH 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, MARCH 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
Sandra Drake	1st, Alternate	Present
Wayne Mascola	2 nd , Alternate	Present

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Frank Sadeghi, PE	Board Engineer	Present
Robert Mullin, PE, PP	Conflict Brd. Eng.	Present

APPOINTMENTS:

1. 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-no, Ms. Finn-yes
Messrs. Mr. Umlauf—No, Mr. Vaccaro—No, Mr. Teague—Yes, Mr. Poss—Yes, Ms. Drake—No
Motion for Nomination of Gregory Hock, Esq. does not carry.
 - a. Mr. Umlauf nominated Joseph D. Coronato, Jr., 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-no
Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—no, Mr. Poss—no, Ms. Drake—yes
Motion for Nomination of Joseph D. Coronato, Jr., Esq. carries
2. APPOINTMENT OF CONFLICT PLANNING BOARD ENGINEER FOR ONE YEAR.
 - a. Ms. Finn nominated Robert Mullin, PE, PP of Colliers Engineering as Conflict Engineer to the board for one year, to expire December 31, 2023, seconded by Mr. Poss.
 - b. Roll Call Vote for Planner:
Mr. Barron-yes, Ms. Finn-yes
Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes, Ms. Drake—yes
Motion carries.
3. APPOINTMENT OF PLANNING BOARD PLANNER FOR ONE YEAR.
 - a. Mr. Umlauf motioned to carry the nomination for Planning Board Planner to the April 3, 2023 meeting in an effort to resolve some potential conflict issues. Mr. Vaccaro seconded that Motion.
 - b. Roll Call Vote to carry nomination of Planner:
Mr. Barron-yes, Ms. Finn-yes
Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes, Ms. Drake—yes
Motion carries.

Ms. Finn asked for clarification and Mr. Coronato explained that Colliers has retracted their bid for the position due to potential and existing conflicts.

MEMORIALIZATIONS:

1. Memorialization of a Resolution for Appointment of Planning Board Engineer for the remainder of 2023, expiring December 31, 2023.

Mr. Barron requested a Motion to approve the Resolution for Appointment of Planning Board Engineer for the remainder of 2023, expiring December 31, 2023.

Mr. Umlauf made that Motion, and Mr. Vaccaro seconded that Motion.

Roll call vote:

Mr. Barron-yes, Ms. Finn- no

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—no, Ms. Drake—yes

Motion carries.

2. Memorialization of a Resolution for a Temporary Appointment of Planning Board Conflict Engineer, expiring March 6, 2023.

Mr. Barron requested a Motion to approve the Resolution for a Temporary Appointment of Planning Board Conflict Engineer, expiring March 6, 2023.

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—yes, Mr. Teague—yes, Mr. Poss—yes, Ms. Drake—yes

Motion carries

3. Memorialization of a Resolution approving 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

Mr. Barron requested a Motion to approve the Resolution approving Minor Subdivision.

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

Mr. Barron-yes, Ms. Finn- yes

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes

Motion carries

APPLICATIONS:

1. Moved to be heard first out of courtesy to attorney present.
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, To be carried to the April 3, 2023 Meeting

Mr. Coronato introduced Ms. Danielle Kinback, Esq., representing Marble Arch Homes, Inc. Ms. Kinback explained that the application was carried to the March 6, 2023 meeting to give the applicant an opportunity to meet with the Redevelopment entity, but no such meeting happened. The application will be carried to the April 3, 2023 meeting with no requirement to re-notice in an attempt to give the Applicant and the Redevelopment Entity additional time to meet.

2. Minor Subdivision

Property Address: Pemberton Street & Madison Ave

Block: 1.267, Lot: 26, 28 & 29

Applicant: Jeffrey R. Jerman

Engineer: William A. Stevens, PE, PP

Case #PB-2023-01

Mr. Jerman introduced himself as the applicant and Mr. William Stephens, PE, PP as his engineer. Mr. Coronato swore in both Mr. Jerman and Mr. Stephens. Mr. Stephens set forth his credentials for the Board to consider and they accepted him as an expert.

Mr. Jerman introduced Exhibit A-1 as the subdivision plan submitted to the Board with the application. Mr. Stephens explained that his office prepared the plan and that this was a proposed subdivision in Pine Lake Park. The property is on the intersection of Pemberton and Madison Ave. There is an existing single family residential dwelling to remain on the proposed 125 ft. x 100 ft. lot. The proposed new lot would be 100 ft. x 100 ft. There are a few technical variances that are being requested. The existing home would be on proposed lot 30.01 and would require a rear yard setback variance of 21.9 ft, which is an existing condition that pre-dates the requirements of the R-10 zone. The second variance would be for a side yard setback to the existing shed of 4.1 ft. where 5 ft is required which is also a pre-existing condition on the lot with the existing home. Finally, a lot coverage variance would be required for the lot with the existing dwelling. The proposed subdivision would result in the new lot having 41.1% lot coverage where 35% is permitted. The homeowner has a lot of outdoor living elements including a pool, deck, bar, etc. Mr. Stephens testified that Lot 7 would require an improvable lot area variance. He asserted that 5,800 SF is not possible to meet on a fully conforming lot of 100 ft x 100 ft. on a corner in Pine Lake Park. The zoning officer will generally issue a building permit without a variance.

Mr. Jerman asked to confirm if it is the deck that violates the rear yard setback, not the actual house and Mr. Stephens confirmed. Mr. Stephens testified that the variance was de minimis and there would be no detriment to the neighboring properties.

Mr. Sadeghi asked if the use of the additional driveway was for, and Mr. Stephens explained that it was to park additional vehicles.

Mr. Coronato asked if the house that would be built on the new lot would conform, and Mr. Stephens confirmed that it would be. Mr. Finn asked if the old owner agreed with the application and Mr. Jerman explained that the old owner signed the application. Mr. Vaccaro asked the applicant to talk about the wood fence on the west side of the existing home that Morgan Engineering asks about in 1.8 of the Completeness review letters. Mr. Stephens explained that there is a small piece of a 4ft. fence in the front yard that does comply with the ordinance 245-30.C (1). Mr. Barron asked if the fence would remain, and Mr. Stephens confirmed that it would because it encloses the pool. Mr. Coronato asked if the applicant would be seeking any waivers and Mr. Stephens explained that the applicant is seeking a waiver for the installation of curbs and sidewalks. Mr. Coronato asked if the applicant would be in compliance with the tree ordinances and Mr. Stephens confirmed that the application would conform. Mr. Umlauf asked why the applicant wanted a waiver from the requirements to install curbs and sidewalks. Mr. Stephens explained that while he agreed that curbs and sidewalks could be beneficial, but that from an engineering perspective the installation of the same could result in drainage issues. Mr. Umlauf asked if additional drainage measures could be installed along the edge of the pavement to reduce runoff. Mr. Jerman explained that the application would already be making the stormwater conditions of the property better with the proposed drainage and Mr. Stephens explained that there would be a "net 0" effect by adding drainage to the new improved lot.

Mr. Barron opened the application to the public. There was no public comment and no further questions from the Board or the professionals.

Mr. Barron requested a motion to approve the application with variances and requested waivers.

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

Roll Call Vote to approve the application with variances and waivers:

Mr. Barron-yes, Ms. Finn- yes

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes

Motion carries

3. Administrative Approval

Property Address: 410 Kingsridge Rd.

Block: 38.106, Lot: 1

Applicant: Leisure Ridge Homeowner's Association Inc.

Engineer: FWH Associates, PA

Attorney: Paul Leodori, Esq.

Case #PB-2023-03

Mr. Sadeghi explained that this application was to relocate the entry/exit gate of Leisure Ridge. In his belief, this application will improve onsite traffic flow to allow people to turn around without disrupting residents. The Applicant will not have any construction materials or equipment on Hwy 571 during construction and improvement.

Mr. Coronato explained that the Applicant is just relocating the exit gate and there was nothing really concerning about the application.

There were no questions or comments from the Board or from the public.

Mr. Barron asked for a Motion to Administratively approve the relocation of the entry/exit gate.

Mr. Vaccaro made that motion, seconded by Ms. Finn.

Roll Call Vote to approve the application for administrative approval:

Mr. Barron-yes, Ms. Finn- yes

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes

Motion carries

4. Administrative Approval

Property Address: 1330 Hwy 70

Block: 113, Lot: 8

Applicant: InspireNJ c/o Patricia Donaghue

Engineer: FWH Associates, PA

Attorney: Harvey York, Esq.

Case #PB-2023-02

Mr. Mullin introduced the application and explained that the application was an Administrative Approval for the Barn, that was already approved by the pinelands, for the installation of two refrigerated trailers. The Township Zoning Officer approved a temporary permit, and the Applicant was instructed to apply for Administrative Approval by the Board, so she did. No additional impervious coverage is placed on the existing paved area. Mr. Mullin has no objection to the Administrative Approval of the trailers. Mr. Coronato had no questions. Mr. Mullin said that the trailer placement and the electrical work will be approved via building permit. Mr. Vaccaro asked if there would be a generator and Jessica said there would be.

Mr. Barron asked for a Motion to Administratively approve the placement of the refrigerated trailers on the property.

Mr. Teague made that motion, seconded by Mr. Vaccaro.

Roll Call Vote to approve the application for administrative approval:

Mr. Barron-yes, Ms. Finn- yes

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes

Motion carries

5. 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

Mr. Barron announced the application. Mr. Peter Licata, Esq. introduced himself as the attorney representing Whitings Group, LLC. He explained that the intent of the application was to turn a vacant former florist shop into a convenience store, not a smoke shop. Gagan Kaur, the Applicant, of 708 Buccaneer Ln, Manahawkin, NJ, was sworn in.

Kaur is the owner of Whitings Group LLC. The property has a 1 story building which was formerly utilized as a florist, and they will be turning it into a convenience store. They have operated numerous convenience stores in Lakewood, Beachwood, Toms River, etc. The store will not sell cannabis and is not a smoke shop. They will correct the Zoning permit application to indicate the same along with the Pinelands application. The proposed house will be from 6: a.m. to 9:00 p.m. The proposed outdoor propane tank will be inside locked cages, the garbage will be picked up twice per week by a box truck. Mr. Umlauf asked if there would be a grill and the applicant testified that there would not be. Mr. Coronato asked if they would be selling vapes. The applicant's brother, Sukhbir Singh, also of 708 Buccaneer Ln, Manahawkin, NJ was sworn in. Mr. Singh asserted that there would be no flavored vapes as of right now and they fully intend to follow the law. Mr. Umlauf asked to confirm that they would be selling coffee, chips, tobacco, etc. like Wawa. Ms. Kaur confirmed that. There were no more questions of Ms. Kaur from the Board.

The applicant's engineer, Roger Marino, PE was sworn in. He presented his credentials to the Board and the Board accepted his credentials. Mr. Licata asked Mr. Marino to explain the application to the Board. Mr. Marino entered his PowerPoint presentation as Exhibit A-1. He provided an overview and explained the location of the property. He showed a picture of the existing site and explained that the applicant is seeking to simply rehabilitate the existing building and re-stripe the parking lot. Mr. Marino then provided the Board with the Architectural rendering. The rendering showed the side by side of what exists and what is proposed. The primary access to the building will be a double door on the side of the building, not the frontage on Lacey Rd. Mr. Marino showed the ROW dedication, which presented the need for the variance from the free-standing sign. The proposed propane tank would be for exchange only, not refill. The existing rear portion of the property will remain undeveloped. The applicant will be adding landscaping and trees. They are requesting a waiver for street trees because there is no place to put the trees at the street without obstructing site lines. The applicant requires a variance from a free-standing sign which is proposed to be 4ft. x 5 ft. LED static and not moving. They no longer need the variance for the wall-mounted sign because they are only requesting one wall-mounted sign. The applicant has retracted the initial request for two wall mounted signs. Mr. Marino explained that one of the conditions imposed by the County was to include a 10 ft. radius off of Lacey Rd. and 25 ft. side setback waiver off the building. He did not feel like that was a good option to put the spot on the side. The applicant will provide an extra sidewalk in the rear for a handicap spot in the rear. Ms. Finn asked if the back door was properly eliminated. Mr. Marino explained that the back door was not eliminated but would be for employees only. Mr. Marino felt that adding more impervious coverage on the side of the building could cause potential drainage problems. Mr. Licata asked to confirm that the

sidewalk would have no railing and Mr. Marino confirmed that it would not and would be completely handicap accessible. In all, Mr. Marino explained that there are 13 variances required for this application; 9 are existing and 3 are for signs. They are still waiting on the County for the Deed for the ROW. Mr. Licata asked Mr. Marino if the front free-standing sign would be helpful to the public. Mr. Marino explained that it would be because if you come from the tracks, it is harder to see the site. Mr. Mullin asked to confirm if the sign was a 20 SF, 5ft. x 4 ft, pylon sign and Mr. Marino confirmed. Mr. Mullin asked if the sign was LED but not intermittently lit and Ms. Kaur confirmed that it was. Mr. Mullin and Ms. Finn asked if the building sign was above the doors and Ms. Kaur confirmed that it would be. Mr. Mullin asked if the sign would sit up on the roof and Ms. Kaur said that it would. Mr. Umlauf asked if the sign would be on metal poles and concrete and Ms. Kaur said it would. Mr. Mullin asked if they would consider a ground mounted sign with a 2 ft. base and the sign on top instead of the poles. Mr. Umlauf said that it would be more aesthetically pleasing that way. Mr. Mullin said that the tree would not hide it from the west. And the brick could match the building façade. Mr. Marino said that applicants would agree to that, and the Board could make that part of Resolution compliance. Mr. Mullin asserted that the parking spots would be 10 ft. x 18ft instead of 10 ft. x 20 ft. Mr. Marino confirmed that the applicant would need waivers from the curb required around the parking lot, the parking size, and the concrete apron for the driveway. Mr. Mullin asked to confirm that the applicant would provide a Van accessible ADA compliant spot and they would. Mr. Coronato said that the applicant was assuming that the Handicap parkers will pull straight in. He asked if the applicant could add a little more handicap parking. Ms. Kauf said that they could if it was approved by Pinelands. Mr. Umlauf asked about the garbage size. Ms. Kauf said that there would be one trash bin and one recycling bin. Ms. Finn asked if there were any plans for the vacant land behind the store. Ms. Kauf said possible later on with an entirely new application. Ms. Finn asked if the site was serviced by public water and sewer and Ms. Kauf confirmed that it was. Mr. Umlauf asked Mr. Mullin if the plans would affect the traffic and pedestrian safety on Lacey Rd. Mr. Mullin answered that Lacey Rd. is a County road so that would be up to them but that might be ultimate goal of the ROW. Mr. Vaccaro asked the applicant to explain the propane tank storage operation. Ms. Kauf said that there would be no filling. The customers would need to buy a new tank or exchange an old tank. Mr. Vaccaro wanted to know that hours of operation for the propane tank, and Ms. Kauf said it would be the same as the store. She said if the Board wanted, and the Township wanted them to, they would be open to later hours. Mr. Vaccaro asked if there would be bollards in front of the building and end cap areas. Mr. Marino confirmed that there would be. Mr. Vaccaro asked if the lights on the signs would be off when the store closed, and Ms. Kauf confirmed they would. Mr. Barron asked if there were bumper stops proposed in front of the spots in front of the basin and bollards in front of the propane tank and Mr. Vaccaro asked about the lighting in the parking lot. Mr. Marino said they will provide lighting in the rear that would be shielding lights if possible. The lights will not be as bright as Dollar General and will look darker. There will be minimal spillage on adjacent lots, and this was the optimal light design. Mr. Barron asked if the lights would be on 24/7 and Mr. Marino said that they would, but that there are three different levels on them. Mr. Mullin asked if the County requirement of front parallel parking spaces count. Mr. Marino said that they would do the striping first to indicate no parking and eliminate the need for curbing between the lots. Ms. Finn said that she is nervous about the parallel spots and Ms. Drake agreed. Mr. Barron asked if they would be compliant with fire striping requirements and Mr. Marino said they would be. Mr. Mullin said then he would get a copy of the requirements to Mr. Marino. Mr. Vaccaro said that there are frequent car accidents and power outages and suggested that the applicant should get a generator so that they can stay in business. Mr. Marino confirmed that the above ground oil tank will remain. There were no more questions from the Board.

OPEN TO THE PUBLIC FOR QUESTIONS:

Karen Argenti of 61 Clear Lake Rd. was sworn in. She asked about the street trees and Mr. Marino explained that the applicant is seeking a waiver from the street tree requirement because there was no room on the lot without obstructing sight lines. Ms. Argenti asked if they could make up for lost trees by planting trees in other places. Mr. Marino said that the applicant could certainly plant a tree in the back. Ms. Argenti was ok with that and was concerned about the left hand turn out of the site. Mr. Mullin explained that this issue would have to do with the County.

PUBLIC PORTION CLOSED.

Mr. Barron asked for a Motion to approve the application with the requested waivers and variances.

Mr. Vaccaro made that Motion, seconded by Ms. Finn.

Roll Call Vote to approve the application for administrative approval:

Mr. Barron-yes, Ms. Finn- yes

Messrs. Mr. Umlauf—yes, Mr. Vaccaro—yes, Mr. Teague—yes, Mr. Poss—yes

Motion carries

ADMINISTRATIVE SESSION:

Payment of Bills

We are in receipt of eight 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

Approval of Meeting Minutes from February 6, 2023 meeting

Mr. Barron asked for a Motion to approve the February 6, 2023 Meeting Minutes.

Mr. Umlauf made the Motion; 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

PROFESSIONAL REPORTS:

Mr. Coronato said that there are a number of large applications coming to us and will keep coming. He will keep the Board informed of meetings as they happen.

No other professional reports.

ITEMS FOR DISCUSSION:

None

OPEN PUBLIC PORTION:

None.

MOTION TO ADJOURN: by Ms. Vaccaro, seconded by Mr. Umlauf
ALL IN FAVOR
NONE OPPOSED

ADJOURNMENT: 7:22 p.m.

Respectfully submitted,

Amanda Kisty
Secretary to the Board