

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, AUGUST 7, 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, AUGUST 7, 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	Class II Member	Present
Wayne Mascola	1 st Alternate	Present
William Foor	2 nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Brian Quinn, PE, PP	Brd. Eng.	Present

MEMORIALIZATIONS:

None

APPLICATIONS:

1. Administrative Review
Property Address: 2309 Hwy 70
Block: 15, Lot: 1.01
Applicant: Redeemer Lutheran Church of Manchester Inc.
Case #PB-2023-08
The applicant is proposing to install a 10' x 20' shed in the rear yard of the Redeemer Lutheran Church of Manchester within the required 50' setback. No variances are required. The church needs the additional shed to store materials for their Octoberfest event.

Jeffrey Hunt introduced himself as a member of the church chosen to speak for the Church before the board. He referenced the required Plot Plan that was submitted at Exhibit A. Mr. hunt testified that the Church has two existing sheds, both of which comply with all zoning requirements, as will the new proposed shed. He said that the Church has an annual event that they host, Oktoberfest, which is well attended by the Township residents. This proposed shed is needed to store their equipment and items needed for the event.

Mr. Coronato asked that the Church bring the property into compliance as much as possible and would need to apply for the applicable permits required for the existing sheds.

Mr. Quinn asked what kind of utilities would be installed in the proposed shed and Mr. hunt testified that no utilities would be installed in any of the sheds. Mr. Quinn asked Mr. Hunt to provide him with signed and sealed copies of the plot plan.

Mr. Coronato asked Mr. hunt how tall the proposed shed would be and he answered that it would be under the 10' requirement and will be 10' x 20', which is compliant in area.

Mr. Barron asked if the shed would be permanent and Mr. hunt said that it would be and the stone has been delivered already and will be spread as soon as the approval is received. Mr. Barron also asked if there would be any hazardous materials stored in the shed and Mr. hunt testified that there would not be.

Ms. Finn asked to confirm that there would be no utilities run to the shed and that the shed was being used to store items needed for Oktoberfest and Mr. Hunt confirmed both and that the shed might also be used to store items for the Boy scout troop affiliated with the Church.

Mr. Barron asked if there were any more board member questions and there were none. He then asked the Board Engineer, Brian Quinn if he had any more questions and he had none.

Mr. Barron opened the Application to the public for questions and comments.

Gail Appghar of 53 Columbus Blvd came forward and was sworn in. Her only question for the applicant was what the date of the planned event was so that she could attend. Mr. hunt replied that Oktoberfest would be held on September 16, 2023.

Mr. Barron closed the matter to the public.

Mr. Barron asked for a Motion to approve the Administrative Review Application

Mr. Vaccaro made the Motion; 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, Ms. Drake—Yes

2. Administrative review

Property Address: 472 Manchester Blvd.

Applicant: The Reserve of Lake Ridge HOA

Case #: PB-2023-09

The applicant is proposing to install 165 feet of 2 rail vinyl style fence parallel to Manchester Blvd, in front of the pond. The new fence would be an extension of the existing fence, of similar character, that ends 12 feet off Manchester Blvd. turning lane.

Donna Lamberty introduced herself as the property manager for The Reserve and was sworn in and she would be provided testimony for the application.

Ms. Lamberty explained that the fence would be placed in front of the front pond and they already have fencing along the perimeter of the property. They are having issues with trespassing and it is troubling the residents and the neighbors. The pond is not storm drain runoff.

Mr. Quinn had no questions for Ms. Lamberty.

Mr. Coronato asked if The Reserve had “No Trespassing signs in place and Ms. Lamberty confirmed that they do. Mr. Coronato asked to keep the signs in place.

Mr. Umlauf wanted to know the intent, but he felt like his question had been answered. Ms. Lamberty explained that they have video evidence of trespassers on the property and people fishing.

Mr. Barron asked if there were any more Board questions and there were none. There were no more questions from the professionals or the public.

Mr. Barron asked for a Motion to approve the Administrative Review Application

Mr. Vaccaro made the Motion; Mr. Teague 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

ADMINISTRATIVE SESSION:

Payment of Bills

Mr. Umlauf read the bill report into record:

We are in receipt of 4 invoices from Colliers Engineering totaling \$2,444.48 & 11.5 hrs. & 1 invoice from Morgan Engineering for \$17,678.92 & 148.33 hrs. The services are in support of:

Project No.	Project
MCP0102	Whiting Group, LLC
MCP0099	AmeriGas Kiosk (Wawa)
MCP0097	Marble Arch Homes, Inc
MCP009	Presidential Gardens
MCP001	General Planning Bd Service

The services are in support of 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:

ALL IN FAVOR
NONE OPPOSED

Approval of Meeting Minutes from July 6, 2023 meeting

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

Mr. Teague made the Motion; 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—Abstain,
Ms. Drake—Abstain

PROFESSIONAL REPORTS:

None

OPEN PUBLIC PORTION:

None

ENTER EXECUTIVE SESSION: 6:18 p.m.

EXIT EXECUTIVE SESSION: 6:32 p.m.

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

ADJOURNMENT: 6:33 p.m.

Respectfully submitted,



Amanda Kisty

Secretary to the Board

