

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, NOVEMBER 6, 2023.
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Bill Barron at 6:00 pm on Monday, November 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	Absent
Sandra Drake	Class II Member	Present
Wayne Mascola	1st Alternate	Present
William Foor	2nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mark Rohmeyer, PE	Board Engineer	Present

MEMORIALIZATIONS:

1. Memorialization of a Resolution approving Case #PB-2023-10 for Minor Subdivision at property address: Sixth Avenue Block 1.118 Lots 14 & 15 for Applicant: Jeffrey Jerman, Engineer: William A. Stevens, PE, PP.
Motion to Approve made by J. Vaccaro and seconded by F. Finn.
Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, S. Drake-yes. Motion carries.
2. Memorialization of a Resolution approving Case #PB-2023-11 for Minor Subdivision at property address: 1209 Twelfth Avenue Block 1.252 Lots 36 & 38 for Applicant: Jeffrey Jerman, Engineer: William A. Stevens, PE, PP.
Motion to Approve made by J. Vaccaro and seconded by F. Finn.
Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, S. Drake-yes. Motion carries.
3. Memorialization of a Resolution approving Case #PB-2023-12 for Minor Subdivision at property address: Lacey Rd. & Cherry Street Block 109 Lots 14.01, 14.02 & 15.01 for Applicant: US Homes, LLC
Motion to Approve made by J. Vaccaro and seconded by F. Finn.
Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, S. Drake-yes. Motion carries.
4. Memorialization of Resolution approving Case #PB 2023-13 for an Administrative Approval for a canopy over an existing patio area at property address: 1000 Buckingham Drive Block 38.107 Lot 21 for Applicant: Leisure Village West
Motion to Approve made by J. Vaccaro and seconded by F. Finn.
Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, S. Drake-yes. Motion carries.
5. Memorialization of a Resolution approving Case #PB-2023-14 for an Administrative Approval- Interpretation of Zoning Officer Decision regarding Planning Board Resolution Compliance at property Wellington Avenue Block 1.311 Lot 26.01 for Applicant: Cedar Creek Land and Homes, LLC c/o Jeffrey Jerman.
Motion to Approve made by J. Vaccaro and seconded by T. Umlauf.
Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, S. Drake-yes. Motion carries.

APPLICATIONS:

1. Minor Site Plan Application
Property Address: 640 Route 530
Block: 89 Lots: 1

Applicant: Chris B. Garboshian
Case # PB-2023-14

Mr. Barron reviews that the applicant is seeking Minor Site Plan Approval to maintain the existing seasonal farmer's market use and is requesting approval for onsite development. Mr. Harvey Yorke, attorney for the applicant- use inappropriate by Zoning Officer, according to Zoning Officer must reconfirm use, vacant for some time. Mr. Chris Rosatti, Professional Engineer & Planner, sworn in and credentials accepted. Mr. Yorke please describe, Mr. Rosatti- 640 Highway 539-Pines/ Keswick, Exhibit A1-aerial photo- red outline, small corner, some improvements, to South vacant and wooded, residential far away, seasonal farm market in 1992, minor site plan, permitted use, no changes. Mr. Rosatti referring to Ex. A2- minor site plan, access to Pine/Keswick, 30+ parking stalls, existing building-green house, small storage, fenced along rear. Mr. Yorke- conforms, Mr. Rosatti- yes. Mr. Yorke any variances, Mr. Rosatti- no, existing septic/well, existing stormwater, act same, operate March through November, daytime hours only, 8 employees. Mr. Yorke waiver ADA, Mr. Rosatti, strict Township compliance needs 3, presently 2, federally compliant. Mr. Yorke any construction changes- Mr. Rosatti- no. Mr. Yorke conforms, Mr. Rosatti- yes. Mr. Coronato update Pinelands? Mr. Rosatti-yes. Mr. Coronato update stormwater, Mr. Rosatti- not necessary no construction. Mr. Rohmeyer comments stormwater is not required and asks if handicap is sufficient, Mr. Rosatti- yes. Mr. Rohmeyer agrees with waiver request. Mr. Rohmeyer inquires about lighting, Mr. Rosatti- limited to daylight hours. Mr. Rohmeyer comply with previous approvals, Mr. Rosatti- yes. Mr. Coronato supply statement of operation, Mr. Rosatti- yes.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS. Hearing none. CLOSED PUBLIC PORTION.

Motion to approve made by F. Finn and seconded by T. Umlauf.

Roll Call: F. Finn-yes, T. Umlauf-yes, J. Vaccaro-yes, J. Teague- yes, S. Drake- yes, W. Barron- yes.

ADMINISTRATION SESSION:

1. Payment of Bills

We are in receipt of 5 invoices from Colliers Engineering totaling \$2199.38 and 11.25hrs and 1 invoice from Morgan Engineering, totaling, \$5557.50 & 34hrs and 30min. The services are in support of:

Project No.	Project
MCP0096	Manchester Apartments
MCP0102	Whiting Group, LLC
MCP0101	GT Jackson Properties
MCP0100	Village MD NJ, LLC
MCP0100	Village MD NJ, LLC
MTPB230017	Jefferey Jerman
MTPB23-018	Jefferey Jerman
MTPB230011	Parkwood Center B LLC

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.

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

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

2. Approval of September 5, 2023, Meeting Minutes
Mr. Barron asked for a Motion to approve the September 5, 2023, Meeting Minutes.

Ms. Finn made the Motion; Mr. Vaccaro seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

ITEMS FOR DISCUSSION:

1. Review of Ordinance #23-41 Amending and Supplementing Chapter 245 of the Township Code Entitled "Land Use and Development" regarding Mixed Use Buildings, Mixed Use Development and Multifamily Residential Dwellings

Mr. Barron reviews Ordinance #23-41 Amending and Supplementing Chapter 245 of the Township Code Entitled "Land Use and Development" regarding Mixed Use Buildings, Mixed Use Development and Multifamily Residential Dwellings. Mr. Coronato application previously reviewed, main issue, COAH unit in front, commercial on right on corner, after- discussed- to suit, mixed use, adopt properly, idea/goal allow commercial along corners, does mixed use work, deem more areas appropriate later, feels that this property only one that can truly apply, don't necessarily approve/disapprove but provide comment. Mr. Rohmeyer allows mixed use in areas, different requirements from others in code, i.e., density, came from other areas of code. Mr. Barron with mixed use multi-family acreage deducted? Mr. Rohmeyer refers to density. Mr. Barron only so much acreage for some projects, Mr. Coronato 20 acres to calculate for all, triple counting, Mr. Rohmeyer simplified actually on the whole, divide density by units. Mr. Coronato density calculated twice essentially or not- will comment back to Town. Mr. Barron 5 acres for residential, 10 acres for commercial and only 5 left, don't want to over density. Mr. Rohmeyer minimum lot area requirements and density for multi-family only, 245-8 define mixed use-different uses on one lot, additionally under goals/purposes Sec. B permitted uses, residential and certain commercial uses would work together, Section C- minimum 5 acres, max. density- 7 units, Ms. Mathioudakis thought 6 units, Mr. Rohmeyer- 7 listed. Mr. Rohmeyer continues setback requirements, recreation areas, off-street parking requirements. Mr. Umlauf concern-townhouses with no garages, going to have overflow, how do we get there? Mr. Coronato get application in front of Board, control density, parking, what kind of stores, still have right as Board. Mr. Umlauf- like the idea-like asphalt, no gym in Manchester, should work for all the residents, think of everyone as a whole. Mr. Coronato significant issue, population good but commercial down, financial support while attracting businesses, move to bigger properties, could potentially entice bigger. Mr. Umlauf understand- always have to look outside of Manchester for amenities- like training for my daughter, Manchester treated as thorough fare, not stop here, just drive through. Mr. Rohmeyer reviews permitted uses, modeled after other towns in Ocean County. Mr. Barron houses of worship allowed, Mr. Rohmeyer not listed. Mr. Coronato just commercial uses not enough acreage, Mr. Barron but 20 acres is this applied, can it be spelled out? Mr. Coronato- zoning says if not listed it is not permitted.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS

Gail Apgar, 53 Columbus-sworn in, ZBA meeting, same layout, call it place of assembly, no matter what not enough parking provided with this, everything should be clearly marked, some places will be jammed like Long Branch, cars not moved. Ms. Finn concerned too-agrees.

Alice DeVito-2016 4th, sworn in, no application yet? Mr. Coronato-correct, few meetings away, Ms. DeVito concerned with restaurant disposal with residency above, and electric vehicle facilities?

Mr. Barron will discuss at application. Mr. Coronato will bring to Council. Mr. Umlauf comments solve parking with parking garage, Mr. Rohmeyer none currently in Manchester. Mr. Coronato problem with height, Downtown feel, might not fit, possible covered parking, will need enough for commercial uses, separate area for residential. Mr. Umlauf not just here but other areas, Toms River Municipal Building for example.

CLOSED TO THE PUBLIC FOR QUESTIONS/COMMENTS

Motion to approve made by J. Vaccaro and seconded by T. Umlauf.
Roll Call: All in Favor. None Opposed.

2. Review of Ordinance #23-35 Approving the Redevelopment Plan for Block 62, Lots 30 and 31.01

Mr. Barron reviews Ordinance #23-35 Approving the Redevelopment Plan for Block 62, Lots 30 and 31.01. Mr. Rohmeyer redevelopment plan by T&M, Block 62 Lots 30 & 31.01, reviews history, area in need of redevelopment, Council has introduced, reads summary, only portion of property allowed to be developed, contract purchaser, still needs formal site plan, re-align roadway away from environmental areas, in accordance with Master Plan, other Town's Master Plans, County and State Master Plan. Mr. Coronato- Environmental Commission (EC) submitted questions after their meeting. EC- is this the final plan? Mr. Coronato-no just a permitted, alternates later. EC- why on forested lands, Mr. Rohmeyer- environmental constraints, same for questions 3 & 4. EC why not on mine side, Mr. Rohmeyer again same answer. EC- why not review alternate plan, Mr. Rohmeyer same answer, Mr. Coronato will comply with Pinelands. EC- Can applicant provide the study that shows regional demand for storage warehouses, Mr. Rohmeyer none provided at this time, Mr. Coronato- flex space-interesting way to bring small business in Manchester, foundationally. EC- Can applicant explain why there are basins on the property and not green infrastructure as required by NJDEP? Mr. Rohmeyer- concept plan-will have to meet DEP requirements. EC-Can applicant explain how their proposed stormwater basin will clean the runoff before it goes into the groundwater? Mr. Coronato- site plan issue. EC-who is going to take care of the trees and the proposed basin? Mr. Coronato usually joint maintenance agreement between Township and applicant, really site plan issue. EC-Can the applicant provide the drawing that they use with the Pinelands to

discuss the Conservation Area? Mr. Coronato- will ask the attorney. EC- will the site have to put up snake fencing? Mr. Coronato most likely yes. Mr. Rohmeyer- correspondence from Pinelands-found consistent, will still need final approval. Mr. Coronato-some issues/problems particular uses being allowed, consistently review uses in this area, must be consistent with uses. Mr. Rohmeyer referring to page 14. Mr. Coronato-self storage-U-Haul Storage-whole building- not the case here, #5, small business may have some storage, not over doing it. Mr. Rohmeyer previously approved residential, moves commercial to this area. Ms. Finn rather than other uses? Mr. Coronato only those on page 14, Mr. Rohmeyer not mixed uses, Mr. Coronato-change? Mr. Rohmeyer- correct. Mr. Rohmeyer traffic into Jackson on South Hope Chapel and residents of Renaissance. Mr. Coronato uses continue onto page 15. Mr. Barron outdoor tractor trailer storage- could be a problem, Ms. Finn same as mechanical equipment-bulk storage. Mr. Barron non-hazardous, Ms. Finn still concerned. Mr. Rohmeyer those are permitted accessory uses, Ms. Finn could be interpreted differently. Mr. Coronato not just bulk but associated accessory, Ms. Finn yes, trash enclosures, Mr. Rohmeyer-same thing. Mr. Coronato clarifies not bulk trash disposal. Mr. Umlauf #9 supply storage tanks-liquids? Mr. Rohmeyer accessory to commercial, site plan concern.

Mr. John Doyle, represents applicant-partnered with Township, Township decided area of redevelopment , worked with Township for permitted uses. Pinelands tells you what to do, trees come down, mine area is for snakes, question on how to develop, approved 350 residential units- 17 Affordable Housing, partnered with residents at Renaissance-over 200 people last Friday-don't want more residences, all questions asked-reasonable, work with Pinelands, at generality right now, specifics can/will be provided later, some Environmental Commission questions answered. Jeremy Lang-5144 W. Hurley Pond Road Wall, NJ- sworn in- Director of Development for contract purchaser-basis from Pinelands- will email. Mr. Lang bulk storage-accessory use to other use, some product outdoors, will allow bigger to store trailer, product load on/off truck, supply tanks- water for fire-fighting, may interconnect with Renaissance/ Jackson so may not need, environmental-counter intuitive- endangered likes mining area-better-snakes like sand, needs sun-comes up, May Pinelands letter confirms mine area dedicated land, conservation and flood plain & 300' buffer on South, book ends development. Mr. Coronato indoor agriculture? Mr. Doyle I can tell you what it's not. Mr. Coronato Manchester opted out of cannabis, possible hydroponics. Mr. Vaccaro agreement after tonight-is that where restrictive part, Mr. Coronato more global zoning tonight, like outdoor storage permitted, specifics are site plan.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS

Frank Vento-3 Ferrara Ct.-sworn in, President of Board at Renaissance, worked with developer, very informative, very forthcoming, overwhelming majority for this use-not residential.

Joe Markowski-103 Eleanor-sworn in- no one sworn in at Council, love this idea and concept, but new to the process, Mr. Coronato explains Council is redevelopment entity, Planning Board reviews for consistency, makes recommendations to Council with footnotes, Council really authority. Mr. Markowski-How long process? 6 months, 1 year? Mr. Rohmeyer discussion since 2022, 2 more meetings at Council. Mr. Doyle plus other approvals, so shovel in ground, happy if 2025. Mr. Coronato only time they are here at Planning Board, then Council. Mr. Markowski so at that point finer details, Mr. Coronato-correct.

Patrick Dispoto-10 Chamonix- sworn in- back right up to this, developer did great job, not another Lakewood industrial park. Mr. Barron no houses of worship, pike & walk path, wider roadway. Mr. Coronato again at application level. Mr. Dispoto curtail dirt-bike riding, work together. Mr. Barron more of a Council issue.

CLOSED TO THE PUBLIC FOR QUESTIONS/COMMENTS

Motion to approve made by J. Vaccaro and seconded by T. Umlauf.
Roll Call: All in Favor. None Opposed.

PROFESSIONAL REPORTS- None

PUBLIC PORTION

Gail Apgar-53 Columbus-Building Crestwood Village 5-continuation of utility building, across the street on Schoolhouse Road, Village 5 clubhouse, across the street, pull in driveway, utility or something or single family home? Ms. Mathioudakis really a Building Department question. Ms. Drake happy you are bringing this information to the residents. Ms. Apgar buying all these small properties but lots of owls, Ms. Finn discussed at ZBA meeting-75x100, Ms. Mathioudakis- at the last meeting. Mr. Barron endangered? Ms. Apgar says they are, Mr. Coronato- contact save Barnegat Bay. Mr. Markowski- multi use property is at Ridgeway & 571? Mr. Rohmeyer- yes, Ridgeway Liquors intersection.

CLOSED PUBLIC PORTION

ADJOURNMENT: 7:40 p.m.

Respectfully submitted,



Erin Mathioudakis

Alternate Secretary to the Board