

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
MONDAY, OCTOBER 2, 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, OCTOBER 2, 2023.

A Salute to the Flag and Pledge of Allegiance was performed. 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
Mark Rohmeyer, PE, PP	Brd. Eng.	Present

MEMORIALIZATIONS:

1. Preliminary and Final Subdivision and Site Plan Application
Property Address: 3444 Ridgeway Blvd.
Block: 65 Lots: 11, 12, 13 & 14
Applicant: Parkwood Square, LP
Case # PB-2023-05-Parkwood Square, LP

The Applicant was proposing to consolidate the existing lots and construct a residential development with a commercial component. The Planning Board held a jurisdictional hearing and determined that they did not have jurisdiction to grant the required Use Variance and the applicant would need to review the plans or go before the Zoning Board of Adjustment. Mr. Coronato explained that it would be without prejudice.

Ms. Finn 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, Ms. Drake—Yes

Motion Carried

APPLICATIONS:

1. Minor Subdivision Application
Property Address: Sixth Avenue
Block: 1.118 Lots: 14 & 15
Applicant: Jeffrey R. Jerman
Case # PB-2023-10

Mr. Barron introduce the application and explained that the Applicant is seeking Minor Subdivision approval to adjust the shared lot line to create two (2) conforming lots. More

specifically, existing Lot 15 will provide Lot 14 with 75' of its frontage leaving both lots conforming.

Mr. Jeffrey Jerman was introduced as the applicant and was sworn in by Mr. Coronato. Mr. Jerman introduced Mr. Stevens as his engineer and planner for the application. He was sworn in and the Board accepted his credentials.

Mr. Jerman explained that the application was for a 2-lot minor subdivision for two conforming lots. One of the proposed lots has two existing non-conformities.

Mr. Stevens testified that his office prepared the Minor Subdivision plan and that he has viewed the site. The property is in Pine Lake Park in the R-10 zone and then further explained the location of the property within Pine Lake Park. Lot 18.01 has an existing home and swimming pool. Lot 14.01 is a fully conforming lot that is vacant and mostly wooded. The House on 18.01 is setback 25.6 ft. where 30 ft. is required. The lot would also need a variance for the front porch with a 19 ft. setback. The woodshed that is located on the east side is 1.4 ft off the property line where 5 ft. is required. There is no proposed change, and the variance conditions are already existing. The metal shed will be relocated to a conforming location.

Mr. Jerman asked Mr. Stevens if he thought there would be any detriment to the public and Mr. Stevens said no. Mr. Jerman ended his presentation.

Mr. Rohmeyer said that he has no exception to waivers requested for the subdivision and it is appropriate for the zone.

Mr. Barron said that the survey says Tuckerton Borough and needs to be corrected.

Mr. Coronato asked about the stormwater regulation on the new property and Mr. Stevens said that the stormwater system proposed is fully conforming with a drywell and will go through the Township's engineering department for review. Mr. Coronato also asked where the utilities would be coming from and Mr. Stevens testified that the property would be serviced by public water and a private septic system as is customary in Pine Lake Park.

Ms. Finn wanted to know where the existing septic is for the existing home and Mr. Stevens testified that it is located in the rear yard and there would be no affect on the new dwelling.

Mr. Umlauf asked about the existing shed and the existing fence that appears to be encroaching and where they will be located and Mr. Stevens answered that the shed is proposed to be relocated 5 ft off the property line so that it is in compliance and the fence will also be relocated to abate the encroachment. Mr. Umlauf also asked to confirm that the existing retaining wall will be relocated to abate the encroachment and Mr. Stevens confirmed that the decorative wall will also be relocated.

Ms. Finn asked to confirm that the metal shed being relocated would not need a variance and Mr. Stevens said that it would not because it would be conforming in location and size.

Mr. Umlauf asked how much of the fence that is being relocated will affect the decorative wall and Mr. Stevens said that the homeowners are aware of what needs to be moved and are "ok" with making it conforming.

Mr. Barron asked if there were any more questions from the Board members and there were none.

Mr. Barron opened the application to the public. There was no public comment so the public portion of the application was closed.

Mr. Barron called for a motion to approve the 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

Motion Carried

2. Minor Subdivision Application

Property Address: 1209 Twelfth Avenue

Block: 1.252 Lots: 36 & 38

Applicant: Jeffrey R. Jerman

Case # PB-2023-11

Mr. Barron introduced the application and explained that the Applicant is seeking Minor Subdivision approval to adjust the shared lot line to create two (2) new lots. More specifically, existing Lot 38 will provide Lot 36 with 25' of its frontage to bring the lot closer to conformance.

Mr. Jeffrey Jerman introduced the application and his professional Engineer and Planner, William Stevens, PP, PE, of PDS. Both were sworn in by Mr. Coronato and Mr. Steven's credentials were accepted by the Board.

Mr. Jeffrey Jerman is the owner and the applicant for a Minor Subdivision with a variance. He set forth the Exhibits as follows:

Exhibit A-1: Subdivision Plan

Exhibit A-2: Variance Plan

Exhibit A-3: Aerial

Exhibit A-4: House Architectural Plans

Exhibit A-5: Similar Homes in the Neighborhood

Exhibit A-6: Packet of Pictures

Exhibit A-7: Affidavit of Title

Ms. Finn asked what size the lots are for the houses provided in the packet and Mr. Jerman explained that the professionals will go through that in testimony provided to the Board. He continues to explain the Affidavit of Title and the Buy/Sell letters. He said that there was only one adjoiner, which is the owner of lot 32, Sheri McKelcos, to whom he sent a certified letter and a letter via regular mail and received no response.

The application is for a Minor Subdivision with 2 lots. One lot would be conforming at 100 ft. x 100 ft. with an existing house and the other lot would be a 75 ft. x 100 ft. lot.

Mr. Stevens began his testimony and explained that he viewed the site and his office prepared the variance and subdivision plans. He described the location and zone. He said that lot 38 currently is 125 ft. by 100 ft and has an existing home. Lot 36 is currently a 50 ft lot. Mr. Jerman is buying 25 ft. from Lot 38 to add to Lot 36 to make it a more conforming 75 ft. x 100 ft. lot.

Mr. Jerman explained that new lot 39.01 would require a variance for the pre-existing non-conformities. Mr. Stevens explained that these existing non-conformities would include a wood deck that is 19.2 ft setback from the rear property line where 26 ft is required. The home itself does conform with the rear setback requirement. Mr. Jerman said they would like a variance from a side yard accessory setback where 2.4 ft. is existing and 5 ft. is required.

Mr. Jerman introduced Exhibit A-2, the Variance plan, and showed that the proposed lot is a vacant lot and would require the typical variances for the same. This would include a lot frontage variance for the existing 75 ft. where 100 ft. is required, a lot width variance for 75 ft. where 100 ft. is required, a lot area variance for 7,500 SF where 10,000 SF is required, and a improvable lot area variance for 4,225 SF where 5,800 SF is required.

Mr. Jerman then asked Mr. Stevens if the lot was a sufficient site for the proposed home with all the variances requested and Mr. Stevens confirmed that it was and that it would look like all the other homes on the street.

Mr. Jerman asked Mr. Stevens if it was protocol to use this property in any other way and if there would be any detriment to the neighboring properties or to the Master Plan and Mr. Stevens said that it would not be customary to use the property for anything other than a single-family residential home and there would be no detriment to the neighboring properties or the Master Plan.

Mr. Jerman introduced A-3, the aerial, to give the Board an idea of what the houses in the area looked like. Mr. Stevens explained that in Pine Lake Park there is mixture of homes. Some homes are 1 story, some homes are 2 stories. One home is being built on a 50ft. lot which received approval from the Zoning Board and is currently under construction. The aerial provided was from September of 2023.

Mr. Jerman explained that there would be 5 houses on the street just like the other streets on 12th Avenue. Mr. Stevens confirmed that it would be typical of every other street in Pine Lake Park. Mr. Jerman asked to confirm that the home is a 3 bedroom, 2 ½ bath house and Mr. Stevens confirmed and that the Town has an undersized lot ordinance that requires you to build a cape cod. This home meets the requirements of the undersized lot ordinance. This exact house has been approved by the Zoning Board on a 75 ft lot and has been deemed a better planning alternative.

Mr. Jerman asked if there would be any detriment to the Master Plan and Mr. Stevens said there would not be and that it meets the requirements of the R-10 zone and will have 5 houses. Mr. Jerman asked if the new home would increase home values in the neighborhood and Mr. Stevens confirmed that it would and that there would be no negative impact on the neighborhood.

Mr. Jerman concluded his testimony.

Mr. Rohmeyer testified that he has no issue with the completeness waivers requested by the applicant. He agrees with the testimony of the applicant and his professional and that the Town does indeed have an undersized lot ordinance. He went through how they would meet the stormwater management requirements and he is good with that. Mr. Stevens explained that the front of the home will drain to 12th Ave. and will have two drywells installed to ensure there is no negative impact. Mr. Rohmeyer asked to confirm that the applicant will comply with the Tree Ordinance and Mr. Stevens confirmed. Mr. Rohmeyer asked to confirm that they will have an adequate septic system to support the proposed home on the lot and Mr. Stevens confirmed and will provide the application from the Ocean County Health Department.

Ms. Finn asked to confirm that the new septic would not be installed within 50 ft of any existing septic system and Mr. Stevens confirmed that it would not.

Mr. Coronato asked Mr. Stevens to provide testimony on how many lots in the 200 ft. radius of the property and how many 100 ft. lots and 75 ft. lots there are. Mr. Stevens said that there was one 50 ft lot, one 75 ft lot and the rest were 100 ft. lots. Mr. Coronato asked if not for a 75 ft lot in this area, if this property would be unusable and Mr. Stevens confirmed that it would not be usable.

Ms. Finn asked whether the property would have a basement and crawl space and Mr. Stevens confirmed that it would.

Mr. Umlauf asked what the undersized lot ordinance was and Mr. Stevens explained that the applicant would still need a variance, but that it conforms to the undersized lot ordinance. It limits the size of the home. It can be no higher than 25 ft and 1 and ½ stories.

Mr. Umlauf said that many homes go up with no garages. This allows for only one car in the driveway resulting in cars parking on the grass. Parking becomes a problem with snow and bulk pick-up and asked if this application should go before the Zoning Board.

Mr. Coronato explained that this is properly before the Planning Board because it is associated with a Minor Subdivision and is not a self-created hardship.

Mr. Jerman explained that there would be four on-site parking spaces. The driveway proposed is 18 ft. wide and 42 ft. deep and Mr. Umlauf replied that he just sees the parking trend from the houses being built in the area.

Mr. Barron asked if there were any more questions from the Board and there were none.

Mr. Barron asked if there were any public questions or comments and there were none. The public portion was closed.

Mr. Barron asked for a motion to approve and a roll call vote.

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
Motion Carried

3. Minor Subdivision Application

Property Address: Lacey Rd & Cherry Street

Block: 109 Lots: 14.01, 14.02 & 15.01

Applicant: US Home, LLC

Case# PB-2023-12

Mr. Barron introduced the applicant and explained that the Applicant is seeking Minor Subdivision approval to subdivide the existing three (3) lots into four (4) proposed lots. More specifically, three (3) SFD residential lots are proposed over 1 acre in size each along Cherry Street, and the remainder of the property is to be consolidated and purchased by the County of Ocean through the ‘Ocean County Natural Lands Trust Fund’.

Mr. Jason Tuvel, Esq. introduced the application and Exhibits as A-1, the Aerial prepared by FWH and A-2 the Minor Subdivision Plan. He explained that the application was for a 4 lot subdivision where 3 lots currently exist. The property is 37.5 acres. 34 acres are being sold to the Ocean County Land Trust. The remaining three 1 acre lots would be sold to build single family residential homes. The applicant would not be proposing the homes to be built at this time, but will conform to the Zoning for this zone.

Mr. Tuvel introduced Jessica Staszewski, PE, PP from FWH as the professional engineer and planner for the applicant. The Board accepted her credentials and Mr. Coronato swore her in.

Ms. Staszewski explained that the property is located in Whiting section of Manchester and described the location. The application for Minor Subdivision would result in 1 large County lot and three 1 acre lots. All three lots would meet the 1 acre requirements and have 1 single family residential dwelling. They would each provide 27,000 SF of improvable lot area. The applicant is requesting a minor variance for lot frontage for proposed lot 14.01 because of the peculiar “pie shape” of the lot. The lot would have 137 ft of frontage where 150 ft is required. In accordance with the C-2 criteria, the Board has jurisdiction to grant the requested relief, because it conforms with the surrounding properties and the required variance would not be noticeable. The application would be in line with purpose of zoning in that it would result in no negative effect on zoning because it is already residential there. There would be no substantial detriment to the surrounding

properties. The application would meet the intent of the Master Plan and the benefit of the application would outweigh any detriment.

The Applicant is requesting one waiver for the installation of curbs and sidewalks.

The Engineering letter, prepared by Morgan Engineering dated 9-12-23, in items 3c and 3d, request a LOI from DEP for the wetlands, but it is under Pinelands and not under FEMA Maps and the application meets the requirements of the Pinelands.

Mr. Rohmeyer testified that the completeness waivers requested are minor and he has no objection to the Board granting them. He asked Ms. Staszewski to confirm that there would only be 3 single family residential lots and the rest of the land would be sold to the County and she confirmed that it would be up to the County as to what they do with the land.

Mr. Coronato explained that this is specifically used for keeping the land in its natural state and asked Mr. Tuvel to confirm that the applicant will go to the Board if they need a variance. Mr. Tuvel testified that the intent is to comply with zoning and will go through the engineering review process.

Mr. Coronato asked if the project was intended for Veterans and Mr. Tuvel explained that the applicant is trying to get approval from the VA.

Ms. Finn asked if the application went through the Pinelands Commission and Mr. Tuvel confirmed that it did. Ms. Staszewski explained that the new application did not require a certification from Pinelands because it was less in density.

Ms. Finn asked if the new homes would have public water and sewer and Ms. Staszewski said that it would.

Mr. Umlauf asked about the wetland buffers and Ms. Staszewski explained that it does not affect the buildability of the lots and Mr. Rohmeyer confirmed that.

Mr. Barron asked if there were any more questions from the Board members and there were none.

Mr. Barron opened the application up to the public.

Ms. Gail Apgar Bingham of 53 Columbus Blvd, in Crestwood Village 2, was sworn in. She said that she went to the properties and she is thrilled about the single family homes and the possible housing for vets. She was also thrilled about the sale to the county and she applauds everyone in the Township that cares about preserving Manchester.

Mr. Barron closed the public portion.

Mr. Umlauf said that he worked for Pulte Homes for 22 years and they did several Wounded Warrior projects and he definitely encourages this project.

Mr. Barron called for a motion to approve the application and a roll call vote.

Mr. Vaccaro made the Motion; Ms. Drake 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 Carried

4. Administrative Approval Application for canopy over an existing patio area
Property Address: 1000 Buckingham Dr.
Block: 38.107 Lot: 21
Applicant: Leisure Village West
Case# PB-2023-13

Mr. Barron introduced the application and explained that the Applicant is seeking to construct a roof structure (canopy) over the existing patio area. It is indicated in the application that the purpose of the application is to provide shade for the existing patio area.

Jim Snyder, the Community Manager for Leisure Village West was sworn in by Coronato. He explained that the Applicant is proposing a shade structure over an existing patio at Club Encore. Half of the patio is covered with shade and the other is not. He presented A-1 which was an a photo of the area and A-2 which was a photo of a different view of the area.

Mr. Rohmeyer testified that his only concern was stormwater management and whether the canopy structure would have roof gutters. Mr. Snyder confirmed that it would. Mr. Rohmeyer asked if there were any current issues with drainage in that area and Mr. Snyder said that there was not. Mr. Rohmeyer said that this application was consistent with the nature of the initial approval and Mr. Synder said that it was already approved by the Trustees.

Mr. Barron asked if there were any more questions from the Board and there were none.

Mr. Barron opened to the public, and there were no public comments or questions. The public portion was closed.

Mr. Barron asked for a motion to approve the application and role call vote.

Mr. Vaccaro made the Motion; 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 Carried

5. Administrative Approval Application - Interpretation of Zoning Officer Decision regarding Planning Board Resolution Compliance
Property Address: Wellington Ave
Block: 1.311 Lot: 26.01
Applicant: Cedar Creek Land and Home, LLC c/o Jeffrey Jerman
Case# PB-2023-04

Mr. Barron introduced the application and explained that the Applicant appeared before the Board on April 3, 2023, for Minor Subdivision Approval, which was subsequently granted along with a plot plan for a proposed dwelling fronting on Oakdale Ave. Applicant is now seeking to reorient the previously approved building envelope to allow frontage on Wellington Ave instead of Oakdale Avenue.

Mr. Coronato testified that both Mr. Jerman and Mr. Stevens were already sworn in and Mr. Stevens credentials were accepted.

Mr. Jerman explained that he was requesting an administrative approval because the Zoning Officer said that it was required. He said that this was the first time that he was required to receive an approval for this type of application in 40 years.

Mr. Stevens explained that this application was a fully conforming Minor Subdivision, but that there was one difference in the application submitted for Zoning Approval and

Engineering review. The house was approved with a building envelope fronting on Oakdale and the applicant changed it to Wellington.

Mr. Rohmeyer agreed and said that the only issue he could see was the driveway and Mr. Stevens agreed to move it from the intersection.

Mr. Coronato testified that he has seen this issue before and would agree that the plot plan was ambiguous and he has to die with the Zoning Office that the amended approval is required, but this proposed building envelope is a better set up.

Mr. Stevens agrees that this frontage is more appropriate on Oakdale.

Mr. Umlauf asked why the applicant wanted to sqitch and Mr. Jerman explained that it would be in order to maintain septic setbacks and refileing of the Subdivision Map was requested by Mr. Popolizio.

Mr. Coronato agrees with the Zoning Officer and asserted that a new subdivision map needs to be refiled with the county to reflect the changes made.

Mr. Barron opened the application to the public and there were no comment or questions. The application was closed to the public.

Mr. Barron asked for a motion to approve the application and roll call vote.

Ms. Finn made the Motion with the condition that the map would need to be refiled; 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 Carried

ADMINISTRATIVE SESSION:

Payment of Bills

We are in receipt of 1 invoice from Colliers Engineering totaling \$4879.97 and 26hrs & 5 invoices from Coronato Law, totaling \$6718.50 and 48.1hrs. The services are in support of:

Project No.	Project
MCP0096	Manchester Twp Apartments Rt 37 Redevelopment Litigation Planning Board General 4/1/2023-8/1/2023 Redeemer Lutheran Church Reserve At Lake Ridge Cedar Creek Land and Homes, 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

Approval of Meeting Minutes from September 5, 2023 meeting

Carried to November 6, 2023

PROFESSIONAL REPORTS:

Mr. Coronato explained that he would hold his report because it would need to be taken care of in Executive Session.

Mr. Rohmeyer had no report to provide.

OPEN PUBLIC PORTION:

Gail Apgar Bingham of 53 Columbus Blvd was sworn in. She said that she goes to Zoning Board meetings too. She said that it was hard to watch because she saw a lady stand up at the end and ask if the lots could remain with Manchester instead of being sold. She is worried about no garages being proposed and the parking issues that could result. She is also concerned about junkyards and sheds in the Town. She thinks that people stop caring because they feel defeated. She asked if new schools need to be built. She also wanted to know if someone could put a stop to it.

Mr. Coronato explained that the Dallmeyer case is quite an old case. It is approximately 20-30 years old. If it is not a self-created hardship and the Town has zoned out buildings, they must buy it. The Administration has taken a hard look at these lots to see how they can handle it. They are trying to work with the County Land Trust to try and buy some.

Mr. Finn said this should go before the Council and it may go further than what they can do as the Planning Board.

Ms. Apgar thanked the Board for their time.

Mr. Barron closed the public portion.

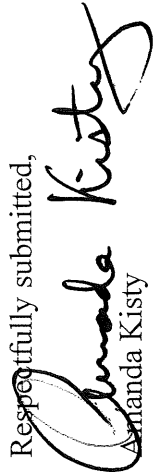
ENTER EXECUTIVE SESSION: 7:31 p.m.

EXIT EXECUTIVE SESSION: 7:50 p.m.

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

ADJOURNMENT: 7:50 p.m.

Respectfully submitted,



Amanda Kisty
Secretary to the Board