

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 5, 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 TUESDAY, SEPTEMBER 5, 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	Absent
Sandra Drake	Class II Member	Absent
Wayne Mascola	1 st Alternate	Absent
William Foor	2 nd Alternate	Absent
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mark Rohmeyer, PE, PP	Brd. Eng.	Present

MEMORIALIZATIONS:

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 was seeking to install a shed on the property to provide extra storage for the materials need for their seasonal public events held at the Church.

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
Motion Carried

2. Administrative review
Property Address: 472 Manchester Blvd.
Block: 83.01 Lot: 1.02
Applicant: The Reserve of Lake Ridge HOA
Case #: PB-2023-09

The Applicant was seeking to extend the existing fence along the remainder of the pond in an effort to full enclose the portion of the property fronting on Manchester Blvd.

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
Motion Carried

APPLICATIONS:

1. Preliminary and Final Subdivision and Site Plan Application
Property Address: Ridgeway Road (CR 571) & Lakehurst Whitesville Road (CR 547)
Block: 65 Lots: 11, 12, 13 & 14
Applicant: Parkwood Square, LP
Case # PB-2023-05-Parkwood Square, LP

Salvatore Alfieri, Esq, introduced the Application to the Board. He explained that each proposed use is permitted under the Ordinance.

Mr. Coronato explained to the Board and the public that the Board is holding a brief jurisdictional hearing prior to hearing the full application on its merits.

Ms. Finn asked to clarify that the Board was not voting to approve the application right now and that they were only deciding whether to Planning Board can hear the application and Mr. Coronato confirmed that.

Ian Borden, PE, PP was sworn in and his credentials were accepted by the Board as a Professional Planner for the Applicant.

Mr. Alfieri asked Mr. Borden to explain each component and how it complies with the ordinance.

Mr. Borden testified that the subject property is 20.86 acres and located in the PB-1 Zone, which is in the Pinelands Natural Reserve and the Regional Growth Area. The PB-1 Zone was put in place 40 years ago, but on February 25, 2016 and through Ordinance 17-025 (which was certified by the Pinelands Commission and adopted by the Township on November 6, 2017) Townhouses and Garden Apartments were permitted in this zone.

The Applicant is proposing commercial space, residential Townhouses and apartments on top of the commercial component. 245-74 permits Townhouses and 245-68 permits Garden Apartments as conditional uses in the PB-1 Zone. Mr. Borden opined that the Applicant can comply with all the conditions set forth in the Ordinance and that the uses are permitted.

Mr. Coronato explained that his question for jurisdictional purposes is about the mixed use building.

Mr. Borden said that there is no prohibition or restriction against it and the ordinance is silent on it. Mr. Alfieri said that there are many Towns that have specific ordinances that say only one use is permitted in the zone. Mr. Borden said that he believes that all criteria and conditions have been met.

Ms. Finn asked if they were proposing a two story office building and Mr. Borden explained that the Applicant is proposing two commercial buildings with a total of 31,200 SF of commercial space.

Mr. Barron said that the ordinance only allows for 20 apartments and the applicant is proposing 28. Mr. Borden said that it was actually a typo and the applicant is really proposing 24 but will lose 4 apartments to comply.

Mr. Rohmeyer said that all the proposed uses are permitted in the zone and that he is in Agreement with the Applicant's planner. The uses are conditionally permitted uses and he has checked them.

Mr. Coronato said that the only thing here to be discussed in the density.

Mr. Finn wanted clarification on the number of Townhomes and the number of apartments. She said she understands there are 141 proposed Townhomes, 20% COAH affordable housing and it was always her understanding that the affordable housing should be included and integrated into the Townhomes.

Mr. Borden said that both uses require 10 acres. 143 Townhomes are proposed and 24 apartments. There is a total of 167 units altogether. There is no prohibition to his knowledge to put all the affordable housing in the apartments. The Townhouses require 20% (29 units) and the garden apartments have no affordable housing obligations. They would propose 5 Townhouses and 24 apartments. There is no requirements to integrate. Ms. Cipriani, the affordable housing attorney agreed.

Mr. Barron asked if there were any further questions. There were none.

Mr. Coronato clarified that they were just limiting the questions to the jurisdictional portion of the application right now. Not the overall application.

OPEN TO THE PUBLIC

Victoria Kovacofsky, 3133 Ridgeway, Sworn in. She states that Sydney Krupnick was there before and they said there could never be any public bathrooms, only 3-acre residential lots.

Mr. Coronato interjected that this is not the place for that question now and that they were only hearing jurisdictional questions.

Ms. Finn stated that she was a little confused about the mixed use. Is this where the application should be if there is a question of use? Mr. Umlauf agreed.

Mr. Borden said that 245-32 does not regulate the number of uses on an individual lot. Pinelands Development credits are used to preserve non regional growth zones, and this is a regional growth zone.

Ms. Finn said that on page 3 of 245-32 it says that there should be no more than 1 principal use on one lot. Mr. Borden said that it is his opinion that that ordinance would only apply to residential lots. Mr. Umlauf stated that it would only be his opinion. Mr. Borden said that shopping centers have multiple uses and are permitted. Mr. Rohmeyer agrees with Applicant's Planner that the ordinance does not prohibit more than one use on the lot where many towns will specifically say that. This mixed use is appropriate and in keeping with the Master Plan. Mr. Borden said that Pinelands does not regulate uses, Towns do.

Mr. Barron asked if the ordinance says that you can have more than one use and Mr. Borden answered that it does not but it does not say that you can't.

Ms. Gail Bingham of 53 Columbus Ave came up and said that there should not be any apartments on top of the buildings because there is not enough parking.

Mr. Coronato interjected that we are just talking about the overall use at the moment, and we are not talking about parking right now. Mr. Borden said that it was a valid question, but that garden apartments are not in Whiting, and they would be different commercial uses.

Mr. Coronato closed the public portion.

Mr. Barron asked for a Motion to proceed with hearing the application.

Mr. Vaccaro made the Motion; Mr. Teague seconded that Motion.

Roll Call Vote:

Mr. Barron—No, Ms. Finn—No

Messrs. Mr. Umlauf—No, Mr. Vaccaro—No, Mr. Teague—No

The Planning Board did not accept jurisdiction and will recommend the application to the Zoning Board of Adjustment.

Mr. Alfieri wanted to put on record that the Applicant reserves the right to come back on the application and confirm that the Board was not denying the application out right and Mr. Coronato confirmed. Revisions can be made, and the application is not dismissed.

ADMINISTRATIVE SESSION:

Payment of Bills

We are in receipt of 5 invoices from Colliers Engineering totaling \$1,132.20 & 5 hrs. & 2 invoices from Morgan Engineering for \$14,788.00 & 125 hrs. The services are in support of:

Project No.	Project
MCP0094	Sue Erickson
MCP0094	Sue Erickson
MCP0096	Manchester Apartments, LL
MTE23-001a	Presidential Gardens
MTE23-001b	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.

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

Roll Call Vote:

ALL IN FAVOR
NONE OPPOSED

Approval of Meeting Minutes from August 7, 2023 meeting

Mr. Barron asked for a Motion to approve the August 7, 2023 Meeting Minutes.

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

Roll Call Vote:

ALL IN FAVOR
NONE OPPOSED

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:

Charles Kovacs of 3099 Ridgeway Blvd came up and was sworn in. He asked the Board if the public would be notified if there were further meetings addressing the Parkwood Square project presented to the Board to accept jurisdiction tonight. Mr. Coronato assured Mr. Kovacs that the public would definitely be provided with Notice if and when this matter is scheduled to be heard again.

Public Portion was closed by Mr. Barron.

ENTER EXECUTIVE SESSION: 6:39 p.m.

EXIT EXECUTIVE SESSION: 6:59 p.m.

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

ADJOURNMENT: 7:00 p.m.

Respectfully submitted,


Amanda Kisty

Secretary to the Board