

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, FEBRUARY 5, 2024,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Bill Barron at 6:05 pm on Monday, February 5, 2024.

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 (late) |
| William Foor   | 1st Alternate    | Present        |
| Samuel Carollo | 2nd Alternate    | Present        |

|                            |                |         |
|----------------------------|----------------|---------|
| Joseph Coronato, Jr., Esq. | Board Attorney | Present |
| Mark Rohmeyer, PE          | Board Engineer | Present |

MEMORIALIZATIONS:

None

APPLICATIONS:

1. Minor Subdivision  
Property Address: 318 Beckerville Road  
Block 77, Lots 11 & 12, Proposed Lots 11.01 & 12.01  
Applicant: Mark Buglio  
Case#PB-2023-06-Buglio

Mr. Barron explained that the Applicant is seeking Minor Subdivision approval to adjust the shared lot line by purchasing a portion of the neighboring property owned by Donald Wagner at 340 Beckerville Road, Lot 12, Block 77.

Ms. Finn recused herself for professional conflicts.

Mr. Morris introduced the application and his client.

Mr. Coronato explained a "housekeeping" Notice issue. Mr. Morris was able to show the record for the missing certified mail receipt. He submitted an Affidavit and it is entered on the record. The Board may accept jurisdiction.

Mr. Morris explained that this subdivision is an effort to clean up the issues of the property. There is a lot-line adjustment with the neighbor.

Mark Buglio of 318 Beckerville Rd. was sworn in.

Mr. Morris asked Mr. Buglio to explain what the purpose of the application was. Mr. Buglio explained that the purpose was to correct lot lines that are messed up. There are structures that are misplaced including a large metal barn. Mr. Buglio said that he received all permits required from the Township and was only notified after that the metal barn was in the wrong place. He said that all other non-conforming structures on the property will be removed and the property will be in compliance after the lot line

adjustment with the exception of the pre-existing non conformities. The Subdivision makes the lots undersized in one zone.

Mr. Coronato asked to confirm that the shed along the property line coming from Beckerville and all striped sheds are to be removed. The aluminum fence should be coming down. The wire fence will also come down. The only thing left should be the two metal sheds that will be in compliance.

Mr. Rohmeyer stated that the only variances required are for lot area and Mr. Morris confirmed that. Mr. Rohmeyer also stated that he feels that the requested waivers can be granted.

Mr. Morris said that he submitted revised plans and Mr. Rohmeyer asked him to put on record what the changes were. Mr. Morris explained that there was a clerical error corrected, the setback lines were corrected, the applicant is going to continue to use the property as a single family residential dwelling, the block and lot as added and corrected, the proposed and existing structures were added, the filing law was added, the setback lines were put in on both lots, and the record of lot owners within 200 ft. were added to the top corner.

Mr. Rohmeyer said that he will confirm the changes as a condition of approval and asked if the adjacent property owners are “o.k.” with the subdivision and Mr. Morris confirmed that he was and that they are under a contract of sale for the subdivided portion.

Mr. Barron opened up to the public for questions and comments. There were none.

Mr. Barron asked for a motion. Mr. Vaccaro made a motion to approve, seconded by Mr. Umlauf.

Roll Call: W. Barron-yes, F. Finn-abstain, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, S. Drake-late; Mr. Carrollo-yes, Mr. Foor- yes. Motion carries.

2. Preliminary and Final Subdivision and Site Plan Application  
Property Address: Lakehurst Whitesville Rd.  
Block: 65 Lots: 11, 12, 13 & 14  
Applicant: Parkwood Square, LP & Parkwood Center B LLC  
Case # PB-2023-05-Parkwood Square, LP

Mr. Barron introduced the continuation of the application and explained that the Applicant is proposing to consolidate the existing lots and construct a residential development with a commercial component and a mixed-use commercial and garden apartment component in the PB-1 zone.

Mr. Sal Alfieri, attorney for the applicant, explained that they were here on January 8, 2024 to present the planning and traffic testimony. He went on to stipulate to the conditions already agreed to by the applicant as follows:

1. Deed restrict the basement to prohibit bedrooms.
2. Adjust the ADA spaces, which has already been done
3. Request that the post master allow them to spread out the boxes
4. 4 ft. high chain link fences around the perimeter
5. Install bollards
6. Snow removal must remain and be managed on site
7. Title 39 enforcement of the parking on the private roadways
8. Signage at all intersections about left turns
9. Install additional crosswalks
10. 15 mph speed limit throughout the site
11. All technical comments in the engineer review letter
12. Eliminate all waiver relief besides the loading zone

Mr. Borden was introduced to the explain the changes made since the last meeting and his credentials were accepted at the last meeting. He explained that he increased the size of the commercial spaces to 10' x 20' so that the requested waiver for quest spaces were no longer needed. The removed the request for the 12 ft setback for building waiver. The loading zone is the only waiver requested. There is no change in building area and they will comply with all other requirements. They have provide 645 spaces where 639 are required. That completes the plan changes.

They introduced Exhibit A-7 as the new overall Site Plan. They will comply with the façade and EIS statement.

Mr. Borden explained that an Environmental Impact Statement is required and needs certain items. They need a description of environmental conditions. This property is forested and there are no wetlands or riparian buffers. They also need to provide the environmental impact of the building, a traffic report, public water and sewer provisions, a description of steps to avoid or minimize the environmental impact, whether the project meets the ordinances requirements of the Town and the Pinelands Comprehensive Management Plan, and a list of native species. A letter of Inconsistency in Pinelands has been issue and on January 18, 2024 it was eliminated.

Mr. Borden explained that they received the Fire Marshal letter and submitted it as A-8 along with the correspondence between Fire Marshal, Mike Martin and Ian Borden. The 26 ft. roadways proposed are adequate and the turning templates that were added were sent to and accepted by Mr. Martin. He acknowledges that all comments were addressed.

Mr. Borden testified that they are also in receipt of the letter from the Manchester Police Department regarding public and traffic safety. It indicated that they require dedicated left turn land, which were provided in the County Plans. They had questions about the right in right out ingresses under city jurisdiction and the applicant will comply with the County. Finally, they wanted to ensure that the center isle in the right in right out be made of concrete with adequate signage and the applicant will comply.

Mr. Alfieri said that the testimony is concluded for Mr. Borden.

Mr. Rohmeyer asked if the applicant received County Approval yet and Mr. Borden said that he anticipates that they will receive it in a couple of months and that they have had two reviews already.

There were no other Board comments.

Mr. Barron opened up to the public.

Ms. Gail Appgar of 53 Columbus Blvd was sworn in. She said that the application does not look like to community. Mr. Coronato reminded Gail that this portion is only for questions regarding the testimony just provided. Gail then asked if there would be roof and solar panels. Mr. Coronato said that would be a better question for the architect.

Ms. Karen Gaudlip of 17 Lois Ln. was sworn in and she said that left turns will still be made and there will be accidents. Mr. Coronato reminded her that it was only time for question of Mr. Borden regarding the testimony that he just provided not comments. He asked Mr. Borden is there was any way to prevent left turns. Mr. Borden said that there will be a physical impediment with a concrete island to prevent it. Mr. Coronato further explained that the public has a right to ask questions to each expert, but they questions have to be about the testimony provided.

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

Mr. William Stevens of PDS was introduced and sworn in as the applicant's engineer. He testified that is a licensed Professional Engineer and Planner in the state of NJ and has been before this Board on many occasions. His credentials were accepted.

Mr. Alfieri said that Mr. Borden provided extensive testimony and asked Mr. Stevens to provide testimony regarding the proposed Stormwater Management on the property. Mr. Stevens confirmed that it does comply with Township Ordinance and the State Stormwater Requirements issued by DEP. Mr. Alfieri asked Mr. Stevens to summarize.

Mr. Stevens explained that each Townhouse building has its own roof runoff which will be accommodated by a drywell. There is then a series of small infiltration basins which will route the stormwater out to County Rd. 571. This will continue to improve the existing conditions at the property. The Pinelands do not allow runoff from a 10-year storm or less. The system provided contributes 0 outflow from a 10-year storm. From a 100-year storm, 2 CFS are discharged. The system will be owned and maintained by the property owner and it is compliant with RSIS standards. The Applicant will address any remaining issues from the Engineer review letter dated, 12/27/23, including lighting.

Mr. Rohmeyer asked Mr. Stevens to confirm that there will be no negative impact in terms of stormwater from the project and Mr. Stevens confirmed.

Mr. Coronato asked is there would be a fence around each basin and Mr. Stevens confirmed that there would and that they were only small-scale infiltration basins. Mr. Coronato asked what kind of fence is proposed and Mr. Stevens said that it would hopefully be a low-profile fence like a small 4 ft post and rail, which is more attractive. Mr. Coronato asked if that would keep children out of it and Mr. Stevens said that there would be vinyl fabric behind the fence to prevent trespassing but still be attractive.

Mr. Barron asked about the retention basin and Mr. Stevens said that it is designed to retain and create a stormwater treatment train. Mr. Barron asked what the projected depth of the water in the basin is and Mr. Stevens said approximately 2 ft. and that is made to be small and decentralized. Mr. Barron asked what is there to prevent ice skating and trespassing and Mr. Stevens said that the hope is that it will not retain water at all. Mr. Barron asked if there could be signage place there to prevent it and Mr. Stevens said that it would be no problem to put up signage for no trespassing.

Mr. Vaccaro said that he is concerned with the post and rail fence and the safety of the youth and Mr. Stevens said that they have been using this method for years.

Mr. Umlauf asked about the difference between the new plans and the old plans and whether the rain water is being sent into a recharge system. Mr. Stevens said that he would add the recharge calculations into the plans. Mr. Umlauf said that he was frustrated with incomplete plans. Mr. Stevens said that there is a collection system and that rainwater is discharged into a recharge system. Mr. Umlauf asked if there were only two and Mr. Stevens said that there could be changes but right now they are only at the ends of the buildings. The systems are piped, picked up and carried around the site and that the entire roof is managed into the system.

Mr. Umlauf said that he believes that the water and fence is acceptable for the basin but that there should be access gates with key locks for maintenance purposes. Mr. Stevens confirmed that there will be and it will be controlled by the HOA. Mr. Umlauf asked if overflow from the rear would go into the basin and that there would be downspouts with cleanouts and Mr. Stevens confirmed that it would.

Mr. Barron asked if there were any more questions from the Board. There were not. Mr. Barron opened to the public.

Karen Argenti of 61 Clearlake Rd. was sworn in. She stated that she is a member of the Environmental Commission in town. The Commission prepared a memo for the Board's review. She is concerned that the application is not meeting the best management practices. She said that the 1 acre drainage basin is only good for recharge, and not roof runoff. There are 9 or 10 different practices and she went on to name a few. She states that the Town ordinance requires that green infrastructure should be utilized and asked Mr. Stevens why he chose a drywell. Mr. Stevens explained that drywells are appropriate and that roofs are giving off clean rainwater. Ms. Argenti is concerned that this method will not work. Mr. Stevens assured her that the application is in compliance with all

stormwater regulations. Ms. Argenti was insistent that there is a new manual and the applicant needs to comply. Mr. Stevens asserted that he felt that Ms. Argenti is very confused and that the information that she is providing is not correct. He said that the stormwater regulations do not go by acre, but instead by building area and that the applicant complies with 10 basins. Ms. Argenti objected to the way that Mr. Stevens spoke to her. Mr. Stevens apologized.

Mr. Coronato explained procedure.

Mr. Stevens stated that the application plans are fully compliant. Ms. Argenti asked why the basins are connected and why he did not just let it fall. Mr. Stevens answered that they wanted to move the water around to get it to flow where they wanted it to on the site. Ms. Argenti asked if the water would discharge into the City drainage system and Mr. Stevens said that it would. Ms. Argenti replied that the applicant is not allowed to discharge onto other properties. Mr. Stevens explained that it is permitted to runoff a small percentage for discharge. Ms. Argenti asked if there would be a pond and Mr. Stevens said that there will be a small-scale infiltration basin and there is a flow diagram to show the treatment train. If they have labeled any basin as a pond, it is not a pond.

Mr. Argenti asked if the applicant planned to use an invasive plant to shield the backyard. Mr. Rohmeyer explained that bamboo is listed on the plans but there is not where indicated on the plans where they would be used or planted. Ms. Argenti wanted to make sure that all plantings would be native species and Mr. Borden confirmed that they would be.

Ms. Argenti asked if there would be any dedicated open space and Mr. Borden said that there would not be. Ms. Argenti asked if they would be building on the entire property and Mr. Borden explained that he didn't say that, he just said that there was no dedicated open space. Mr. Alfieri stated that the application complies with all impervious coverage requirements. Ms. Argenti asked if they could put the buildings closer for more open space and Mr. Borden answered that it is dictated by ordinance the amount of space between the buildings.

Gail Appgar approached from the public and said that she didn't like the roofs and asked if they designed them that way for stormwater purposes and Mr. Stevens said that he would leave that for the Architect.

Mr. Coronato said that given the slope of the roof, the drainage system is designed to accommodate where rainwater is displaced.

Mr. Barron directed a comment towards Ms. Argenti and explained that the HOA will maintain all retention basins.

Mr. Rohmeyer asked to confirm where the water and sewer would be coming from and Mr. Stevens explained that it would be coming from the other side of the Toms River on 571 and will be fully permitted.

Ms. Finn asked if the drywells were approved by the DEP and Mr. Stevens explained that they were not approved by DEP, but by the Pinelands. It was deemed consistent by the Pinelands which is whom they have to comply with.

Mr. Umlauf asked if there would be a recharge system for the clubhouse and the commercial and Mr. Stevens said that they would have direct systems and all buildings will be picked up by the drainage system.

Mr. Foor asked what the inconsistencies with the Pinelands were and Mr. Stevens explained that it was the stormwater management. There are technical issues that deal with soils information as well as with the threatened and endangered species studies which have now been accepted by the Pinelands.

Mr. Barron asked if they have a conflict with the PVC for fire hydrants because it says on the plans that it still needs to be approved by utilities. There is also a typo on the plans that references Jackson Township.

Mr. Coronato asked where the water would be coming from for the hydrants and Mr. Stevens said it would be public water.

Public and Board questions were closed.

Mr. Alfieri introduced the Applicant's Architect.

Melissa Rub was sworn in and provided her credentials. She is a licensed Architect in the state of NJ and prepared the plans. The Board accepted her credentials.

A-3 was introduced as the colored renderings of the proposed mixed use building. It is a three story building with a basement. It is 18,400 SF on each floor. There will be a maximum of 12 retail units and 12 storage units in the basement. There will be 28 residential units with a mix of 1, 2 and 3 bedroom units which will be affordable housing. The 1 bedrooms will be 690 SF, the two-bedrooms will be 888 SF and the three-bedrooms will be 1205 SF. The units will consist of a laundry room, kitchen, bathroom and bedrooms. The building will have a brick base for durability with stucco, brick and wood accent.

A-4 was introduced as the Office Building renderings, pages 5 & 6. The building will be two stories with a basement. Each floor will be 6400 SF and will have basement storage. It will have a brick base with stucco and wood. Both buildings, apartments and basements will be sprinklered.

A-5 was introduced as the colored renderings of the Townhomes, pages 7 & 8. She described each floor and the optional fourth bedroom in the attic.

Ms. Rub explained that in accordance with Building Code, NJ IRC 2021, and the habitable attic space, the townhomes fall under the R-5 3.10.6, habitable attic space does not constitute a story in a two story dwelling, the IRC requires that the attic has a stairway for ingress and egress, with 7 ft ceilings and not more than 1/3 of the floor below, and there should be not less than one operable rescue opening, 36 inches to a public way. This proposal has an egress window. It is housed in a full dormer, as seen on page 8. The main center stairway is ingress and egress, it has a full window and it has its' own bathroom. An open playroom is proposed in the basement.

A-6 is a color rendering of the clubhouse. It is a single story building, 4,515 SF with a basement that is 4,471 SF. There will be a community exercise area, a gable roof, and the same brick and stucco finishes.

Ms. Rub concluded her testimony.

Mr. Coronato explained that they will start with questions by building, starting with the mixed-use building.

Mr. Rohmeyer had no comments.

Mr. Coronato asked how many units would be on the bottom and Ms. Rub answered that there would be 12 at the most. Mr. Coronato asked if each front had handicapped access and Ms. Rub confirmed that it does. Mr. Coronato asked if a handicapped individual would be able to safely traverse from the handicapped spaces to the building and Mr. Rub confirmed they would be able to. Mr. Coronato asked how many elevators there would be and Ms. Rub said that there would be one elevator. Mr. Coronato asked how big the elevator would be and the architect replied that it is not required that the elevator be stretcher compliant. Mr. Coronato asked if they would be ADA compliant and the architect confirmed.

Mr. Coronato asked what the basement storage will be used for and Ms. Rub answered that it will be used for the retail exclusively.

Ms. Finn asked if there would be elevator access to the basement and if it would be the same size as the residential elevator and Ms. Rub confirmed that it would. Mr. Coronato asked how the retail units would access the elevator and Ms. Rub answered that there would be a center corridor behind unit 7.

Mr. Rohmeyer asked how the rain on the roof would be managed and Ms. Rub answered that it would be captured and drained. He then asked how the residential works with commercial, and Ms. Rub answered that there would be fire rated separation between the residential and commercial components and in the rear. Mr. Umlauf asked if there would be an acoustical separation between commercial and residential units that would be tested by a third party and Ms. Rub said that the applicant would comply with that.

Mr. Umlauf asked to confirm that each unit in the basement would have an individual key and it would.

Mr. Barron asked if there would be storage on the second and third floors. Ms. Rub responded that there would be mechanical storage and storage for the residents of the COAH units provided. Mr. Umlauf asked if the "RS" storage would be separate from the residential and Ms. Rub confirmed that it would be sectioned off. Mr. Umlauf asked if it would be in a fire suppressant room and Ms. Rub said that it would be worked in likely at the basement.

Mr. Umlauf asked if the flat roof would be where the AC units would be installed and Ms. Rub confirmed that. Mr. Umlauf expressed that freon is fast changing and flammable and there were specific codes to comply with and Ms. Rub assured the Board that the applicant will comply with all building codes.

Mr. Vaccaro asked if there would be a generator and Ms. Rub said there would not be because it is not required. Mr. Umlauf asked about a generator for the elevator and Ms. Rub said that if a generator is required for the elevator the applicant will comply.

Mr. Vaccaro asked if there would be sprinkler systems and Ms. Rub answered that there would be compliant sprinkler systems installed that would be designed by a sprinkler engineer.

Mr. Rohmeyer asked what will be on the roof and Ms. Rub said that mechanical units would be mounted on the roof. Mr. Vaccaro asked if the design accounted for power pits and Ms. Rub assured him that they would comply with all NFPA codes.

Mr. Umlauf asked where the washer and dryer locations would be located in the units and Ms. Rub answered that they would be to the right of the bedroom door.

Ms. Finn asked if each unit had their own mechanical unit on the roof and the Ms. Rub confirmed that they would each have their own small scale residential units. Ms. Finn stated that she wants to make sure that all buildings comply with code. She said that she does not like the plan and that it does not blend with the community. She said that it is very cosmopolitan and asked if Ms. Rub could make the transition less severe. Ms. Rub said that she worked with her client to come up with the design and Ms. Finn reiterated that she does not feel the design is in keeping with Manchester. Ms. Drake agreed. Mr. Umlauf said that the roof line doesn't work, but that he is "ok" with the finishes.

Mr. Coronato asked if there was any way to fit a second elevator in a little dead space somewhere. He is concerned that if the commercial units are utilizing the same elevator you may have a handicapped resident waiting and it could present an issue.

Mr. Finn said that she would like to see an elevator big enough to fit a stretcher. Ms. Rub said that she would need to speak with the applicant and that the move in/move out of the 28 residential units only happen sporadically.

Mr. Umlauf said that Manchester has a large active adult and senior population and that the elevator might be used more often than they anticipate. Ms. Rub said that they will add a second service elevator for the first and basement for the commercial.

Mr. Barron called for a 10 minute break. 8:03 p.m.

Mr. Barron called the meeting back to order at 8:13 p.m.

Ms. Rub said that she will work with the feedback about the roof line and would modify it to appear more in line with Manchester.

Mr. Alfieri suggested that the applicant will come back more informally with a couple of options.

The Board agreed to that.

Mr. Barron opened to the public for questions regarding the mixed use building.

Ms. Apgar came forward and asked if there would be a restaurant. She said that she knew someone that had to put in special fans so that the residents would not have to smell the cooking. She was also wondering if they would be installing solar panels.

Ms. Rub responded that the applicant has no plans for solar panels at this time.

Ms. Apgar asked what all the space above was for and Ms. Rub said that it was to shield the mechanical units not for interior design.

Ms. Apgar asked if there would be windows in the basement and Ms. Rub responded that there would be emergency lights in the basement and that the applicant would comply with all required codes and regulations to regulate design for kitchen restaurants and exhaust.

Ms. Apgar asked if there would be windows in the bathrooms in the three bedroom units and Ms. Rub said there would not be.

Karen Gaudlip approached and said that this is not what she wants to see because Manchester is not a city. She was asked if she had any questions for the architect and she did not. She was told to hold comments until the commenting portion for the public at the end of the presentation.

There were no other questions from the Board or the public about the mixed use building.

Mr. Barron announced that they would be moving on to the office building.

Ms. Finn asked if there would be sprinklers and roof mounted air condition units and Ms. Rub confirmed. Ms. Finn said that she does not like the look of the building and Mr. Rub said that she would work on that as well. Ms. Finn asked if there would be one elevator and Ms. Rub said that there would be an elevator because it is two floors. Ms. Finn asked if the elevator would fit a stretcher and Ms. Rub said no because it is not required and that EMS has other methods to get upstairs.

Mr. Coronato asked if it is ADA compliant and Ms. Rub said that it was.

Mr. Barron asked if each floor has two office spaces and if they are further divided. Ms. Rub said that it could be. Medical uses have special parking needs and they cannot accommodate that.

Mr. Umlauf asked if they had any tenancy ideas and Ms. Rub said they do not. Mr. Umlauf asked if it would be medical and Ms. Rub said that she was not sure, but that it would have to be a permitted use in the zone. Mr. Umlauf asked if it could be a dispensary and Mr. Coronato said that it would not be permitted in Manchester.



Mr. Barron asked to confirm that the spaces would not be used to store hazardous materials even for the occupants of that building and Ms. Rub confirmed it would not.

No other Board questions.

Mr. Barron opened to the public for questions about the office building.

Ms. Apgar approached and she said that she is concerned about the elevator and that it looks like a doctor or dentist and that they would need an elevator big enough for a stretcher. Ms. Rub said that if it is medical, the applicant will comply with that.

Alice Devito of 2016 4<sup>th</sup> Ave was sworn in. She asked if there would be 12 retail units and both Mr. Coronato and Mr. Barron informed her that she was asking questions about the wrong building.

Ms. Devito asked if there would be emergency evacuation accommodations. Ms. Rub said that there are two stairwells on either end of the building, which is the same as the other building. Ms. Devito asked if the HOA would be maintain this building as well and Ms. Rub said it would be maintaining the entire site.

Mr. Alfieri stated that they can have medical and if so, they will make a bigger elevator.

Mr. Barron closed the questions to the public.

Mr. Vaccaro asked if there would be a generator and Ms. Rub said that each tenant can install a generator if they want one. Mr. Alfieri said that no generators are required or proposed.

Mr. Rohmeyer asked if there would be signs on the multi-use building and on the office building there is non proposed and asked if the applicant would comply with zoning requirements for signage. Ms. Rub confirmed that the applicant would comply with all zoning requirements for building signage.

The questions for the office building was closed.

Mr. Barron opened for the Board to ask questions regarding the Townhomes.

Ms. Finn stated that she is extremely nervous about the fourth bedroom in the habitable attic. She asked if they are planning to put a fire escape in and if not, how do the residents get out in the event of a fire. Ms. Rub stated that there are no fire escapes proposed. She said that the size and the location of the window is sufficient for rescue and escape and she does not anticipate people jumping out. Ms. Finn asked if there would be sprinklers. Ms. Rub said that none are required because it is not three stories. Ms. Finn asked if there would be fire breaks and Ms. Rub confirmed and said that there are two hour fire walls proposed.

Mr. Barron said that he thought the Governor signed in legislation for sprinklers in Townhomes. Mr. Alfieri answered that it would be a building code issue and they will all be complied with.

Ms. Finn said that the exterior of the Townhomes were better than the other two commercial buildings but she finds that it is still unattractive.

Ms. Rub said that it would be stone at the bottom and siding and that gables were added and that all the units are pulled and pushed. Ms. Finn asked about the color of the building and Ms. Rub said that they can consider that down the road. Ms. Finn feels that each block should be a little different. Mr. Rub said that it can be done. Ms. Finn reiterated that she is strongly opposed to the optional fourth bedroom.

Mr. Umlauf spoke about the façade. He felt that the siding is hardy, alternate stone between units and weathered wood on the roof.

Mr. Coronato asked if they would come back with revised plans for the Townhomes like the other buildings and Mr. Alfieri said they would comply. Ms. Rub said that she would discuss all the design comments with the applicant.

Mr. Umlauf asked if there were an optional finished basement on all. Ms. Rub explained that it would be an option for the prospective buyer, but that the standard is unfinished and the buyer can choose to finish or not. Mr. Alfieri stated that the applicant agreed to deed restrict the basement so that bedrooms would not be permitted.

Mr. Umlauf said that he felt that the Master Bedroom should have two vanities.

Ms. Rub said that the size of the windows in the basement are strictly for safety and light. Mr. Umlauf said that he knows what happens when larger windows are installed. Ms. Rub said that the applicant feels that larger windows in the basement are more safe. Ms. Finn said that egress windows in the basement are for safety and she likes them there.

Mr. Coronato asked what the expectations were for the occupants in these units. Mr. Alfieri said that they did the parking calculations accounting for all units to have four bedrooms. Mr. Coronato asked how many occupants they anticipate and Ms. Rub said that she cannot speak to occupancy. Mr. Coronato said that there is no way to anticipate or regulate that.

Ms. Finn asked what kind of storage is being provided for the residents. Ms. Rub answered that there would be a mudroom and a basement. Mr. Barron asked where the egress windows would be in the middle of the unit and Ms. Rub answered that there is one in the front and two in the rear. Mr. Umlauf asked if there was an option for a bathroom in the basement and Ms. Rub said that there was a rough option.

Mr. Umlauf explained that the Board members face the residents everyday and they are trying to accommodate their concerns and do things the right way.

Mr. Coronato asked if there would be EV plugs in front of the houses. Mr. Rub said that they are required and will be provided with a 220 outlet.

Mr. Coronato asked if there is a way to regulate that half of the units can convert the attic space to a fourth bedroom. The concern of the Boards is parking and it is a substantial concern. Mr. Alfieri said that he would discuss that with that applicant. Mr. Coronato said that maybe where there are more spaces near by would be better planning.

Mr. Rohmeyer asked about the layout for the attic and what it is proposed to be used for and Ms. Rub said that it is proposed to be unfinished and not habitable.

Mr. Barron opened to the public for questions about the townhomes.

Ms. Devito approached. She asked if the HOA would be responsible for the exterior and would the units be fee simple. Mr. Alfieri said they are not fee simple as of yet. Ms. Devito asked if there would be a back door and Ms. Rub said that there would be.

Ms. Apgar approached and asked if the residents would go up the attic by stairway with no way out. Ms. Rub said that there are egress windows.

Ms. Apgar said that she doesn't know how many people are allowed but asked if there could be restrictions to like 8-10 people. Mr. Alfieri asserted that that would not be a Planning Board discussion.

Mr. Barron asked Ms. Apgar if she was asking a question or making a statement. Ms. Apgar apologized.

Ms. Finn asked if there are occupancy limits. There are not.

Cindy Sieber approached and was sworn in. She asked if there would be decks or balconies. Ms. Rub said that 10 ft. by 12ft decks are proposed.

Mr. Barron closed questions from the public.

Mr. Barron opened to the Board for questions regarding the clubhouse.

Ms. Finn stated that she felt that it does not fit in and it does not blend. She feels it is very institutional looking. Ms. Rub stated that she is happy to work with the Board on that too.

Mr. Umlauf stated that the men's room has three showers and the women have one shower and one tub. He asked why the women have less showers than the men. Ms. Rub said that she will work with the applicant and discuss. Mr. Alfieri said that the HOA will change the facility for those purposes based on need.

Mr. Coronato asked if it was ADA compliant and Ms. Rub said that it is.

Mr. Umlauf said that he never saw a tub in a clubhouse. He also does not like the façade and gave specific design requests.

Mr. Barron asked if the clubhouse would be for the residents only and Ms. Rub confirmed that it would be. Mr. Umlauf asked if the clubhouse could only be rented by the residents and Ms. Rub confirmed. Mr. Umlauf asked if the clubhouse would be sprinklered and Ms. Rub said it would be in the basement. Mr. Barron asked if there would be cathedral ceilings and Mr. Rub confirmed.

Mr. Foor asked if the restroom were unisex because there wasn't a difference indicated on the plans. Ms. Rub said that there would be a separate restroom for men and for women and the plans would be revised to indicate the same.

Mr. Barron opened to the public for questions concerning the clubhouse.

Ms. Devito asked about the square footage and Ms. Rub said that it would be 4,471 Sf in the basement and 4,515 SF on the first floor. Ms. Devito asked if there would be a generator in case of an emergency for the residents to use. Ms. Rub said that she would speak to the applicant about that.

Ms. Devito wanted to know where the maintenance equipment will be stored. Mr. Alfieri said that it would be done by a third party.

Ms. Apgar was concerned whether there would be ample parking.

Mr. Borden stated that only residents are able to use the clubhouse and it is walkable for all the residents, but there will be parking.

Ms. Laudible asked if the clubhouse would be utilized as a school.

Mr. Coronato answered that it would only be open to residents and it can be used as its traditionally used to exercise whatever constitutional rights they wish to. It would not be a place of worship for the public because that is not a permitted use in the zone.

Ms. Laudible accused Mr. Alfieri of telling her that the clubhouse will probably be used as a school.

Mr. Barron asked what the occupancy load for the clubhouse is and Ms. Rub responded that it is 15 SF per person to calculate occupancy.

Mr. Umlauf asked if there would be off site leasing for the units and Ms. Rub and Mr. Alfieri said that they would leave that up to Mr. Eichorn.

Mr. Umlauf asked if the decks in the back are standard and Ms. Rub confirmed they are. He said that gas option on the decks should not be permitted.

Mr. Coronato asked if the stoves inside natural gas and Ms. Rub said that they would be. He said that propane tanks are regulated, and gas lines are permitted to what code permits.

Mr. Umlauf asked if they would be CMU or schafliner and Ms. Rub said they would be schafliner all the way to the sheathing.

Ms. Gaudlip approached and asked if the sukkots would all be the same and Mr. Coronato interjected and said that if it is a religious use it is allowed and they can do it.

Ms. Gaudlip asked about the landscaping and Mr. Coronato said that they can recall Ian Borden to answer that question.

Ms. Apgar asked if the tub was proposed in the clubhouse for the ladies in the Jewish communities and Mr. Coronato told her that it was not an appropriate question.

Mr. Barron closed the questions to the public.

Mr. Borden was called back up.

Mr. Umlauf asked about the refuse access and Mr. Borden said that they can skew them to make sure they are accessible.

Mr. Umlauf asked about the drainage for the splash park and Mr. Borden said that the splash park drains right into the ground. It is built on a porous surface and there should not be any runoff because it recycles water.

Mr. Umlauf asked if there were EV spots on the plans and Mr. Borden confirmed that there are. He said that he would like to see curb depressions at all crosswalks and Mr. Borden testified that the applicant would comply. Mr. Umlauf asked about the curbing and Mr. Borden said that it would be standup Belgian Block. Mr. Umlauf asked if they could move the houses back to make the driveways longer and Mr. Borden said they could not because they don't have any room.

Mr. Rohmeyer wanted Mr. Borden to clarify the proposed buffering. Mr. Borden said that there is a 20 ft. buffer along the east side and it will remain natural and they will supplement where needed. There will also be a fence along Ridge Ave.

There were no more questions from the Board members.

Mr. Barron opened questions from the public for Mr. Borden.

Robert Blank of 3816 Ridge was sworn in. He asked who is going to enforce the parking and Mr. Alfieri said that there is enough parking on the site. Mr. Blank insisted that there would not be enough parking. Mr. Coronato explained that there is no parking permitted on county roadways if there was ever an issue.

Mr. Coronato explained the Affordable Housing process along with some help from Ms. Kisty.

Joe Markowski of the Renaissance was sworn in. He asked if the entire site was covered by the HOA and if the public stores were for everyone. Mr. Alfieri confirmed both questions, but there were no tenants for the units at this time.

There were no more questions from the public for Mr. Borden. The public questions were closed.

Mr. Barron opened for public comment. There was none. Public comment was closed.

Mr. Barron called for a five minute recess at 9:33 p.m.

Mr. Barron called the meeting back to order at 10:01 p.m.

Mr. Coronato explained the discussions that he had with the applicant's attorney during the recess.

He explained to the Board that the Applicant was requesting at least Preliminary Approval tonight with the following conditions:

1. The applicant will Deed restrict the basement for no bedrooms.
2. The handicap parking for the mixed use building would be moved immediately adjacent to the building. Not across the street.
3. The post master suggestions will rule where the postal boxes will go and how they will be distributed throughout the site.
4. The 4 ft. fence along Ridgeway would be a black chain-link fence.
5. Handicap parking will be added as appropriate
6. Refuse pick up will be at least twice per week and can be three per week for the Townhouses.
7. The COAH units will have equal access to the clubhouse, park, etc.
8. If the mixed use commercial component ends up being a large retail use, they will come back before the Board for approval.
9. The HOA will store snow outside of the parking spaces in the event of a large snow storm.
10. There is to be no parking on the streets.
11. The Applicant agrees to Title 39 compliance and enforcement.
12. Each COAH unit in the mixed use building will have a designated spot.
13. Applicant will address the Fire Marshal's comments.
14. Internal signage will be appropriate for direction and circulation.
15. Left turn signage will be installed.
16. The parking sizes will be amended.
17. Crosswalks will be added to internal intersections.
18. The speed limit will be no greater than 15 mph.
19. Bollards will be installed for the mixed use building.
20. The applicant will comply with the façade signage.
21. The applicant will comply with all fire comments.
22. The applicant will agree with #1 and #3 of the traffic safety report and will defer to the county regarding #3 of the traffic safety report.
23. Applicant is required to submit a stormwater management plan.
24. The applicant agrees to comply with the comments on the Engineer Review Letter.
25. The applicant will agree to post signage on the basins.
26. The symbol for bamboo plantings and any mention of Jackson Township will be removed from the plans.
27. All plantings will be native to the Pinelands.
28. The elevator in the mixed use building will be ADA compliant.
29. Basement is for commercial use only in the mixed use building.
30. The applicant will comply with all acoustic requirements for any retail use.
31. The elevators will be stretcher compliant in the mixed use building.
32. The second elevator to be added to the mixed use building will be a service elevator for the mixed use building only.
33. The applicant agrees to come back to submit architectural plans to a sub committee designated by the Board.
34. There will be a generator for the elevators for the mixed use building.
35. There will be no storage of hazardous materials in the office building.
36. If there is a medical use in the office building the elevator must be stretcher compliant.
37. There will be similar architectural plans for the mixed use building and the commercial building.
38. The applicant will supply unfinished basement plans.
39. The applicant agrees to 75% vs. 25% available for the habitable attic spaces.
40. The clubhouse will be for residents and their uses only.

Joe explained the process and the options. It is his opinion that this is a compliant application. You can exclude the conditions and can split the application into Preliminary and Final Site Plan approval.

Mr. Teague wanted to know the process if they just approve Preliminary Site Plan approval.

Mr. Coronato said that they would have to come back before the Board for Final.

Mr. Teague asked if it could be changes and Ms. Finn said that the Board could not change their mind on Preliminarily approved items.

Mr. Alfieri stated that he thinks the applicant and the Board did a great job with the conditions and the applicant will only agree to the conditions if it is approved tonight. The applicant is agreeing to work with the Board for the architectural plans even though it is arbitrary. He also feels that the 75% vs. 25% fourth bedroom for the Townhomes is not enforceable.

Mr. Vaccaro said that he would like to carry the application to the next meeting and Ms. Finn agreed.

Mr. Coronato explained that the applicant wasn't his decision tonight and you would be carrying it against his wishes.

Mr. Alfieri said that the preliminary approval gives the applicant a vested interest and rights to spend more money to advance and revise the application. The Architectural comments are arbitrary and have no legal basis, but the applicant is still working with the Board.

The Applicant, Mordechai Eichorn, of 8 Avian Ct., in Lakewood, NJ, was sworn in. He thanked everyone for their time. He said that he felt the Board had good opinions. He submitted the application in January of 2023. He has been working and revising the plans for 9 months. He turned the application into a non-conforming application at the request of the Township, which prompted an ordinance change. He came back before the Board and addressed every comment. He agreed to 42 items. It costs a fortune to hold on to property with no movement. He is begging the Board to vote on Preliminary Approval tonight to continue.

Mr. Umlauf asked if this was standard and Mr. Coronato confirmed that it was.

Mr. Umlauf said that he represents the residents. He does this type of work for a living. He wants to know who he is trusting to make sure the conditions agreed to are met.

Ms. Finn said that she would like the application to agree to 50% and 50% for the habitable attic housing units.

Mr. Eichorn explained the difficulty in that. He said that these are generally starter homes and then the people move out. He went on to explain different scenarios and situations. 70/30% is the lowest that he is willing to go.

Mr. Foor asked to confirm the process and Mr. Coronato did.

Mr. Barron asked for a motion for Preliminary Approval contingent upon the 42 conditions agreed to by the applicant and 70/30% fourth bedroom availability in the attic for the Townhomes. Mr. Foor made a motion to approve, seconded by Mr. Vaccaro.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, S. Drake-yes, Mr. Foor- yes. Motion carries.

#### ADMINISTRATION SESSION:

Mr. Barron called for payment of the bills.

Mr. Umlauf read the billing report into record:

We are in receipt of (1) invoice from Colliers Engineering totaling \$46.25 and .25hrs and two (2) invoices from Morgan Engineering totaling 918.75 and 5.25 hours. The services are in support of:

|              |                            |
|--------------|----------------------------|
| Project No.  | Project                    |
| MCP0096 (1)  | Manchester Apartments, LLC |
| MTPB23-15    | Presidential Gardens       |
| MTPB-2023-05 | Parkwood Square LP         |

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings

Mr. Umlauf finds the charges to be reasonable and appropriate and recommends approval.

Mr. Barron asked for a Motion to pay the Bills.

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

Roll Call Vote: ALL IN FAVOR  
NONE OPPOSED

Mr. Barron asked for a Motion to approve the Re-Organization 1-8-24, Meeting Minutes.

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

Roll Call Vote: ALL IN FAVOR  
NONE OPPOSED

Opened to the Public.

CLOSED PUBLIC PORTION

Executive Session-Discussion of pending litigation.

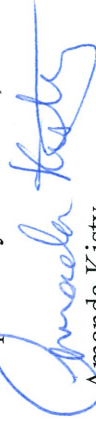
Return from executive session at 10:48 p.m.

Mr. Barron asked for a motion to adjourn, Ms. Finn made that motion, seconded by Mr. Umlauf.

ALL IN FAVOR, NONE OPPOSED.

ADJOURNMENT: 10:48 p.m.

Respectfully submitted,



Amanda Kisty

Secretary to the Board

