

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, NOVEMBER 4, 2024,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 6:02 pm on Monday, November 4, 2024.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by the enactment of 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
William Foor	1st Alternate	Present
Samuel Carollo	2nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

MEMORIALIZATIONS:

1. Major Subdivision Application
Property Address: Grinnell Avenue (west of Manchester St)
Block: 1.348, Lots: 5-8 & 13-16
Block: 1.349, Lots: 1, 3, 4
Block: 1.350 Lot: 12
Block: 1.351, Lots: 1, 3, 4, 32, 34, 35, 37, 38, & 39
Applicant: Jeffrey R. Jerman
Case# PB-2024-02 (previously PB-2023-17 before resubmission)

The Applicant was seeking Major Subdivision approval to subdivide Grinnell Avenue to create 6 residential lots. In addition, a stormwater basin will be constructed on Block 1.349, Lots 1, 3 & 4 to handle the Grinnell Avenue road improvement. Block 1.350, Lot 12 will only be used to construct the cul-de-sac for Grinnell Avenue. Application was carried to June 3, 2024, then carried to July 1, 2024, then carried to August 5, 2024, then carried to the September 3, 2024 meeting. This application was re-noticed by the applicant to the October 7, 2024 meeting and approved with conditions.

Mr. Coronato explained that there were a number of conditions in the resolution of the approval.

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

Roll Call: W. Barron-yes, F. Finn-abstain, T. Umlauf- abstain, J. Vaccaro-yes, J. Teague-yes, T. Poss- yes, S. Drake-yes; William Foor- yes; Sam Carollo- yes. Motion carries

2. Administrative Review
Property Address: 2498 Highway 70
Block: 2 Lots: 1, 6 & 8
Applicant: New Jersey Natural Gas
Case # PB-2024-16

The Applicant was seeking approval to install NJNG infrastructure to convert methane gas from the Landfill to natural gas.

Mr. Coronato gave an explanation of the application and reminded the Board that this was more of a courtesy review.

There were no further recommendations from the Board and it was approved as presented and as stated in the Resolution of Approval.

Mr. Barron asked for a motion to approve. Mr. Vaccaro made that motion, seconded by Ms. Drake.

Roll Call: W. Barron-yes, F. Finn-abstain, T. Umlauf- abstain, J. Vaccaro-yes, J. Teague-yes, T. Poss- yes, S. Drake-yes; William Floor- yes; Sam Carollo- yes. Motion carries

3. Administrative Review
Property Address: 1 Renaissance Blvd
Block: 61.13 Lot 1
Applicant: Renaissance HOA
Case# PB-2024-17

The Applicant was seeking to relocate a dumpster to the parking lot and construct a 10 ft. x 10 ft. shed. They are also looking to construct a 750 SF concrete patio for the pickle ball court.

Mr. Coronato explained that the application was de minimis and could be approved without any detriment to the public, health safety or welfare.

Mr. Barron asked for a motion to approve. Mr. Teague made that motion, seconded by Ms. Drake.

Roll Call: W. Barron-yes, F. Finn-abstain, T. Umlauf- abstain, J. Vaccaro-abstain, J. Teague-yes, T. Poss- yes, S. Drake-yes; William Floor- yes; Sam Carollo- yes. Motion carries

APPLICATIONS:

1. CONTINUED FROM SEPTEMBER 3, 2024
Preliminary and Final Major Site Plan Application
Property Address: Freemont Avenue
Block: 62 Lots: 30 & 31.01
Applicant: AASTMA Property, LLC
Case #: PB-2024-11

Mr. Barron explained that the Applicant is seeking Preliminary and Final Major Site Plan approval to construct flex warehousing comprising of ten (10) buildings totaling 1,113,840 SF of ground floor area in compliance with the Redevelopment Plan adopted by the Township on January 22, 2024, by Ordinances 23-35 and 24-02.

The site is located along Freemont Avenue just northwest of the Renaissance Community on a total tract of 223.6 acres.

Freemont Avenue is proposed to be relocated south of its existing location and access to the site will occur along three (3) main circulation driveway entrances and a fourth parking lot entrance driveway off the relocated Freemont Avenue.

Mr. Vaccaro recused himself.

Mr. John Paul Doyle, Esq. introduced himself as the applicants attorney. He gave a brief background of the application. He said that during the last 3 to 4 years the

property in question was determined to be an Area in Need of Redevelopment., which was approved by the Planning Board and the Council. The Redevelopment Plan was then subsequently approved by the Planning Board and the Council. All approvals were done under three different Mayors and were approved unanimously. They received a letter from the Pinelands Commission dated 5/1/2023. Mr. Doyle read the letter of determination used to determine where the development would take place to avoid detrimental harm to the pine snake habitat determined to be on the property. They chose the portion of the property to build on that they did because of what the Pinelands standards are. This application meets those standards. He said that last meeting Jermie Lang, the Applicant, talked about the overall project and Chris Bednarski, the project engineer, described the engineering.

Mr. Doyle introduced William Fearon, RA, as the project architect.

Mr. Fearon was sworn in and he introduced himself and provided his credentials. He graduated from Philadelphia University and has been licensed since 2008. He works predominantly in the retail, commercial and industrial industries. He is licensed in the State of NJ. The Board accepted his credentials.

He described the project and said that is was a 10 building development. There will be four groups of buildings. Buildings A and B, represented by Exhibit A-2, have the potential for flex space for things like birthday parties, indoor recreation, etc. They are the buildings with the most concern for parking. The buildings are 110,000 square feet with a maximum roof height of 30 ft.

Exhibit A-1 showed that there will be no large vehicles parking in front of the building. There will be building signage on the corners, the height is 38 ft and 6 inches. They will have aluminum panels, wood accent panels and some composite panels.

Exhibit A-3 were introduced as the renderings of storefronts for buildings A & B and the rear.

Exhibit A-4 was introduced as Sheet SD 102 and is a rendering of group C, D I & J Buildings. There will be doors on the front and on the back. They are set further back behind buildings A & B. The same materials will be used and will be consistent throughout the site.

He introduced Exhibit A-5 as the front and rear of Building C. It will have loading doors on both sides of the building.

He introduced Exhibit A-6 as renderings of Buildings E & F. They will be taller and larger buildings at 43 ft. 8 inches. The same materials will be used.

He introduced Exhibit A-7 as renderings of the front and rear of Building E. It will be set further back from the pedestrian access buildings. All heights will conform with the requirements.

He introduced Exhibit A-8 as SD-106, renderings of Buildings G & H. They will be 47 ft. in height and have tilt up concrete panels. They same materials will be used, but they will have a larger loading dock in the rear.

Mr. Doyle referred to page 16 in the Engineering report, and asked if the buildings will be sprinklered. Mr. Fearon said that they would.

Mr. Umlauf asked Mr. Fearon to explain Flex Space and Mr. Doyle said that Mr. Lange will testify to that at the end.

Mr. Umlauf asked if there would be wood accent panels and Mr. Fearon said that there would be stone and wood tilt out. Mr. Umlauf asked what color they would be and Mr. Fearon said that they won't really deviate from the colors shown.

Mr. Barron asked if the buildings will be sectioned off inside and Mr. Fearon said that he will touch on that later.

Mr. Coronato asked Mr. Fearon to return to the first rendering. He said that the buildings are designed so that the loading zones about each other. He asked if that was to mitigate the sound. Mr. Fearon said that it was and it will also help for better circulation.

Mr. Barron asked where Freemont Ave is on the rendering and Mr. Fearon showed them.

Mr. Wilder said that the signs were limited to a total height of 50 ft. and Mr. Fearon confirmed that.

Mr. Barron opened up to the public for questions regarding the Architect's testimony.

Mr. Coronato explained the hearing process to avoid confusion.

Joe Markowski of 103 Eleanor Rd was sworn in. He asked where the G & H Buildings were and Mr. Fearon showed him on the plans.

Gail Appgar of 53 Columbus Blvd was sworn in. She said that they look like warehouses. She asked if the heaters were going to come from the ceiling to heat these buildings and if they will be heated at all. Mr. Fearon said that thy buildings will have split systems with air handlers.

Ms. Apgar asked if the colors had to be the same as shown and Mr. Fearon said that there is a brand and a consistency with the colors. The company wants a cohesive design.

Mr. Barron asked for any more public questions. There were none. Mr. Barron closed questions from the public for the Architect.

Mr. Doyle introduced Brian Leff, as the Landscape Architect for the Applicant.

Mr. Leff was sworn in. He provided his credentials to the Board. He is a licensed Landscape Architect in New York, New Jersey, Pennsylvania and Delaware. The Board accepted his credentials.

Mr. Leff explained that the applicant is limited by the Pinelands Commission. They are only permitted to have plantings native to the Pinelands. They have a mix of trees and shrubs. There will be a large berm at the bottom of the property that will be 30 ft. in height. They will be planted very heavily. He said that a couple 100 native trees will look like a natural forest.

Mr. Doyle said that he would like to direct the Board's attention to page 6, section 5 of Mr. Wilder's letter. He said the berm conforms with the Redevelopment plan and the plantings are in accordance with the CMP. He asked if Mr. Leff had designed in the Pinelands before and Mr. Leff confirmed that he had.

Mr. Doyle asked Mr. Leff about the parking lot plantings. Mr. Leff said that there will be plantings provided wherever practical. Mr. Doyle asked Mr Leff if the plantings will conform with section 403 of the Township Ordinance and Mr. Leff confirmed that they would.

Mr. Wilder asked if the site proposed irrigation and Mr. Leff confirmed that it does.

Mr. Barron asked if they have a well and Mr. Leff said that it could be. Mr. Doyle said that they will comply with the statute.

Mr. Umlauf said that he reviewed the plans. As far as the guarantee of trees, he would like to see three years instead of one year. He asked if they will be bonded.

Mr. Lange said that there will be a performance and maintenance bond. He said between the two, you will have at least three years.

Mr. Food asked about Building G and if they put any consideration into increasing the buffer in the southeast corner. Mr. Leff said that there is a 300 ft. buffer and it is an existing forest. Mr. Food asked how tall the trees are and Mr. Leff responded that they are 25-35 ft. and they cannot disturb that area due to environmental restrictions.

Mr. Barron asked if there were any more Board questions. There were not.

Mr. Barron opened to the public for questions regarding the testimony from the Landscape Architect.

Christine Sanso of 32 Devreaux was sworn in. She explained that she just purchased a home in The Renaissance and she asked to be shown where it was on the plan. Mr. Coronato and Mr. Wilder showed her.

Mr. Barron asked if there were any more public questions. There were not. Mr. Barron closed that portion of public questioning.

Mr. Doyle introduced John Rea as the applicant's traffic expert. He was sworn in and provided his credentials to the Board. He said that he has been doing traffic work in Ocean County since 1984 and is a licensed Professional Engineer for a firm located at 1431 Lakewood Rd, Manasquan, NJ. His credentials were accepted.

Mr. Rea said that the studies were done at South Hope Chapel Rd and Freemont Rd. and there are several cameras in at South Hope Chapel Road and Ridgeway Rd.

In regards to the intersection at South Hope Chapel Rd and Freemont Rd., it is an unsignalized, T intersection. Based on research, a 50% build out and a traffic signal will be warranted. It will be a phased build out. At 25% level of Certificates of Occupancy, they will do a geometrical improvement with a left turn lane, etc. In addition, the applicant will install underground conduit, etc. At 50% level of Certificates of Occupancy of the project, a traffic signal will be installed. At full build out in 2034, it will be a B level intersection.

Mr. Rea said that in addition to that intersection, the intersection at South Hope Chapel Rd. and Ridgeway Rd. will run at a D Level. Any intersection that runs at E or better is acceptable. The Parkwood project is included in the study as well as the Jackson Trails project, the industrial project in Jackson and the proposed Ocean County Park. The County has asked the applicant to provide a traffic plan for the north intersection in Jackson at Whitesville Rd. They suggest an east bound and northbound right turn lane. The County will prepare that for the future.

Mr. Rea testified that every development project in Ocean County is required to pay a traffic impact fee. The Applicant will have to pay a large fee. The project meets and exceeds Manchester's Ordinance for parking. The Applicant would like to stick to the proposed parking to accommodate any overage in parking.

Mr. Doyle asked if they have a condition of approval from the County. Mr. Rea confirmed that they did.

Mr. Doyle asked about Mr. Wilder's letter and Mr. Rea said that the County approved their plans. Mr. Doyle asked about the ability of emergency vehicles to traverse through the property. Mr. Rea said that all isle widths and turning radius' have all been acceptable. Mr. Doyle asked about the trash collections and trash enclosures. Mr. Rea said that the isle widths and turning radius' can accommodate those trucks.

Ms. Finn asked Mr. Rea to talk about the traffic circle. He said that this is for trucks that miss a turn.

Mr. Wilder asked if the intersection at Fremont and South Hope Chapel can support a tractor trailer now and Mr. Rea said yes, until 25% of Certificate of Occupancy is reached.

Ms. Finn asked at what phase the traffic circle was planned to be installed and Mr. Rea said it would be the first phase.

Mr. Lange said that this was submitted to the Pinelands and they will also have to submit after the Board's approval.

Mr. Umlauf asked how many phases are proposed. Mr. Lange said there will be 4 or 5 approximately.

Mr. Umlauf asked if they took Early into consideration. Mr. Rea said that it was included in the traffic study.

Mr. Umlauf asked if phasing was required of the County and Mr. Rea said that it is an agreement. Mr. Umlauf asked if it could be done earlier because he travels 571 and 547 frequently and the traffic is getting worse. He asked where Mr. Rea felt that the vehicles would be coming from. Mr. Rea testified that he felt that the biggest impact would be felt in Jackson. Mr. Umlauf said that he would like to see it started earlier. He said also, on 571 he has tractor trailers delivering everyday. Mr. Wilder said that it would be an off site improvement and that they can try and get the County to agree to it. Mr. Rea said that the Township can make a request to the County.

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

Mr. Barron opened to the public for questions from the traffic engineer.

Joe Markowski, previously sworn in, said that the intersection of South Hope Chapel and Freemont is headed in a downward direction and that the vehicles would be coming downhill. There is an animal shelter on the corner and he frequently see 10-15 cars lined up there. You also have Earle coming down the road. He asked if there was any thought put into a geometric design to widen the road a little bit. Mr. Rea said yes. At 25% level of Certificate of Occupancy, the whole intersection will be reconstructed to widen the road and add all turn lanes. Mr. Markowski asked if at 50% level of Certificate of Occupancy will buildings be constructed and Mr. Rea confirmed that they would be. Mr. Markowski asked if construction vehicles would be utilizing it before that and Mr. Rea confirmed that they would be.

There was discussion about whether volume of traffic could be handled.

Mr. Coronato asked how many Certificates of Occupancy are expected. Mr. Doyle said that the number of tenants is less important than the square footage. Mr. Coronato suggested that they should try to get the construction of the signal incorporated into the phasing rather than the Certificate of Occupancies. Mr. Lange said that it has to be the square footage, not the tenants or by phasing.

Mr. Wilder asked if the signal is triggered by the total number of trips and Mr. Rea confirmed that was correct. Mr. Wilder asked if they would use that and Mr. Lange said that they should use the square footage because it would be easier for the building department to track. Mr. Rea said that they would need to get the County to agree to that.

George Kurkowski of Devereaux Rd. was sworn in. He asked if there were any restriction in the hours of operation. Mr. Wilder said that the Redevelopment Plan does not impose restrictions on the hours of operation. Mr. Lange said that the berm is 25 ft. high. Then there are trees planted on it. The shortest buildings are closest to the berms. The buildings are set up to help buffer the sound.

Mr. Kurkowski asked if the drainage is safe. Mr. Doyle said that is was and that there was testimony on that, but they will provide it again. However, these questions should just be regarding traffic.

Mr. Kurkowski said that he was asking because he received a letter about his house now being in a flood zone. Ms. Kisty said that many people in the area received a similar letter due to a new project that was being proposed on Wilber Ave. Mr. Coronato and Mr. Wilder explained what that letter probably meant.

Mr. Kurkowski asked if he could ask about the lights. Mr. Coronato said that it was not the time.

Meechele Jacobs of 1764 Beacon Ave was sworn in. She said that she has been a resident of Pine Lake Park for 30 years. She said that Hope Chapel has a trickle down effect on traffic. She would like Mr. Rea to talk about that and the potential traffic from the proposed park. Mr. Rea said that he is aware of the park and he has included that along with six other proposed projects into the study. His client will be paying a fee so that the County can use it to mitigate traffic impacts in other areas. Ms. Jacobs said that Mr. Rea addressed her concerns, but that she would like to see better and a level D or level E traffic condition.

Mr. Coronato said that there is only so much that they can do.

Ms. Jacobs asked what the effect on traffic would be at her house. Mr. Rea said that he understands and knows what she is talking about.

Ms. Apgar said that they made a nice road for the trucks, but that it looks very thin. Mr. Wilder said that the engineer provided a traffic circulation plan to show where each type of truck would be permitted.

Mr. Barron asked if there were any more questions from the public. There were none. Public questions were closed for this witness.

Mr. Doyle introduced Jack Zybura, PE as the Noise expert for the applicant. He was sworn in and provided his credentials for the Board. He testified that he is an acoustical engineer, licensed in the State of New Jersey. He has testified in NJ and P.A. The Board accepted his credentials.

Mr. Zybura said that the site is designed to buffer the adjacent properties. There are NJ statutory codes to regulate decibels. They develop a 3D acoustical model. They use all different sounds to get a total sound level. There are still noise gaps with buildings and berms. The proposed sound walls are 25 ft. tall and 16 ft. tall. There complete the sound isolation on site.

Mr. Coronato confirmed that there are only two sound barrier walls on site, one between buildings G & H and one to the north.

Ms. Finn asked what the walls are made of and Mr. Zybura said it would be PVC life fencing. Ms. Finn asked what the life expectancy is and Mr. Zybura said that it is 30 years.

Ms. Finn asked if trees and vegetation between the buildings would help and Mr. Zybura said yes but they don't rely on that due to season change.

Mr. Wilder said that the engineer testified that it was less than 50, he asked what it is and Mr. Zybura said that on the south west it was 47-49 and 48-47 in other places. Mr. Barron asked him to give an example and he did. He said that it is 25 ft. away from residential.

Mr. Umlauf asked if there was a wood option because he doesn't like the vinyl and Mr. Zybura said that there are wood options.

Mr. Doyle asked if there were noise regulations in the State Administrative Code and Mr. Zybura confirmed that there are. Mr. Doyle asked if there were decibel levels for day and night and Mr. Zybura said that there are and they have to meet all of those limits. Mr. Doyle asked if this operation meets the state limitations and Mr. Zybura confirmed that it does.

Mr. Food asked if there would be rooftop noise screenings. Mr. Zybura said that the sheer distance alone would buffer the noise.

Mr. Barron opened to the public for questions for the sound expert.

Alice DeVito of 2016 Fourth Ave was sworn in. She asked what the regulations were in the Manchester Code for sound. Ms. Kisty answered that construction and noise is permitted between the hours of 7:00 a.m. and 10:00 p.m. on the weekdays and 9:00 a.m. and 10:00 p.m. on the weekends. Mr. Coronato explained the noise ordinance.

Mr. Barron called for 5 minute break 7:45 p.m.

7:56 p.m. meeting was called back to session.

Mr. Doyle said that Mr. Wilder issued a report and they responded. Mr. Wilder issued a second letter and Chris Bednarski, PE is here to respond to that letter.

Mr. Bednarski, previously sworn in, said that they made alterations to the plans based on the comments from the last meeting. There will be signage added stating "Cars to Renaissance only" and "No truck traffic beyond this point." There will be truck traffic signs posted throughout the site and a traffic circle installed for truck mistakes. He explained where trucks are permitted on site. There were 8 lights on Fremont Ave proposed and they added a few more. That makes 11 lights in total for safety and the traffic circle.

In regards to the Stormwater Management Plan, the development provides a lot of stormwater management. They have to because of the Pinelands Commission. They are providing pervious pavement and basins.

Mr. Umlauf asked if the Pinelands asked them to slow down the percolation. Mr. Bednarski said that the infiltration into the soil was too fast so they proposed soil replacement to comply with their regulations.

Mr. Wilder asked if the applicant will comply with all comments in his letter from October 28th and Mr. Bednarski said that they would.

Mr. Wilder said that they spoke about bollards, and he asked what is in place. Mr. Bednarski said that they are adding bollards to the parking without curbs. There will be one bollard for every spot without a curb and any spot adjacent without a curb.

Mr. Barron asked if they have gas heat and if so, will you have bollards in front of the meters. Mr. Bednarski said they would because it is required.

Ms. Finn said that the buildings that you say do not have curbs do not have bollards, but they might need them more because people jump curbs. Buildings A & B have more probability of being storefront.

Mr. Coronato asked how many doors are in the front and suggested that maybe they should put the bollards in front of the doors.

Mr. Lange said that he is not worried about the cost. He said that it is more about the aesthetics, but they can do it in front of the doors because he understands the concern.

Mr. Wilder said that he can put ADA signs on the bollards, but he doesn't recommend in front of every spot, but the doors yes.

Mr. Umlauf said that the ADA requirements might restrict that.

Mr. Poss asked why they don't put planters there. Mr. Lange said that he likes that idea and they will use flexibility.

Mr. Barron asked him to point out the fire hydrants. Mr. Bednarski said that he did receive a letter from the Fire Marshal stating that they are compliant.

Mr. Barron opened to the public for questions regarding Mr. Bednarski's testimony. There were none. Public questions of this witness were closed.

Mr. Lange testified that flex space is flexible in use and size and that they have a wide variety of unit types. These units would be partitioned. 18 ft. by 55 ft. will be the smallest unit and 108 ft. by 210 ft. will be the largest unit. Theoretically, people could get more than that but it is not likely. The uses would be for small businesses like ecommerce, contractors, trades people, indoor recreation (front buildings only), etc. Tractor trailers can only be in the indicated spots.

Mr. Coronato asked if there is a pilot program and Mr. Lange said not yet, but he is open to it. Mr. Coronato said that usually in Redevelopment, they might give a tax abatement.

Mr. Barron asked if there would be catering and Mr. Lange said no because it is not a permitted use.

Mr. Barron open for questions from the public. There were none. Public questions for this testimony was closed.

Mr. Doyle closed testimony for the professionals.

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

Alice DeVito said that there are possibly 6 more applications. She asked if this was the only warehouse. Mr. Doyle said that this is the only one that they are proposing.

Ms. DeVito said that she does not like the design. She doesn't like the whole concept. She is nervous about the traffic.

Ms. Apgar said that she agrees with Alice. She is concerned that they are open 24/7 and all night long. She asked if this site is going to be monitored by the police.

Mr. Lange said that typically there is not. There is no on-site security. It would be up to the individual tenant. They will have security systems. The site will be well lit. They are not anticipating any problems.

Ms. Apgar said that her grandfather worked in security in a site like this.

Mr. Kurkowski said that the lights probably do not shine on the house. He asked who owns the roads. Mr. Wilder said that the road will be turned over to the Township. Mr. Coronato said that Fremont will be dedicated to the Town, but that the other roads one site are private.

Mr. Markowski said that the beginning of Fremont Rd. is in Jackson.

Mr. Doyle said they have noticed all of the properties within 200 ft. and they received no response. They will get all the required road opening permits.

Mr. Wilder said that Fremont in Jackson is already owned by Jackson.

Mr. Markowski said that Jackson trims there portion and Manchester does not. Mr. Doyle said that they have a checkered past with maintenance. The Renaissance has a difficult time with Stavola. He reads that it is the Township's job to maintain the

road. Mr. Coronato said that the grass will be cut in the near future. Mr. Lange said that it was done today at their expense.

Mr. Barron asked if there were any more comments or questions from the public and there were not. The public portion was closed.

Mr. Doyle thanked the Board. He said that the applicant intends to do things the right way. They would like to take a look at the Resolution before it goes before the Board and the road serves the public.

Mr. Coronato said that the obviously the Board has to vote on this application tonight. He said that this is a Redevelopment Plan and the plan will be incorporated into the Resolution. All the conditions will also be included in the Resolution.

Mr. Barron asked for a motion to approve. Ms. Finn made that motion subject to the conditions set forth in the testimony, seconded by Mr. Teague.

Roll Call: W. Barron- yes, F. Finn-yes, T. Umlauf- yes, J. Teague-yes, T. Poss- yes, S. Drake-yes, William Floor- 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 (2) invoices from Colliers Engineering, totaling \$1,987.09 and 10hrs and (5) from Morgan Engineering totaling \$13,503.00 and 86.8hrs in total combined \$15,490.09 & 96.8hrs. The services are in support of:

Project No.	Project
MTPB24-007	2486 Ridgeway B-72.01/L10.01
MCP0105	2486 Ridgeway B-72.01/L10.01
MTPB24-007	2486 Ridgeway B-72.01/L10.01
MTPB24-010	Shore Points
MTPB24-010	Shore Points
MTPB24-010	Shore Points
MTPB24-008	Leisure Ridge HOA

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

Mr. Umlauf found the charges to be reasonable and appropriate and recommended 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 August 5, 2024 Meeting Minutes

Mr. Barron called for the approval of the August 5, 2024 meeting minutes.

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

Roll Call Vote: ALL IN FAVOR
 NONE OPPOSED

Review of Township Ordinance 24-40-REVISION OF CHAPTER 245 POR-LI

Mr. Barron introduced the Ordinance to the Board and to the public.

Mr. Coronato explained that this particular area has two zones. This ordinance would be eliminating the residential from the industrial. The Master Plan will address this as well. This is to prevent having residential homes in an industrial zone.

Mr. Wilder said that the ordinance change is intended to correct inconsistencies.

Mr. Coronato explained that this would just be the Board recommending the Ordinance back to Council.

Mr. Barron asked for a motion to recommend the Ordinance back to Council for approval. Mr. Vaccaro made that motion, seconded by Ms. Drake.

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

There were no professional reports.

Mr. Umlauf brought of the conditions of the approval for Mr. Jerman's application. He is concerned about the irrigation. He said that it should be a requirement that the developer installs a well.

Mr. Coronato said that he does not know if they can make them install them.

Ms. Finn said that it is not a necessary thing.

Mr. Umlauf said that this makes the new ordinance a moot point.

Mr. Coronato said that he will get an update on this.

Mr. Barron asked if there were any other Board comments. There were not.

OPENED TO THE PUBLIC

Ms. Apgar said that Mr. Umlauf was right about the irrigation. Mr. Jerman can handle whatever these people need for their house.

Mr. Markowski asked what the next steps are for the development that was approved tonight. Mr. Coronato informed him that it would need to go back before the Council and then it would go to the Pinelands Commission.

Mr. Barron said that the new park received Pinelands approval.

MR. BARRON CLOSED PUBLIC PORTION

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

ALL IN FAVOR, NONE OPPOSED.

ADJOURNMENT: 8:42 p.m.

Respectfully submitted,



Amanda Kisty
Secretary to the Board

