MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, DECEMBER 2, 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, December 2, 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	Absent
Samuel Carollo	2nd Alternate	Absent
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

MEMORIALIZATIONS:

1. 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 was 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. Coronato explained that the application was part of a Redevelopment plan. It was for a large warehouse development. The Resolution was pretty extensive and there were a lot of conditions.

Mr. Vaccaro interjected and recused himself.

Mr. Doyle said that he would like to address the Board after the vote.

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

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

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

Mr. Doyle explained that he was there to thank the Board. They spent 5 hours between two nights reviewing the testimony and everyone worked so hard. He said that he felt the professionals were excellent and the Board listened very well and followed the facts. He thanked them again.

Mr. Barron thanked Mr. Doyle and the Board members.

Mr. Umlauf thanked Mr. Doyle. He said that the way the Mr. Lange carried himself and worked with the residents of Renaissance and the whole town professionally made the Boards' lives easier.

Mr. Doyle thanked everyone again.

APPLICATIONS:

1. Administrative Review
   Property Address: 2100 Hwy 70
   Block: 6 Lot: 1965
   Applicant: M&T Bank
   Case# PB-2024-19

   Mr. Barron introduced the application and stated that the Applicant is seeking to remove a walk-up ATM and install a drive-up ATM.

   Mr. Mike McKeon of M&T Bank, 45 Eisenhower Dr, Suite 400, Paramus, NJ introduced himself and was sworn in.

   He said the application was to relocate the walk-up atm to the first drive up lane. He said that this is commonly done because it better serves the customers and keeps them out of the weather. He said that currently, the volume at the drive-up window is 15-30 per teller, daily in one drive up lane. The proposed inside land will be an ATM, which is used 30-50 times a day. Cuing can accommodate 5 cars per lane. There would be no adverse effect on the complex.

   To do this, they will be extending the building 1'3" and 5'8" wide. Bollards will be installed.

   Mr. Wilder asked if the ATM will be open 24/7 and what they plan for the lighting. Mr. McKeon said that it would be open 24/7 and they will be in compliance with the lighting requirements.

   Mr. Coronato asked if they would be removing the tube and Mr. McKeon said that there is no tube in that lane. Mr. Coronato asked him if it was drawer style and Mr. McKeon confirmed it was. Mr. Coronato asked if the ATM would be flush with the curb cut and if they would be striping it and Mr. McKeon said that it would be flush and signage will be installed.

   Mr. Umlauf asked if they would be putting the ATM on the asphalt and Mr. McKeon confirmed that it would be. Mr. Umlauf said that he feels like this application is catching this branch of the bank up with the times, frees up parking spaces and provides safety for the customers.

   Mr. Coronato asked about the walk-up on the other side and Mr. McKeon said that it will be eliminated.

   Mr. Barron asked if the Board had any more questions. There were none.

Mr. Barron opened the application to the public. There were no public comments or questions.

Mr. Barron asked for a motion to approve. 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

ADMINISTRATION SESSION:

Mr. Barron called for payment of the bills.

Mr. Umlauf read the billing report into record:

We are in receipt of (14) invoices from Coronato Law, totaling $13,243.50 and 10hrs and (16) from Morgan Engineering totaling $21,416.00 and 144.40hrs in total combined $34,659.50 & 242.50hrs. The services are in support of:

Project No.	Project
MTPB23-011	Parkwood Square
MTPB24-015	Ocean Pond Realty, LLC
MTPB24-010	Shore Points LLC
MTPB24-007	2486 Ridgeway Blvd
MTPB24-011	Stavola Development
MTPB24-013	3250 Wilbur LLC
MTPB24-016	NJNG Facility At Ocean County Landfill
MTPB24-014	Crestwood Village
MTPB24-017	Renaissance HOA
MTPB24-007	Ridgeway Blvd
MTPB24-002	Lake Ridge HOA
MTPB24-006	Presidential Gardens
MTPB	Manchester Appts, LLC
MTPB23-017	Jeffrey Jerman
MTPB24-09	1409 Lawrence Ave

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 if there were any questions from the Board. There were none.

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

<u>Approval of September 3, 2024 Meeting Minutes</u>

Mr. Barron called for a motion to carry the approval of the September 3, 2024, meeting minutes.

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

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

PROFESSIONAL REPORTS:

Mr. Coronato said that the subdivision previously approved on Ridgeway has issues with the Pinelands Commission that he will be attempting to address.

Mr. Wilder said that he did not have any reports.

There were no other reports.

Mr. Barron wished everyone a Merry Christmas and Happy Holidays.

OPENED TO THE PUBLIC

Ms. Gail Apgar of 53 Columbus Blvd, was sworn in. She said that she has a question from the residents of Village 2 regarding railings for stairs.

Mr. Umlauf said that if there are more than two steps you would need a railing.

Mr. Coronato said that it would be best for them to check the code or go to the Building Department. Ms. Kisty said to call Mike Martin, the Subcode official.

Ms. Apgar asked which trees were allowed to be planted and Mr. Coronato said that they would have to refer to the Ordinance.

Mr. Wilder said that they could contact a landscape architect, and they can tell you which tree you can plant.

Joe Markowski, of 103 Eleanor Rd was sworn in. He asked if there would be a document that spells out all of the testimony and conditions and next steps for the application on Freemont Ave Application spoken about tonight. Mr. Coronato said that it goes to Council next and there are many steps to follow. They would also need to complete Resolution Compliance. Mr. Markowski asked how many years it will be until it goes into effect and Mr. Coronato said that he is not sure because it depends on the Council. Mr. Markowski asked if two years is reasonable, and Mr. Coronato confirmed that it is.

Aaron Gordon of 10 Morgan Court was sworn in. He asked about the subdivision that he received Notice for. Mr. Wilder said that the applicant noticed but then submitted revised documents. Mr. Coronato explained that they had insufficient Notice, and they will be heard in January. He said to call Ms. Kisty on January 6th to confirm.

Mr. Barron asked if there were any more public questions or comments. There were none.

MR. BARRON CLOSED PUBLIC PORTION

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

ALL IN FAVOR, NONE OPPOSED.

ADJOURNMENT

Respectfully submitted,

Amanda Kisty

Amanda Kisty
Secretary to the Board