

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
TUESDAY, SEPTEMBER 2, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman William Barron, at 6:00 pm on Tuesday, September 2, 2025.

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

This meeting has been advertised as required by the enactment of Sunshine Law.

ROLL CALL:

William Barron	Chairperson	Present
Felicia Finn	Vice Chairperson	Absent
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Absent
James Sloan	Class II Member	Absent
William Peck	1st Alternate	Absent
Paul Cugliari	2 <sup>nd</sup> Alternate	Absent
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Nicholas Dickerson, PP, AICP	Board Planner	Present
Robert Mullin, PE, PP	Conflict Board Engineer	Present

Mr. Coronato announced that the Hope Chapel Town Square application will be carried to October 6, 2025, meeting. He also clarified that this is a regular planning board meeting and not a special meeting. He made a final announcement that, regarding the Wilbur Avenue application, the attorney, Ben Mabie, Esq., is here to address questions prior to the application in the hallway.

Chairman Barron introduced the Crestwood application Resolution as follows:

Administrative Review  
Property Address: 1 Falmouth Ave  
Block: 102.24 Lots: 2  
Applicant: Crestwood Village 7  
Case # PB-2025-08

The subject property is located at the intersection of Falmouth Avenue and Station Road and consists of a total of 217,806.79 or 5.00 acres. The property is currently developed and contains Fernwood Hall which functions as the clubhouse for the Crestwood Village 7 active adult community. In addition to Fernwood Hall, the site is also improved with paved parking areas, concrete sidewalk, outdoor picnic tables, and a miniature golf course. The subject of this application was to seek approval for the construction of a (12' x 60') Bocci Court.

Mr. Coronato explained that it is for a bocce ball court.

Mr. Barron called for a Motion to approve the Resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-abstain, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- absent. Motion carries

Mr. Barron introduced The Reserve application resolution for the installation of a fence as follows:

Administrative Review  
Property Address: 707 Hollybrook Lane  
Block: 83.06 Lots: 1  
Applicant: The Reserve of Lake Ridge HOA  
Case # PB-2025-10

The subject property is located on the western side of Manchester Blvd. in between Lakewood Ave. and Hilltop Rd. The property is currently developed as an active adult community, contains over 200 homes and an 8,000-sf clubhouse. In addition to these improvements, the site is also improved with paved parking areas, concrete sidewalk, an outdoor heated pool, bocci courts, tennis courts, pickleball courts and more. The subject of this application was to seek approval for the extension of a chain link fence to distinguish the areas owned by the Lake Ridge Homeowner's Association and abutting Homeowners

Mr. Coronato explained that the fence was to separate it from its neighbors and it would be a green vinyl fence.

Mr. Barron called for a Motion to approve the Resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-abstain, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- absent. Motion carries

Mr. Barron introduced the Somebody C.A.R.E.S Application resolution as follows:

Administrative Review  
Property Address: 48 Schoolhouse Rd  
Block: 98 Lots:8  
Applicant: Somebody C.A.R.E.S., Inc.  
Case # PB-2025-16

The subject property is located on the western side of Schoolhouse Road in between Myrtle Place and Azalea Drive. The property is currently developed with a 2-story frame building, attached garage, asphalt parking area, concrete walkways, blue stone & asphalt driveways. Somebody Cares, Inc. currently operates out of the property. Somebody Cares, Inc. is a volunteer organization that provides many services to the community including, but not necessarily limited to transportation, loaning of medical equipment, and providing referrals to services which focus on elder care. The subject of this application was to allow for the construction of a food pantry in the existing garage.

Mr. Coronato explained that it was for a pantry and that there would be no additional construction and they are not demolishing the garage.

Mr. Barron called for a Motion to approve the Resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-abstain, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- absent. Motion carries

Mr. Cugliari arrived at the meeting.

Mr. Barron announced a change in the agenda for application 2701 Highway 37. He described the application as follows:

CARRIED FROM 8/4/2025  
Preliminary and Final Major Site Plan  
Property Address: 2701 Highway 37  
Block: 46 Lots: 4, 7.01 & 10  
Applicant: 2701 Highway 37, LLC  
Case # PB-2024-20

The subject property is located at the western corner of the intersection of NJ State Highway Route 37 and Colonial Drive. The overall parcel consists of existing Block 46, Lots 4, 7.01

& 10 and contains a total area of 34.89 acres (1,519,902 sf). The property currently is vacant and wooded and does not contain any existing structures or site improvements with the exception of various small dirt paths. The existing land is within both the TC (Town Center) & R-40 (Residential) Zoning Districts. No improvements are proposed within the R-40 zoned portion of the property.

The Applicant is seeking Preliminary and Final Major Site Plan approval for the construction of an apartment complex with (10) apartment buildings with 240 units, a clubhouse, pool, and maintenance building containing

Mr. Sal Alfieri, Jr., Esq. explained that they were here with revised plans. He introduced Mr. William Stevens as the applicant's engineer. He is a professional engineer and a professional planner. He was sworn in and his credentials were accepted by the board.

Mr. Stevens passed out exhibits to the board members. He introduced Exhibit D-1. They had to have three-bedroom homes for affordable housing. The buildings had to get bigger. It did not change the floor plan. They will have nine 1-bedroom apartments, twenty-nine 2-bedroom units and ten 3-bedroom units. They are now compliant with the affordable housing requirements. They removed parking at the front set back line. They moved some of the spots for loading and unloading. They reduced the amount of parking from 603 spaces to 575 five spaces. There will be ten-foot-wide sidewalks in front of Hawks Way and six foot wide sidewalks for the rest of the development. They will have ADA ramps. There will be low level bollard lights on the walking path proposed. They have complied with all engineering comments on the letter. They added a fire hydrant at the first turn around. They will provide curbs in sidewalks and lantern style lighting along Hawks Way. There will be bollards along the front of the club house. There will be bike racks in front of the units. The hours of operation will be 8:00 a.m. to 4:00 p.m. daily for the pool and club house. This is subject to change. They responded to the environmental commission report. They will allow Title 39 jurisdiction in the development. The R-40 portion of the property will be deed restricted against further development.

Mr. Wilder stated that they hit outstanding issues for the most part. In the environmental impact statement, they mention long-eared bats.

Mr. Stevens said the tree clearing restrictions are there because of the long-eared bats and they will do a study if DEP requires them to.

Mr. Dickerson stated that he appreciates all of the changes. Mr. Stevens says he agrees to address all of the comments. Mr. Dickerson asked to confirm that they are providing bollard lights. they are not eliminating the lights on the walking path. Mr. Stevens confirmed and he said it was correct. There are no isometrics and it's just for safety.

Mr. Dickerson asked if the affordable housing would be clustered or scattered throughout the development. Mr. Stevens said the three bedroom units would be in two buildings and then the rest would be throughout the development.

Mr. Coronato asked if there were any changes to the walking path. Mr. Stevens stated that the lighting would be scattered throughout areas of the trail with low lighting. Mr. Wilder asked if they could add isometric to the plan, he likes the design and the spacing.

Mr. Cugliari asked if there was a traffic study. Mr. Stevens said yes and that it was done at the last meeting.

Mr. Barron said there was a problem with the turning radius. Mr. Stevens said that they will make changes and make sure they pass with the Fire Marshal Mike Martin.

Mr. Barron opened to the public for questions of Mr. Stevens.

Mr. Coronato explained the process to the public for the meeting and the questions of the professionals and the applicant.

Mr. Larry Lee came before the board and was sworn in. He asked if there would be elevators. Mr. Stevens said that none were proposed. Mr. Lee asked if there would be a garbage shoot. Mr. Stevens said no, the tenant has to bring the garbage out. Mr. Lee asked who the actual owner was. Mr. Coronato said that he doesn't have to answer that.

Leslie Terjesen came before the board she was sworn in. She asked about the traffic. Mr. Stevens said that it is not his testimony and that testimony was concluded. Miss Terjesen is concerned about the traffic. She said that Manchester has not planned on infrastructure for growth.

Mr. Coronato asked how many apartments and Mr. Stevens said 240. Mr. Coronato asked how many are one bedroom? Mr. Stevens answered.

Miss Turjesen asked if the affordable housing is only in one building. Mr. Alfieri stated that they are scattered throughout. Mr. Coronato stated that affordable housing is silent on how they need to be dispersed. He explained that it was just three bedrooms units that were all in one building and that they have to comply. Mr. Alfieri stated that is the same building material for affordable housing as the market rate. Mr. Stevens stated that there are 120 one-bedroom, 108 two-bedroom and 12 units will be three-bedroom.

Catherine Maritneu came before the board and was sworn in. She asked how many apartment buildings we need because half of them aren't lived in. Mr. Coronato explained.

Mr. Coronato asked whether this is a permitted use in the zone. Mr. Stevens answered yes, with a few de minimis variances necessary and Manchester.

Miss Martineau asked if the affordable housing is really affordable. Mr. Alfieri answered that the prices were dictated by the state.

Peter Reuter came before the board and he was sworn in. He is of 1701 Tenth Avenue. He asked if this property was bought for green acres, how much of the land is designated for green acres?

Mr. Coronato stated that Mr. Stevens will tell how much of the land is being dedicated. As far as the town is concerned, we are not sure if we're able to afford it. The county has a land trust fund, and they can't use it all for Manchester. Mr. Stevens answered that eleven acres are being set aside for open space. There is a hundred-foot setback from Hwy 37 and Hawks Way. They will save trees where they can and landscape where they can't.

Miss Gail Apgar came before the board and was sworn in. She asked for him to turn the board for the public so they would be able to see what they were looking at.

There were no more questions for Mr. Stevens.

Mr. Barron closed the public portion of questions for Mr. Stevens.

Mr. Wilder and Mr. Dickerson didn't have any other questions for Mr. Stevens.

Mr. Coronato asked that whoever makes motion tonight to please mention whether the approval of the trail is included.

Mr. Barron opened to the public for general comment.

Bill Foor came before the board and was sworn in. He stated he has a question for the architect. He asked what is the square footage of the two bedroom and the three bedroom units. Mr. Tokarski answered that he needed a minute.

Mr. Foor stated that he wanted some comments on the environmental commission memo. Mr. Stevens stated that Dubois revised the environmental impact statement. There are potential vernal pools on the site. There is no disruption to them. The credentials of the investigators were provided in the EIS. They went through the response letter. If they need a CAFRA permit, they will comply.

Mr. Tokarski was introduced as the applicant's architect and was sworn in again. He stated that the three-bedroom units would have 1,373 square feet. The two-bedroom units would be 1,194 square feet. The one-bedroom units would be 905 square feet.

Caroline Hodapp of 11 Kirby Lane came before the board and was sworn in. She asked if we have enough water and if we have enough EMS. Mr. Wider said that the application has to get outside agency approvals and that includes utilities and the fire marshal. The Planning Board can't consider outside agency approvals.

Mr. Coronato explained that there's a difference between the Zoning Board of Adjustment and the Planning Board. The Zoning Board of Adjustment hears uses that are not permitted, and the Planning Board only sees permitted users. Their hands are constricted to the point of being within certain boundaries. This application pretty much complies.

Mr. Barron explained that every application goes through a bunch of different departments that sign off on the application first.

Alice DeVito of 2016 Fourth Avenue was sworn in. She said that there doesn't seem to be too many children anticipated and there are no changes to recreation proposed. Mr. Stevens said no that they were not expecting too many children.

Cathy Maritneau came back before the board and she said she is concerned with traffic. She said it takes forty-five minutes to go from the exit on the parkway to Whitesville and doesn't believe the traffic study when they say there will be no impact on traffic. Mr. Coronato said the traffic study is what it is.

Peter Reuter came back before the Board in regard to EMS and the fire department, can the township afford it? Mr. Barron stated that he has been in town 51 years and with the fire department 50 years. Mr. Umlauf stated that his family has been here since 1939.

Larry Lee came back before the board and stated that the fire department ladders don't go past two floors and as far as ADA compliance, he believes there is no way ADA people can live on the second and third floors. Mr. Barron answered that there are 105 ft aerial ladders that can go past two floors.

Mr. Barron closed the public portion of the general comment.

Mr. Alfieri stated that this is a beautiful application and would appreciate it if the board would approve it.

Mr. Coronato re-stated some of the conditions such as the storm water management system, environmental conditions to be complied with, will comply with all state agencies, will comply with CAFRA approval, no development in the R-40 portion of the property and it'd be deed restricted for open space, and the affordable housing will be interspersed except for the three bedroom buildings. There are three variances for a lot area, 30% impervious coverage and maximum site disturbance.

Mr. Dickerson stated that this is standard requirement for the TC zone and they need to comply with Chapter 245. The two waivers or variances for landscape architectural plans.

Mr. Coronato said they removed spaces in the front set back area, added loading and unloading areas for the building where walkway goes to the roadway, there will be ADA compliance. There will be no connections to other TC properties. The pool fence will connect from the clubhouse to the pool. There will be Title 39 jurisdiction and fire safety and turning radius.

Mr. Dickerson asked to confirm how many three-bedroom units there were and Mr. Alfieri confirmed there were ten three-bedroom units proposed.

Mr. Coronato asked for a motion to approve with the conditions set forth.

Mr. Barron asked for a motion.

Mr. Umlauf made a motion to deny, seconded by Mr. Cugliari.

Roll Call: W. Barron-No, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-no, J. Teague-no, T. Poss- absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- yes. Motion does not carry

Mr. Barron asked for a motion to approve with the conditions set forth.

Mr. Teague made a motion to approve with conditions, no second.

Mr. Barron asked for a motion to carry the application for potential revisions.

Mr. Teague made that motion, no second.

Mr. Coronato explained that there had to be action taken tonight in some form, whether it be an approval, a denial or a carry. It was also clarified that Mr. Barron could second the motion himself.

Mr. Barron asked for a Motion to approve the application with conditions again.

Mr. Teague made the motion to approve the application with conditions, seconded by Mr. Barron.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- no, J. Vaccaro-no, J. Teague-yes, T. Poss- absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- no. Motion does not carry

Mr. Coronato explained that because the motion to approve the application failed, the application is denied.

Mr. Barron announced a recess at 7:16 p. m.

Mr. Barron announced a return from recess at 7:25 p m.

Mr. Barron stated the next item on the agenda is the Wilbur Avenue application. He explained the application as follows:

Minor Subdivision with Bulk Variance relief  
Property address: Wilbur Ave  
Block: 21 Lots: 620 & 621.01  
Applicant: Arya Properties at Brentwood Estates, LLC  
Case# PB-2025-11

The subject of the Application is the subdivision and lot line removal on an existing lot to create two non-conforming residential lots and one commercial lot. The 6.27-acre tract consists of a through lot (Lot 620) with frontage on both Wilbur Avenue and Ridgeway Road (County Route 571), and an adjoining lot with frontage on Ridgeway Road (Lot 621.01). The property in questions is within the B-1 (Business)/R-20 (Residential) Overlay Zone.

Mr. Coronato introduced Mr. Benjamin Mabie as the attorney for the applicant.

Mr. Mabie asked for an opportunity to address the public concerns that they discussed this evening.

Mr. Coronato asked if they were asking to be carried to the October 6, 2025 meeting without notice.

Mr. Mabie confirmed they were. Mr. Coronato said that there were ongoing conversations with the public so they can address those concerns. He asked for a motion to carry.

Mr. Barron asked for a Motion to carry the application to the October 6, 2025 meeting.

Mr. Teague made the motion, seconded by Mr. Vaccaro.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- yes. Motion carries

Mr. Barron introduced the Jeff Jerman application as follows:

Minor Subdivision with Bulk Variance Relief  
Property Address: Ninth Ave  
Block: 1.176 Lots: 19 & 21  
Applicant: Jeffrey Jerman  
Case# PB-2025-07

The Applicant is seeking Minor Subdivision approval to adjust the interior lot line between Lots 19 and 21 to create one conforming 10,000 SF lot (100' x 100') and one undersized 7,500 SF lot (75' x 100'). This subdivision will shift the lot line between lots 19 & 21 to the east to create proposed lots 19.01

and 22.01. The applicant intends to create a new single family residential lot which will require variances for lot width, lot area, lot frontage, and improvable lot area on Proposed Lot 19.01. The Minor Subdivision does not depict any improvements for Proposed Lot 19.01, however, architectural plans have been provided for a new home. Additionally, the subdivision plan does not depict any existing improvements which are to be removed. No changes are identified to Proposed Lot 22.01 which currently has several existing nonconformities for front yard setback to Ninth Ave, rear yard setback for an existing shed, and side yard setback for an existing above-ground pool which straddles the proposed property line. The architectural plans submitted detail a 2-story dwelling with a basement. No utilities are shown on the Minor Subdivision Plan

Jeff Jerman came before the board was sworn in. He resides at 814 River Avenue, Point Pleasant, New Jersey. He introduced Mr. Bill Stevens as his engineer and planner. He is of 1245 Airport Road and he was sworn in and his credentials were accepted.

Mr. Jerman explained that they are combining a 50 ft. wide lot with a 125 ft. wide lot to make a 75 ft. wide lot and a 100 ft. lot.

Mr. Jerman introduced exhibit A-1 as a colored aerial photo from July of 2025, A-2 as the subdivision plan, A-3 as the variance plan, A-4 as the house plans and the architectural, A-5 as a picture board with surrounding houses and the packets handed out, and A-6 as the packets.

Mr. Jerman said that one of the lots is an undersized lot. He introduced the Affidavit of Title as exhibit A-7. He stated that one neighbor agreed to sell twenty-five feet and the other adjoiner has no property to sell.

Mr. Jerman introduced the buy/sell letters as exhibit A-8. There was no response from the other adjoiner. There was discussion about whether the offer should be to buy a 50 ft. or 75 ft. lot to the other adjoiner. Mr. Jerman said that he could go before the Zoning Board of Adjustment for a 50 ft. lot approval. The 75 ft. lot is superior to the 50 ft. lot, so he is trying to make an effort to make the lot more conforming.

Mr. Cugliari asked if you have an agreement in place to purchase the land to make the lot 75 ft. Mr. Coronato explained that he absolutely needs that for the approval to be valid and he can supply the agreement as a condition of the approval. Mr. Stevens stated that the minor subdivision will be filed by map and signed by the board and the secretary.

Mr. Jerman said that seventy-five foot subdivision approvals happen all the time.

Mr. Stevens put up exhibit A-1, the aerial of the property in question. It is in the R-10 zone and they would subdivide twenty-five feet off of the lot 21 to join with lot 19. There would be a 100 ft. conforming lot for lot 21 and 75 ft. for a lot 19, which is the variance they needed.

He introduced exhibit A-2 as the subdivision plan. He explained that lot 19 would require a variance for the undersized lot, for a lot area of 7,500 square feet were 10,000 square feet is required, a lot with variance for 75 feet were 100 feet is required, a lot frontage variance for 75 feet were 100 feet is required, and an improvable lot area variance were only 4,225 square feet is proposed. The existing home has an existing nonconformity where the front setback is 28.7 feet where 30 feet is required.

He explained it as a bilevel, and it is an unusual situation for the ground floor elevation. The existing shed needs a variance. They could move it, or they can leave it there. It is 1.8 feet off the property line where 5 feet is required. He explains that they need the variances to help the lot become more conforming and that this would be a betterment to build on a bigger lot. Mr. Jerman asked to confirm that they need a lot variance for lot frontage and lot width and Mr. Stevens said, yes because 75 feet are provided and 100 ft. is required. They do meet all the setback requirements. There will be an 18 ft. wide by 36 ft. driveway. The septic would be in the front yard.

Mr. Jerman asked if these variances caused any impediment on the neighborhood. Mr. Stevens said that the home fits in and has been built in Pine Lake Park many times before. As far as the improvable lot area, they can still build and comply with this space available. Mr. Jerman asked to explain the undersized lot ordinance. Mr. Stevens said that it allows you to build a house, but with more restrictions, they are proposing a cape style house less than 25 ft. tall.

Jerman asked to bring up the picture board of the house proposed. Mr. Stevens explains that it is a three-bedroom, two and a half bath house. It is 2,222 square feet. Mr. Jerman asked, if this would have any impact on the neighbors, and Mr. Stevens said no. Mr. Jerman asked if it fit into the neighborhood and Mr. Stevens said that there's a variety of houses in Pine Lake Park. There is a home constructed on a 75 ft. lot on this block. The zone permits 35 ft height for conforming lots, and it is very common. Mr. Jerman asked if they could do anything with the property without the variances, Mr. Stevens answered no and that this needs to be developed as a residential home.

Mr. Jerman asked if there would be substantial detriment to the neighborhood, Mr. Stevens said no, and that it meets all of the R-10 setbacks and requirements. It is basically just the choice of a 75 ft. lot or a 50 ft lot. Mr. Jerman asked if there were five houses like it on the street. Mr. Stevens said yes. Mr. Jerman stated that there are two issues, tree cutting and the drainage. Mr. Stevens says the application will comply with the tree ordinance by saving trees or replacing them. Mr. Jerman asked about the drainage. Mr. Stevens said they will comply with all the requirements. They have low points in the rear of the home, and they will agree to the front to comply with stormwater management.

Mr. Jerman asked if there was any reason to deny the application. Mr. Stevens said no, there should be no reason to deny it. The buy/sell process works this way. The applicant went out of his way to make the lot more conforming. Mr. Jerman stated that this is the best they could come up with, but they were open to board suggestions and stated that was the end of his testimony.

Mr. Wilder stated that they provided the overlapping topography on the east and asked if they could supply some on the west side of the property. He is concerned that the property to the south might be draining on the property. They might need additional drainage to accommodate so there's not a perpetual puddle. He also asked how the berms relate to the neighbors. He wants Mr. Stevens to speak to the positive and negative criteria. Mr. Stevens says the positive criteria are proven through the buy/sell process and the negative criteria has been met by showing that the applicant can build a complying house on the property. Mr. Jerman asked if they were providing more parking, Mr. Stevens said they are providing four spaces where two are required. Mr. Wilder asked if the existing shed is difficult to move. Mr. Jerman said that he is not sure but he can take pictures and show him.

Mr. Wilder stated that they need to remove the encroaching structures and the second shed and pool prior to the perfection of the subdivision.

Mr. Coronato stated that he had no questions.

Mr. Umlauf asked if there was a fence between the properties. Mr. Jerman stated that there is none proposed and there is a fence on Ninth. Mr. Umlauf asks if the new house will be 4 ft. taller than the existing house. He said the pool is being removed and they would like Leyland Cypress along the property line for privacy or existing neighbor can request a fence if preferred. Mr. Jerman agreed. Mr. Umlauf asked if there was no garage. Mr. Jerman explained that they can only do a three-bedroom house because of the septic size. There is no market for the garage. Mr. Umlauf stated the driveway is fine. 75 ft. lots are better than 50 ft. lots. He asked if any stone would help with the drainage. Mr. Stevens said they are proposing stone from the front to the rear not proposing stone in the front.

Mr. Barron opened the application to the public for questions of Mr. Stevens.

Alice DeVito of 2016 Fourth Avenue came before the Board. She asked if it was a cape or a bilevel home. Mr. Stevens answered that it is a cape, but the existing home is a bilevel. Ms. DeVito asked if there would be rooms in the basement. Mr. Stevens said no, there's no ingress or egress windows. Ms. DeVito asked about the shed. Mr. Jerman said that they would do in 8 x 10 foot shed. Mr. Barron stated at 10 x 10 ft. shed would be better. Mr. Jerman said okay. Ms. DeVito asked if there could be fencing for the garbage cans. Mr. Jerman agreed.

Ms. Gail Apgar came before the board. She asked if you could show the public the houses. Mr. Stevens did.

Pete Cederberg of 724 Ninth Avenue was sworn in. He explained that the house to the south is owned by his parents. His sister currently lives there. He asked if he could split the lot in two and build a house on each and Mr. Coronato explained that it would be a self-created hardship and he explained what a self-created hardship was. Mr. Jerman is making a lot more conforming. Mr. Cederberg explained that he has lived there his whole life. He is tired of people trying to cram everything in. There are drainage issues existing there and it always floods as it is. Mr. Coronato explained about the Dallmeyer case, which is the case that came out by the New Jersey Supreme Court. Mr. Cederberg spoke about the ordinance. He thinks it prevents subdivisions like this. Mr. Coronato explained how the courts continue to rule against us. Mr. Cederberg said that flooding is a real issue in this area. If these applications keep getting approved, you are going to push existing residents out. Mr. Wilder stated that one of the issues he addressed is the drainage and asked if Mr. Cederberg would allow them on to their property to address drainage. Mr. Cederberg said no, but he could provide videos. Mr. Wilder said that if the applicant was not able to acquire the extra land, he would go to the Zoning Board of Adjustment. If the Zoning Board of Adjustment denies it, the town has to buy it. Mr. Cederberg brought up his 175 ft. lot that he can't subdivide into two lots. Mr. Wilder and Mr. Coronato again explained why.

Peter Reuter of 1701 Tenth Avenue was sworn in. He suggested they postpone the decision until you get the engineering reports to make sure the drainage is adequate. He asked if there was no more green space, no more space for animals and birds. Mr. Coronato gave a hypothetical example that ten lots of the same value are proposing the same thing and they are roughly \$500,000. Now if you multiply

\$500,000 by 10 it would equal five million. The town doesn't have that in their budget and taxes will go up. That is why the town has an undersized lot ordinance.

Mr. Barron stated the council makes the laws we just make sure they follow it. If you want laws to change, you have to go to the council meeting.

Kristen Biener was sworn in. She stated that there was no garage, and it was a corner house with six cars on their front yard. She is concerned with parking. The amount of over development as a whole is crazy. Even if it is a 75 ft, a 100 ft. lot is more acceptable.

Mr. Barron closed the public portion.

Mr. Coronato had no comments.

Mr. Wilder had no comments.

There were no more comments or questions from the board members.

Mr. Jerman said they will not carry it until next month. The owner will not let him on the property to do the studies. A 75 ft. lot is better than 50 ft. lot. They would be more conforming if approved and if denied they can go before the Zoning Board of Adjustment for a 50 x 100 ft. lot. He has conveyed other property to the town to keep a green.

Mr. Umlauf asked if you could get an accurate topography with drones. Mr. Steven said that we have it and can get it from the town.

Mr. Umlauf said he has confidence that Mr. Stevens can address drainage issues. He explained his hardship with drainage at his house. He tried to do his best to help everyone. He doesn't like it, but can only do what they can from a legal standpoint. Mr. Jerman usually meets all conditions if asked.

Mr. Barron said that the issue comes from the street and asked if anything can be done in the street. Mr. Cederberg says maybe a storm drain. Mr. Coronato stated that it is only one new house. Mr. Umlauf said to go to Al Yodakis, the head of the department of public works, with and it's worth a discussion.

Mr. Coronato set forth the conditions to provide the agreement with the property owner, they will comply with Mr. Wilders Engineer review letter, they will ask the property owner for a vinyl fence or cypress trees, they will comply with the tree cut ordinance, they will submit and work with the engineer on topography to minimize runoff on the adjacent properties, there will be no parking on loans, they will provide a 10 x 10 ft shed and there will be a 5 ft. fence in the front to hide garbage cans.

Mr. Barron asked for a motion to approve the application with the conditions.

Mr. Vaccaro made the motion, seconded by Mr. Umlauf.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- abstain. Motion carries

Mr. Barron asked for the payment of bills.

Mr. Umlauf read the report as follows:

We are in receipt of (7) invoices from Colliers Engineering, totaling \$3,984.19 and 21.25hrs, and (9) from Morgan Engineering totaling \$13,016.50 and 87.03hrs in total combined \$17,000.69 and 108.28hrs. The services are in support of:

Project No.	Project
MTPB24-002	Heritage Solar Farm
MTPB24-022	Hope Chapel Town Square
MTPB25-08	Falmouth Ave
MTPB24-020	2701 Hwy 37, LLC
MTPB24-09	1200 2 <sup>nd</sup> Ave, Raisin
MCP001	General Planning Board Services
MTPB24-07	Jefferey Jerman
MCP0116	ARYA Properties
MTPB23-011	Parkwood Square
MTPB25-10	Woodview Dr

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings  
He found the charges to be reasonable and appropriate and recommends approval.

Mr. Barron asked for a motion to approve the bills.

Mr. Vaccaro made the motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- absent; Paul Cugliari- yes. Motion carries

Mr. Barron asked to carry the minutes to the next meeting. Minutes were carried.

There were no reports from the board members or the professionals.

Mr. Barron opened to the public.

There were none.

Mr. Barron closed the public.

Mr. Barrons asked a motion to adjourn.

Mr. Umlauf made that motion, seconded by Mr. Vaccaro.

ALL IN FAVOR. NONE OPPOSED.

The meeting was adjourned at 8:52 p.m.

Respectfully submitted by,

Amanda Kisty

Planning Board Secretary