

MANCHESTER TOWNSHIP PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY APRIL 1, 2024
6:00 PM

PLEASE TAKE NOTICE a Regular Meeting of the Manchester Township Planning Board will be held at
1 Colonial Drive, Manchester Twp., New Jersey at 6:00 P.M.
Monday, April 1, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

1. Minor Subdivision
Property Address: 3444-3454 Ridgeway Road
Block 62, Lots 21.01
Applicant: Ocean Holdings 20, LLC
Case#PB-2024-01-Ocean Holdings 20, LLC

The Applicant was seeking Minor Subdivision approval with variances to subdivide the property, to turn one (1) lot into two (2) lots. More specifically, existing lot 21.01 will produce lots 21.04 and 21.05.

2. Administrative Review Application
Property Address: 707 Hollybrook Lane
Block: 83.01 Lots: 109
Applicant: The Reserve of Lake Ridge HOA
Case # PB-2024-03-The Reserve at Lake Ridge

The Applicant was proposing to install a free-standing header system for a retractable awning on one side of the bocce courts.

3. Administrative Review Application
Property Address: 1 Buckingham Drive N.
Block: 52.01 Lots: 1.03
Applicant: Leisure Knoll at Manchester Association
Case # PB-2024-04-Leisure Knoll

The Applicant was proposing to reconfigure and reconstruct the existing pool and deck.

4. Administrative Review Application
Property Address: 1000 Buckingham Drive
Block: 38.107 Lots: 21
Applicant: Leisure Village West Association
Case # PB-2024-05-Leisure Village West

The Applicant was proposing to extend shade cover over the end of the existing bocce court.

APPLICATIONS:

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 subject properties are located along Grinnell Avenue, on a paper street west of the intersection of Grinnell Avenue and Manchester Street. The total areas include 6 Lots 100’ wide and 100’ deep, 1 Lot 136.10’ wide and 100’ deep & 1 Lot: 100’ wide and 25’ deep for a total area of 74,695 square feet.

The Applicant is seeking Major Subdivision approval to construct Grinnell Avenue to create 6 fully conforming 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.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of February 5, 2024 Meeting Minutes
- c) Review of Township Ordinance 24-14: AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE OF ORDINANCES TO AMEND PORTIONS OF CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT” TO REVISE SECTION 245-31, ENTITLED “CAFRA AREA AND PINELANDS NATIONAL RESERVE AREA ZONING DISTRICTS AND REGULATIONS”- To revise the undersized lot ordinance.

PROFESSIONAL REPORTS:

PUBLIC PORTION:

EXECUTIVE SESSION: Discussion of Township Ordinance 24-174, Discussion on pending litigation

ADJOURNMENT:

Posted: March 27, 2024

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED.

FORMAL ACTION MAY TAKE PLACE

THIS MEETING WILL ADJOURN ON OR BEFORE 10:00 P.M.

Amanda Kisty
Planning Board Secretary