

MANCHESTER TOWNSHIP PLANNING BOARD
REGULAR MEETING
AGENDA
MONDAY MARCH 4, 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, March 4, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

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

The Applicant was 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.

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

The Applicant was 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.

APPLICATIONS:

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 is seeking Minor Subdivision approval to subdivide the property, to turn one (1) lot into two (2) conforming 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 is 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 is 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 is proposing to extend shade cover over the end of the existing bocce court.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of January 8, 2024 Regular Meeting Minutes
- c) Review of Township Ordinance 24-09: AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE OF ORDINANCES TO AMEND APPENDIX OF CHAPTER 245, ENTITLED ZONING MAP
- d) Appointment of Professional Planner for 2024

PROFESSIONAL REPORTS:

PUBLIC PORTION:

ADJOURNMENT:

Posted: February 28, 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