

MANCHESTER TOWNSHIP PLANNING BOARD  
REGULAR MEETING AGENDA  
MONDAY MAY 6, 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, May 6, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

NONE

APPLICATIONS:

1. Administrative Review  
Property Address: 410 Kingsridge Road  
Block: 38.106 Lot: 6.1  
Zone: "RC" Retirement Community  
Applicant: Leisure Ridge HOA  
Case # PB-2024-08

The Applicant is seeking to install both a backup generator in front of the existing air conditioning condenser and (3) light poles. (2) light poles are to be installed on the traffic island and (1) light pole on the entrance curb lawn. The installation of the backup generator is to ensure uninterrupted service of the gate and guard house functions. The installation of the light poles is to ensure adequate gate visibility during nighttime hours.

2. Minor Subdivision Application  
Property Address: 1409 Lawrence Ave  
Block: 1.292, Lot: 1  
Applicant: Joseph Lamanna  
Case# PB-2024-09

The Applicant is seeking Minor Subdivision approval to subdivide lots 1-4 and 37-42 to create (2) conforming lots, 1.01 and 37.01. Existing SFD and other site improvements are to remain on 150' x 100' lot 37.01. New vacant lot 1.01 will be 100' x 100'. Variances requested include the existing front setback for the SFD and the total square footage of accessory structures.

3. Amended Preliminary and Final Site Plan  
Property Address: 2065 Hwy 37  
Block: 44, Lot: 15.04  
Applicant: 2065 Hwy 37 Owners, LLC (Formerly) Marble Arch Homes, Inc  
Attorney: Jason Tuvel, Esq.  
Engineer: FWH Associates  
Case #PB-2022-11

The subject of the current Application is the construction of 88,908 square foot, three-story self- storage facility and associated site and infrastructure improvements. We note that upon initial submittal, "Marble Arch Homes, LLC" (contract purchaser) was the Applicant. With this latest submittal, the Applicant is now the property owner, "2065 Highway 37 Owners, LLC".

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of February 5, 2024 Meeting Minutes
- c) Review of Township Ordinance 24-16: #24-16- AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 245, LAND USE AND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF MANCHESTER- To revise and update the stormwater management regulations to comply with the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50)

PROFESSIONAL REPORTS:

PUBLIC PORTION:

ADJOURNMENT:

Posted: April 30, 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