

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, MARCH 4, 2024,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Bill Barron at 6:01 pm on Monday, March 4, 2024.

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

This meeting has been advertised as required by enactment of the 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
Sandra Drake	Class II Member	Present
William Foor	1st Alternate	Absent
Samuel Carollo	2nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mark Rohmeyer, PE	Board Engineer	Present

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

Mr. Barron explained that 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.

Mr. Coronato stated that the application was a lot line adjustment with non-conforming structures to be razed.

There were no questions from the Board or the public.

Mr. Barron asked for a motion to approve the Resolution. Mr. Vaccaro made a motion to approve, seconded by Mr. Umlauf.

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

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

Mr. Barron explained that 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.

Mr. Coronato explained that this was a large application to approve a mixed use, commercial and residential project. One correction needed to be made to the Resolution on page 13 to # 33 regarding ADA compliance.

Mr. Umlauf asked where the applicant was at with the revised Architectural plans. Mr. Coronato explained that this is a condition of approval and the applicant will have to submit the plans ahead of time to be reviewed by a subcommittee created by the Board in order to meet Resolution compliance.

There were no further Board question or comments.

Mr. Barron asked for a motion to approve the Resolution. Mr. Vaccaro made a motion to approve, seconded by Ms. Drake.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, S. Drake-yes; Mr. Carrollo-yes, Mr. Floor- absent. Motion carries

#### APPOINTMENTS:

Mr. Barron called for a nomination of appointment of a Professional Planning for the Planning Board. Nicholas Dickerson, PP, of Colliers Engineering, was nominated.

Having no other nominations, Mr. Barron asked for a motion to nominate Mr. Dickerson as Professional Planner for the Planning Board for the 2024 calendar year, with a term expiring on December 31, 2024. Mr. Umlauf made that 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, S. Drake-yes; Mr. Carrollo-yes, Mr. Floor- absent. Motion carries

#### 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

Mr. Barron explained that the Applicant is 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.

Mr. Luke Policastro, Esq., of the Wilentz Firm, introduced himself and was sworn in. He represents the applicant, Ocean Holdings 20, LLC for a Minor Subdivision application. The Applicant is looking to subdivision lot 21.01 to create lots 21.04 and 21.05. There are no other proposed site improvements. The property is in the PR-40 Zone and has been in its' current state since 1980. It was purchased in 2019 through tax sale. He explained that the applicant is requesting variance relief including lot area, lot width, improvable lot area and lot frontage. The applicant will show that they meet the positive and negative requirements for variance relief and they are currently existing with a non-conforming use with two residential dwellings on one tax lot.

Huddy Back, PE, of 176 Hillside Blvd, Lakewood NJ, was introduced as the applicant's engineer. He was sworn in. He has never been before this Board, but has been working for New Lines since 2017. He graduated from NJIT in 2021 and has been a licensed professional engineer for one year. The Board accepted his credentials.

The plans before the Board were prepared under his direction. The property has frontage along Ridgeway and Quarry Rd and is 1.49 acres. Each house is completely separate. A subdivision was approved in 2008 that created one lot with two houses. The owner never knocked the houses down as was the original intent of the subdivision.

Proposed lot 21.04 has a front setback of 37.34 ft on Ridgeway Rd. where 50 ft. is required, lot width of 131.37 ft where 200 ft is required, Lot frontage of 131.37 ft where 200 ft is required, a lot area of 32,451.91 SF where 43,560 SF is required, and an improvable lot area of 11,918.57 SF where 18,700 SF is required. Proposed lot 21.05 has

a front setback of 37.08 ft on Ridgeway Rd. where 50 ft. is required, a front yard setback on Quarry Rd. of 14.52 ft. where 50 ft. is required, a lot width of 134.65 ft. where 200 ft. is required, a lot frontage of 126.15 ft. where 200 ft. is required, a lot area of 32,451.91 SF where 43,560 SF is required, and an improvable lot area of 8,747.71 SF where 18,700 SF is required.

The Applicant has submitted to Ocean County Planning Board and will comply with all comments in the Planning Board Engineer's review letter.

Mr. Rohmeyer confirmed that he would also be acting as the Professional Planner for the Planning Board tonight.

Mr. Coronato asked if there were any encroachments and Mr. Back said no.

Mr. Barron asked if the Planning Board can subdivide the lot into two non-conforming lots and Mr. Coronato explained that the Board can. It is an existing situation brought to the Board's attention and they are creating as much conformity as possible without detriment to the Master Plan.

Mr. Barron opened for questions from the public.

Gail Apgar of 53 Columbus Blvd was sworn in. She asked if the properties all around the subject property were one house on one acre lots. Mr. Coronato explained that this an application for a one acre lot divided into two. They will provide the Town history in a bit.

The public portion was closed.

Christine Nazzaro Cofone, PP, AICP, of Cofone Consulting Group, located at 125 Half Mile Road, Red Bank, NJ was introduced and sworn in. She has been a licensed PP for 28 years in good standing and teaches for Rutgers. She has presented before many Boards in NJ and specifically in this area. Her credentials were accepted.

Ms. Cofone explained that this is a pretty straight forward application. The Applicant is proposing to create two equal lots. 32,451 SF is proposed where 43,560 SF is required. They are not asking to create another developable lot. They are subdividing into two equal parts. The corner lot across from this lot also has a non-conforming front setback. The subdivision is in character with the area. Both lots will require a lot width, lot frontage and improvable lot area variance. The lot is already supporting the development that is there. Ms. Cofone then listed several other lots near the subject lot with similarly non-conforming lot frontage.

Ms. Cofone testified that the variance relief could be granted to the applicant based on C1-harship criteria and C2-flexible criteria where one or more purposes of the MLUL would be advanced by the proposed deviation. Under the C1 criteria, this applicant is in a unique, currently existing situation and not granting the variance would impose an undue hardship. Under the C2 criteria, item "c", the application promotes light, air and open space, item "e", the application promotes appropriate population density because it is already existing, and item "d", the application promotes sufficient space within the residential zone. The benefits of the application outweigh the detriment. A "D" variance would actually be required to maintain the existing situation without the proposed subdivision. This application would eliminate the need for that.

Ms. Cofone said that the applicant improved the septic systems, there is no detriment, and they have met their burden of proof for variance relief.

Mr. Rohmeyer agreed with Ms. Cofone's testimony from a Planning perspective.

Mr. Coronato had no questions.

Mr. Umlauf asked what the intent was with the accessory structures and Mr. Back said they intend to remain. Mr. Umlauf stated that if they do knock them down that they need to comply with the setbacks.

Mr. Barron opened to the public for questions of Ms. Cofone and there were none. Public portion was closed.

Mr. Coronato explained that this application came before him with a number of discussions. It was first an appeal of the Zoning Officer's decision because although they filed a subdivision map that stated that the dwellings were supposed to be knocked down, the resident did not demolish them. The property was acquired by the current applicant through a foreclosure and the Town issued building permits for these properties to be remodeled by the applicant. He believes that litigation would favor the applicant and that the best solution for this situation is a minor subdivision perfecting the current status of the property. The adjacent property is Township owned and the Applicant offered to purchase it, but it turned out not to be possible. Mr. Coronato recommends approval, given all the circumstances.

Mr. Barron opened the application to the public for comments. There were none.

Mr. Barron asked for a Motion to approve the application, Mr. Vaccaro made that motion and was seconded by Ms. Drake.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, S. Drake-yes; Mr. Carrollo-yes, Mr. Foot- absent. Motion carries.

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

Mr. Barron explained that the Applicant is proposing to install a free-standing header system for a retractable awning on one side of the bocce courts.

Ms. Donna Lamberty, the Community Manager was sworn in. She explained that The Reserve was looking to put a free standing structure to provide shade for the residents.

Mr. Rohmeyer provided a summary and explained that the structure proposed was a free standing header system with a retractable awning in the recreational area. The original Site Plan was approximately from the year 2000. The HOA has approved the project and he has no issues with the proposed project from an Engineering standpoint. There is no stormwater impact and planning is consistent with the Master Plan and building code.

Mr. Coronato asked to confirm if the awning was retractable and Ms. Lamberty said that it will be electric and they will pull the required permits. Mr. Coronato asked if it will be active all year and Ms. Lamberty said that it will only be open from May to September.

Mr. Barron opened to the public. There were no comments or questions. The public portion was closed.

Mr. Vaccaro asked if the structure would be snow bearing and stormwater efficient and will have all required building permits and Ms. Lamberty responded that it would be, but that it would only be open for the time that they residents play Bocce ball.

Mr. Barron asked for a motion to approve, Mr. Vaccaro made that motion and it was seconded by Ms. Drake.

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

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

Mr. Barron explained that the Applicant is proposing to reconfigure and reconstruct the existing pool and deck.

Mr. Robert Hueston, Esq., attorney for the applicant HOA, was sworn in. He gave the property description and explained that it is a clubhouse community. He said that they are proposing to reconfigure and reconstruct the community pool and deck. He said the pool is in bad shape and is difficult to maintain water levels. It is an amenity that the community is focused on. He has one correction to the Engineer review letter in that it is not an above ground pool, it is an inground pool.

Dennis Donatelli, PE of Falcon Engineering was sworn in. He has 13 years' experience in Civil Engineering and has not been before Manchester before, but has been before many boards in NJ. His firm specializes in community associations. The Board accepted his credentials.

He introduced exhibit A-1-8.

He introduced A-2-C100- Existing layout-odd shape to go along with the odd shape of the deck.

He introduced A3-C101- The proposed shape of the pool. The structure existing to remain. They will be adding a pool heater. It will be ADA compliant, and it will be updated to current codes. The pool will be 3-5 ft. deep. Drainage improvements will be done underground. They will be installing a French drain and a catch basin on the left side.

He introduced A4-C102- to show the concrete with brick pavers.

He introduced A5-C103 to show the proposed features including pumps, connections and filters. It will be the same size as the existing pool.

He introduced A6 to show the soil erosion plan. The applicant will be seeking approval from the Ocean County Soils District.

He introduced A7-A8 to show the construction details.

Mr. Hueston asked Mr. Donatelli if the structure would meet required setbacks and he said that it would. Mr. Hueston asked about access to the pool and Mr. Donatelli answered that there will be construction of a driveway on the west side through the parking lot. Mr. Hueston asked if there would be any impact on the surrounding properties and Mr. Donatelli said there would not be.

Mr. Rohmeyer stated that the stormwater runoff would be the same and from a Planning standpoint it would be an upgrade. He thinks it is a good application.

Mr. Vaccaro asked if it would be a freshwater or saltwater pool and Mr. Donatelli said that it would be a saltwater pool. Mr. Umlauf asked if the access road would be temporary, and Mr. Donatelli confirmed that it would be.

Mr. Barron opened to the public for questions and comments. There were none. The public portion was closed.

Mr. Hueston asked if the applicant could expedite the process and submit permits and Mr. Coronato said that they could but that nothing would be official until they get the Resolution.

Mr. Barron asked for a motion to approve the application, Mr. Vaccaro made that motion, and Mr. Teague seconded it.

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

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

Mr. Barron explained that the Applicant is proposing to extend shade cover over the end of the existing bocce court.

Mr. Coronato explained that Mr. Carollo is a resident of Leisure Village West and will be stepping down and recusing himself.

Mr. Carollo stepped down.

Mr. Snyder, of Leisure Village West introduced himself as the community manager and was sworn in.

Mr. Snyder explained that they were asking for approval to add a bocce shade structure. It will meet weight and snow load requirements. FWH is their engineering firm. It will extend the shade at the facility at club Encore.

Mr. Rohmeyer explained that this application is very similar to the other application heard tonight. It is consistent with the site plan and there is no issue that he can see from an engineering standpoint. There will be a change to grading.

Mr. Umlauf asked if the stormwater would be running and disposing inground and Mr. Snyder said that there are grates inground.

Mr. Barron opened to the public for questions and comments. There were none. The application was closed to the public.

Mr. Barron asked for a motion to approve the application, and Mr. Vaccaro made that 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, S. Drake-yes; Mr. Carrollo-recused himself, Mr. Foor- absent. 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 (8) invoice from Morgan Engineering totaling \$13,458.00 and 87.85hrs. The services are in support of:

Project No.	Project
MTPB2023-05	Parkwood Square
MTPB24-01	Ocean Holdings 20, LLC

MTPB24-000 Manchester Twp Planning Board Services Rendered  
MTPB23-18 Jeffrey Jerman  
MTPB23-08 Redeemer Lutheran Church  
MTPB24-02 Jeffrey Jerman  
MTPB23-06 Buglio  
MTPB230021 Garboshian

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings

Mr. Umlauf finds the charges to be reasonable and appropriate and recommends approval.

Mr. Barron asked for a Motion to pay the Bills.

Mr. Vaccaro made that Motion and Mr. Teague seconded that Motion.

Roll Call Vote: ALL IN FAVOR  
NONE OPPOSED

Mr. Barron asked for a motion to approve the minutes from the January 8, 2024, regular meeting.

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

Roll call vote: ALL IN FAVOR  
NONE OPPOSED.

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

Mr. Rohmeyer explained which property this zoning change would be affecting as Block 66, lots 1, 2 & 4. It is immediately north of the Parkwood Square property which is also in the PB-1 zone. It is located on a county road and is 14.15 acres. It is currently zoned PR-15 residential and is being changed to PB-1 for mixed-use and commercial. This will go back to the council for second reading.

Mr. Coronato explained that this zoning map change cleans up the existing use variance that was already granted. For consistency, it will probably go before the Zoning Board of Adjustment because the application has already been there before.

Mr. Rohmeyer said that it is an appropriate area for the PB-1 Zone and the roadway can support it. It is a benefit to the public and it is consistent with the area.

Mr. Umlauf asked if the Township will see more mixed uses now and Mr. Rohmeyer answered that this is a small area, and it is consistent with the area.

Mr. Coronato explained that this is a trend in Land Use law to bring more commercial to the town.

Mr. Umlauf and Ms. Drake spoke about SARCO.

Mr. Coronato and Mr. Rohmeyer spoke about the Master Plan revision coming up.

Mr. Barron asked for a motion to recommend an affirmative vote by council, and Mr. Vaccaro made that motion, seconded by Ms. Drake.

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

There were no professional reports.

Opened to the Public.

Alice DeVito of 2016 Fourth Ave was sworn in. She said that in memorialization #2 she wants to know if the architect will come back before the public for review because she has concerns about the mixed use. She feels that it is looking more modern like a city. She thinks it's too high and he project will cause too much traffic. She wanted to know if the developers offer any financial contribution.

Mr. Barron answered that this usually happens through taxes.

Mr. Coronato said that sometimes there is a developers fund and that she should advocate for that at Council meetings.

Mr. Gail Apgar of 53 Columbus Blvd, was sworn in. She said that the meeting was a grueling meeting with 42 conditions and she wanted to know what will happen with that.

Mr. Coronato said that they will have to do it.

Ms. Apgar asked if the public would come back and Mr. Coronato said that only Preliminary will come back and the public will have the ability to comment. Some conditions will have to be met before they come back for final approval and some will just extend to the Final Approval Resolution. The Architectural review will happen prior to Final Approval.

CLOSED PUBLIC PORTION

Mr. Umlauf thanked both women for coming out and said that he wishes that more people would. He said they make good comments.

Mr. Barron said that they also sit and listen in addition to asking questions. He said he thinks they are doing a good job.

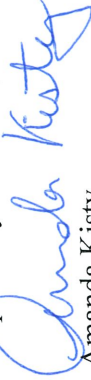
Mr. Umlauf stated that he felt that Mr. Coronato does a good job explaining everything and breaking everything down.

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

ALL IN FAVOR, NONE OPPOSED.

ADJOURNMENT: 7:20 p.m.

Respectfully submitted,



Amanda Kisty

Secretary to the Board

