

MANCHESTER TOWNSHIP PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY JULY 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, July 1, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

1. Administrative Review
Property Address: Route 37/Colonial Drive and Alexander Ave
Block: 46.01 Lot: 1.04
Zone: "TC" Town Center
Applicant: Presidential Gardens at Manchester LLC
Case # PB-2024-06

The Applicant previously received preliminary and final major site plan approval with bulk variances for a planned multi-family development within the Township of Manchester. The project includes (26) multi-family dwellings containing a total of (519) units, along with a recreation area, parking lots, and other appurtenant site improvements. The project is currently under construction.

The Applicant is now seeking a reduction in proposed sidewalks for an increase in the proposed recreational area for the planned multi-family development.

APPLICATIONS:

1. Request for Statutory Extension of Approvals: Preliminary Major Site Plan Approval- Phase II
Property Address: 2065 Hwy 37
Block: 44 LotL 15.03
Original Application # 2021-261
Applicant: 2065 Route 37 Owners, LLC
Case # PB-2024-12

The Applicant is seeking a statutory extension of time of the approvals for Phase II of the project approved for at 2065 Hwy 37.

2. 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.

Application was carried to June 3, 2024, and then carried to July 1, 2024. This application will continue to be carried to the August 5th meeting without the need to re-notice.

3. Preliminary and Final Major Site Plan Application
Property Address: 2486 Ridgeway Boulevard
Block: 72.01 Lot: 10.01
Applicant: 2486 Ridgeway LLC
Case #: PB-2024-07

The Applicant is seeking Preliminary and Final Site Plan approval to redevelop the site with uses permitted in the POR-LI Zone including Office, Construction, Warehouse and Storage.

4. Amended 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 is seeking amended Preliminary and Final Subdivision and Site Plan approval 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.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of April 1, 2024, Meeting Minutes
- c) Review of Township Ordinance: 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 245-74.1, ENTITLED "MIXED-USE LAND DEVELOPMENT"

PROFESSIONAL REPORTS:

PUBLIC PORTION:

ADJOURNMENT:

Posted: June 24, 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