

AMENDED MANCHESTER TOWNSHIP PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY NOVEMBER 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, November 4, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

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 Applicant was seeking Major Subdivision approval to subdivide Grinnell Avenue to create 6 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, then carried to July 1, 2024, then carried to August 5, 2024, then carried to the September 3, 2024 meeting. This application was re-noticed by the applicant to the October 7, 2024 meeting and approved with conditions.

2. Administrative Review
Property Address: 2498 Highway 70
Block: 2 Lots: 1, 6 & 8
Applicant: New Jersey Natural Gas
Case # PB-2024-16

The Applicant was seeking approval to install NJNG infrastructure to convert methane gas from the Landfill to natural gas.

3. Administrative Review
Property Address: 1 Renaissance Blvd
Block: 61.13 Lot 1
Applicant: Renaissance HOA
Case# PB-2024-17

The Applicant was seeking to relocate a dumpster to the parking lot and construct a 10 ft. x 10 ft. shed. They are also looking to construct a 750 SF concrete patio for the pickle ball court.

APPLICATIONS:

1. CONTINUED FROM SEPTEMBER 3, 2024
Preliminary and Final Major Site Plan Application
Property Address: Freemont Avenue
Block: 62 Lots: 30 & 31.01
Applicant: AASTMA Property, LLC
Case #: PB-2024-11

The Applicant is seeking Preliminary and Final Major Site Plan approval to construct flex warehousing comprising of ten (10) buildings totaling 1,113,840 SF of ground floor area in compliance with the Redevelopment Plan adopted by the Township on January 22, 2024, by Ordinances 23-35 and 24-02.

The site is located along Freemont Avenue just northwest of the Renaissance Community on a total tract of 223.6 acres.

Freemont Avenue is proposed to be relocated south of its existing location and access to the site will occur along three (3) main circulation driveway entrances and a fourth parking lot entrance driveway off the relocated Freemont Avenue.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of August 5, 2024, Meeting Minutes
- c) Review of Township Ordinance 24-40- REVISION OF CHAPTER 245 PORK LI

PROFESSIONAL REPORTS:

PUBLIC PORTION:

ADJOURNMENT:

Posted: October 29, 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