

MANCHESTER TOWNSHIP PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY OCTOBER 7, 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, October 7, 2024

1. Salute the Flag:
2. Roll Call

MEMORIALIZATIONS:

1. Administrative Approval
Property Address: 1 Falmouth Dr.
Block: 102.24 Lot 2
Applicant: Crestwood Village 7
Case# PB-2024-14

The Applicant was seeking to construct a small recreational miniature golf course within an already developed area of the clubhouse for use by the residents of Crestwood Village 7 only.

2. Preliminary and Final Site Plan Application
Property Address: 2900 Ridgeway Road
Block: 4 Lots: 630
Applicant: Shore Points Properties LLC
Case # PB-2024-10

The Applicant was seeking Preliminary and Final Major Site Plan approval to construct a 9,800 SF medical office building with parking and site appurtenances.

APPLICATIONS:

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 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 subdivide 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, 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.

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 is 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 is 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.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of July 1, 2024, Meeting Minutes

PROFESSIONAL REPORTS:

PUBLIC PORTION:

ADJOURNMENT:

Posted: October 1, 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