

MANCHESTER TOWNSHIP PLANNING BOARD
AGENDA
MONDAY APRIL 7, 2025
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, April 7, 2025.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. Preliminary and Final Major Subdivision
Property Address: 3086 & 3066 Ridgeway Road
Block: 21 Lots: 1 & 2
Applicant: Ocean Pond Realty, LLC
Case # PB-2024-15

The Applicant is proposing to subdivide the existing two lots into 18 new lots, including 17 residential lots with additional site improvements.

2. Amended Preliminary and Final Site Plan Approval
Property Address: 2005 Hwy 37
Block: 44 Lots: 15.03
Applicant: 2065 Highway Owners LLC
Case# PB-2024-21

The Applicant is proposing to construct a fueling station with a 6,296 SF convenience Store/food market as "Phase II" of a preliminary approval from application #2021-261.

APPLICATIONS:

1. Preliminary and Final Major Site Plan and Minor Subdivision
Property Address: Lakehurst Whitesville Road & Ridge Ave
Block: 66 Lots: 1, 2 & 4
Applicant: Hope Chapel Town Square, LLC
Case # PB-2024-22

The Applicant is seeking Preliminary and Final Major Site Plan approval for a mixed-use development. The project will include a blend of retail, office, and residential components. Nearest South Hope Chapel Road are two (2) buildings, one of which is a mixed-use building with commercial on the ground floor and 17 residential units on the second floor and the 2nd building is a 22,400 SF 2-story daycare. The remaining buildings within the development are town-home style residential units. The application also proposed appurtenant site improvements such as off-street parking, landscaping, lighting and stormwater management.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of December 2, 2024, Minutes
- c) Resolution to Incorporate the Natural Resources Inventory as an element to the Master Plan

EXECUTIVE SESSION:

Pending Litigation

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: April 2, 2025

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED. FORMAL ACTION MAY TAKE PLACE AND THIS MEETING WILL ADJOURN ON OR BEFORE 10:00 P.M.

Amanda Kisty
Planning Board Secretary