

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA  
MONDAY, AUGUST 4, 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 August 4, 2025.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. Minor Subdivision with Bulk Variance  
Property Address: Lawrence Avenue  
Block: 1.286 Lots: 13 & 18  
Applicant: Kozek Development, LLC  
Case # PB-2025-02

The Applicant was seeking Minor Subdivision approval to relocate the existing lot line to create two conforming (100 x 100) SF lots. This subdivision will extend the lot line between lots 13 & 18 westward to create proposed lots 13.01 and 17.01. The existing site improvements within lot 17.01 will negate the undersized and side setback nonconformities from lot 18 to provide a conforming property. The existing woodshed is to be removed.

Subsequently, the applicant proposed to construct a 2-story dwelling with basement on the proposed lot 13.01. The applicant has requested variance relief for the proposed dwelling due to the finished floor elevation being greater than 4 ft above the average centerline elevation within the roadway. The proposed 2-story dwelling is to be serviced by public water and a private sanitary disposal system.

2. 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 was 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.

APPLICATIONS:

1. Administrative Review  
Property Address: 1 Falmouth Ave  
Block: 102.24 Lots: 2  
Applicant: Crestwood Village 7  
Case # PB-2025-08

The subject property is located at the intersection of Falmouth Avenue and Station Road and consists of a total of 217,806.79 or 5.00 acres. The property is currently developed and contains Fernwood Hall which functions as the clubhouse for the

Crestwood Village 7 active adult community. In addition to Fernwood Hall, the site is also improved with paved parking areas, concrete sidewalk, outdoor picnic tables, and a miniature golf course. The subject of this application is to seek approval for the construction of a (12' x 60') Bocci Court.

2. Administrative Review

Property Address: 707 Hollybrook Lane

Block: 83.06 Lots: 1

Applicant: The Reserve of Lake Ridge HOA

Case # PB-2025-10

The subject property is located on the western side of Manchester Blvd. in between Lakewood Ave. and Hilltop Rd. The property is currently developed as an active adult community, contains over 200 homes and an 8,000-sf clubhouse. In addition to these improvements, the site is also improved with paved parking areas, concrete sidewalk, an outdoor heated pool, bocci courts, tennis courts, pickleball courts and more. The subject of this application is to seek approval for the extension of a chain link fence to distinguish the areas owned by the Lake Ridge Homeowner's Association and abutting Homeowners.

3. Administrative Review

Property Address: 48 Schoolhouse Rd

Block: 98 Lots:8

Applicant: Somebody C.A.R.E.S., Inc.

Case # PB-2025-16

The subject property is located on the western side of Schoolhouse Road in between Myrtle Place and Azalea Drive. The property is currently developed with a 2-story frame building, attached garage, asphalt parking area, concrete walkways, blue stone & asphalt driveways. Somebody Cares, Inc. currently operates out of the property. Somebody Cares, Inc. is a volunteer organization that provides many services to the community including, but not necessarily limited to transportation, loaning of medical equipment, and providing referrals to services which focus on elder care. The subject of this application is for the demolition of the existing garage to allow for the construction of a food pantry.

4. Preliminary and Final Major Site Plan

Property Address: 2701 Highway 37

Block: 46 Lots: 4, 7.01 & 10

Applicant: 2701 Highway 37, LLC

Case # PB-2024-20

The subject property is located at the western corner of the intersection of NJ State Highway Route 37 and Colonial Drive. The overall parcel consists of existing Block 46, Lots 4, 7.01 & 10 and contains a total area of 34.89 acres (1,519,902 sf). The property currently is vacant and wooded and does not contain any existing structures or site improvements with the exception of various small dirt paths. The existing land is within both the TC (Town Center) & R-40 (Residential) Zoning Districts. No improvements are proposed within the R-40 zoned portion of the property.

The Applicant is seeking Preliminary and Final Major Site Plan approval for the construction of an apartment complex with (10) apartment buildings with 240 units, a clubhouse, pool, and maintenance building containing.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of April 7, 2025, Regular Meeting Minutes
- c) Review of Ordinance-25-27- AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: July 28, 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