

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA  
TUESDAY, SEPTEMBER 2, 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. Tuesday, September 2, 2025.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

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 was 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 was 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 was for the demolition of the existing garage to allow for the construction of a food pantry.

## APPLICATIONS:

### 1. Minor Subdivision with Bulk Variance Relief

Property Address: Ninth Ave

Block: 1.176 Lots: 19 & 21

Applicant: Jeffrey Jerman

Case# PB-2025-07

The Applicant is seeking Minor Subdivision approval to adjust the interior lot line between Lots 19 and 21 to create one conforming 10,000 SF lot (100' x 100') and one undersized 7,500 SF lot (75' x 100'). This subdivision will shift the lot line between lots 19 & 21 to the east to create proposed lots 19.01 and 22.01. The applicant intends to create a new single family residential lot which will require variances for lot width, lot area, lot frontage, and improvable lot area on Proposed Lot 19.01. The Minor Subdivision does not depict any improvements for Proposed Lot 19.01, however, architectural plans have been provided for a new home. Additionally, the subdivision plan does not depict any existing improvements which are to be removed. No changes are identified to Proposed Lot 22.01 which currently has several existing nonconformities for front yard setback to Ninth Ave, rear yard setback for an existing shed, and side yard setback for an existing above-ground pool which straddles the proposed property line. The architectural plans submitted detail a 2-story dwelling with a basement. No utilities are shown on the Minor Subdivision Plan.

### 2. Minor Subdivision with Bulk Variance relief

Property address: Wilbur Ave

Block: 21 Lots: 620 & 621.01

Applicant: Arya Properties at Brentwood Estates, LLC

Case# PB-2025-11

The subject of the Application is the subdivision and lot line removal on an existing lot to create two non-conforming residential lots and one commercial lot. The 6.27-acre tract consists of a through lot (Lot 620) with frontage on both Wilbur Avenue and Ridgeway Road (County Route 571), and an adjoining lot with frontage on Ridgeway Road (Lot 621.01). The property in questions is within the B-1 (Business)/R-20 (Residential) Overlay Zone.

### 3. "Technical" Minor Subdivision

Property Address: Route 547 & Ridge Ave

Block: 66 Lots: 1, 2 & 4

Applicant: Hope Chapel Town Square LLC

Case# PB-2025-15

The subject property is located on the west side of South Hope Chapel Road (CR 547), north of the intersection with Ridgeway Road (CR 571), and south of the Jackson Township boundary. The parcel received Preliminary & Final Major Site Plan Approval granted on June 12, 2025 (#PB2024-22) for a mixed-use development and aims to integrate both residential and commercial elements to serve the surrounding community. The development will include a combination of retail spaces, residential units, and supporting amenities.

The Applicant is now seeking Minor Subdivision ("Technical Subdivision" pursuant to Township Ordinance Section #245-74.1(M)) Approval to subdivide (91) townhouse units & commercial lots. The Applicant intends to subdivide the (3) existing lots into (91) proposed lots.

4. CARRIED FROM 8/4/2025  
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 June 12, 2025 Regular Meeting Minutes
- c) Approval of the June 18, 2025 Special Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: August 15, 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