MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, MARCH 3, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 6:04 pm on Monday, March 3, 2025.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by the enactment of Sunshine Law.

MATTERS:
Members: James Sloan and Paul Cugliari were appointed to Planning Board for a new term, and were sworn in by Mr. Joseph Coronato, Esq, Planning Board Attorney.

ROLL CALL:

William Barron	Chairperson	Present
Felicia Finn	Vice Chairperson	Not Present at Roll Call
Timothy Umlauf	Mayor's Designee	Absent
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Absent
James Sloan	Class II Member	Present
William Peck	1st Alternate	Present
Paul Cugliari	2nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Nicholas Dickerson, PE, AICP	Board Planner	Present

MEMORIALIZATIONS:

Mr. Barron asked for motions of approval of the following resolutions approving professional appointed by the Planning Board at their Re-Organization meeting:

Professional Contracts:

a. Planning Board Attorney-Joseph Coronato, Jr., Esq. of Coronato Law
Mr. Vaccaro made the Motion to approve, seconded by Mr. Peck.
Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries

b. Planning Board Engineer- Mathew Wilder, PE, PP of Morgan Municipal Engineering
Mr. Vaccaro made the Motion to approve, seconded by Mr. Peck.
Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries

c. Planning Board Professional Planner- Nicholas Dickerson, PP, AICP of Colliers Engineering
Mr. Vaccaro made the Motion to approve, seconded by Mr. Peck.
Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries

d. Planning Board Conflict Engineer- Robert Mullin, PE, PP of Colliers Engineering
Mr. Vaccaro made the Motion to approve, seconded by Mr. Peck.
Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries

Mr. Barron announced that there was a problem with the quorum and they will take the Wawa application first. Nicholas Dickerson recused himself from the application.

BILLING:

Mr. Barron asked to skip to the billing.

Ms. Kisty read the billing report prepared by Mr. Umlauf into the record.

We are in receipt of (5) invoices from Colliers Engineering, totaling $2345.00 and 11.75hrs and (17) from Morgan Engineering totaling $42,191.00 and 303.30hrs in total combined $44,536.00 and 315.05hrs. The services are in support of:

Project No.	Project
MCP0109	2582 Ridgeway, LLC
PB2024-10	Shore Points Properties, LLC
MCP0110	2701 Hwy 37, LLC
MCP0108	Ocean Pond Reality, LLC
MCP001	General Planning Bd Services
MTPB24-013	3210 Wilbur Ave, LLC
MTPB24-021	2065 Hwy 37, LLC
MTPB24-022	Hope Chapel Town Square
MTPB24-001	Ocean Holdings
MTPB24-011	Stavola Redevelopment
MTPB24-020	2701 Hwy 37, LLC
MTPB24-017	Renaissance HOA
MTPB24-016	NJNG Facility Ocean County Landfill
MTPB24-022	Hope Chapel Town Square
MTPB24-020	2701 Hwy 37, LLC
MTPB24-015	Ocean Pond Reality
MTPB24-021	2065 Hwy 37, LLC
MTPB24-006	Presidential Gardens
MTPB24-011	Stavola Redevelopment
MTPB24-011	Stavola Redevelopment
MTPB24-000	General Planning Board Services
MTPB24-019	M&T Bank 2101 Hwy 70

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings

Mr. Umlauf found the charges to be reasonable and appropriate and recommend approval.

Mr. Barron asked if there were any questions from the Board. There were none.

Mr. Barron asked for a Motion to approve the bills.

Mr. Vaccaro made the Motion to approve, seconded by Mr. Peck.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries

Approval of November 4, 2024 Meeting Minutes

Mr. Barron called for a motion to approve the November 4, 2024, meeting minutes.

Mr. Vaccaro made that Motion and Mr. Peck seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

APPLICATIONS:

Mr. Barron announced the ocean pond application.

Continuation from January 28, 2025
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

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

Donna Jennings, Esq. introduced herself as the applicant's attorney. She gave a history of the application. It was for 17 single family dwellings with one drainage lot. They revised the application to eliminate one home and replaced the deleted home with a basin. This removed the variance for lots two and four. Three variances are now required, including a lot width variance, a lot frontage variance, and improvable lot coverage variance.

The plan was revised to eliminate one home. It was replaced with a basin that removed the variance for lots 2 and 4. The required variances were lot width, lot frontage and improvable lot area. The application meets the positive criteria for light, air and open space. There is no substantial detriment and no noise or lighting impairment. It will conform. It will not impair the intent of the zone or the master plan. The zone is for residential use.

The applicant is in receipt of the review letter from March 2, 2025, February 24, 2025, and the environmental commission memo of March 3, 2025. Exhibits A-1 through A-8 were introduced at the last meeting. Engineer for the applicant Mr. Bach was sworn in. Mr. Bach went through the revisions. There were three changes. They replaced one lot. Exhibit A-9 was introduced as the layout dated February 20, 2025. Exhibit A-10, the aerial dated August 4, 2024, and Exhibit A-11, which is the layout dimensions, also dated August 4, 2024, were introduced.

Mr. Bach testified that the first revision to the plans that he made so that the application will comply with the requirements was that they removed the storm water easements. The second revision was a shift eastward of lots 1.02 through 1.06, and the third revision was that the system was lowered for a lot 1.09. The variance is required for the basin lot, five and lot 1.14. The required minimum improvable lot area is 11,200 square feet for a lot 5, where 8, 500 square feet is provided. 2,800 square feet improvable lot area a required, where 1,800 square feet are provided.

Mr. Bach stated that the Homeowners Association owns the basin lot. The applicant will comply with all review letter comments. A full environmental impact statement was submitted, which was previously abbreviated environmental impact statement. The applicant will apply to DEP. The approval they have is expired. The riparian zone is well outside of the applicant's property in the environmental impact statement. TWA approval is required. Mr. Wilder asked if there were any updates about habitats for threatened and endangered species. Mr. Bach said there are no environmentally sensitive areas previously but since updated, no timber rattles snakes reported or pines snakes. Mr. Wilder agrees that the site is not suitable for rattle snakes. He asked if there was any study about pine snakes. Mr. Bach said no. Mr. Wilder will defer to the Board about whether they will require a complete environmental impact statement or a threatened and endangered species study. Mr. Wilder said maybe not as thorough because the Pinelands can do it as resolution compliance. Mr. Wilders said a new LOI is required. He would like to see the off-site topography to be submitted, to show the tributary to Ridgeway branch, and that it does not affect the property.

Ms. Finn asked if a full environmental impact statement was done. Mr. Wilder said they completed it and submitted it, but he has concerns. The applicant agreed to submit a new LOI, but a threatened and endangered species study would be good. Mr. Vaccaro, Mr. Barron and Ms. Finn agreed.

Mr. Dickerson confirmed that both drainage lots need a variance is for improvable lot area.

Ms. Finn asked about Exhibit A-11. She wanted to know what the colors were on the bottom. Mr. Sloan asked if the pine snake and the timber rattler snake were the only species to come up on the threatened and endangered study. Mr. Wilder said yes.

Mr. Barron opened to the public for questions of Mr. Bach.

William Foor was sworn in. He stated that the two new variances requested were not in the notice. Ms. Jenning said it is not required. Mr. Coronato asked if they put the "catch all" phrase, which would state that any in all other variances and waivers requested would be requested from the applicant, Ms. Jennings confirmed that she did. Mr. Foor said people didn't know about the variances and would come. Mr. Coronato said that the "catch all" is sufficient. Mr. Foor asked if Mr. Wilder would go through the letter. Mr. Wilder said that the storm water plan had more concerns with the previous submission. He stated that quite a bit of the concerns were cleaned up by the resubmittal, but he thinks they can clean it up some more. Mr. Foor said he is still concerned about water coming down from Wilbur and doesn't think that it will mitigate that. Mr. Wilder said that they need to submit photography, and then they will be able to address that.

Mr. Foor said that he did review 1,000 plus pages of the storm order management plan, and there were some discrepancies in acreage referenced throughout. Mr. Coronato asked Mr. Foor if there were questions for the engineer. Mr. Foor asked why they were different. Mr. Bach explained that there is a portion of the lot that does not count. Mr. Foor said there are 14 acres, and 12.7 acres referenced and asked again what the difference was. Mr. Bach stated that the drainage area is the area of development, not the whole lot. Mr. Foor said that he is talking about the site plan. Mr. Bach said he can't explain that. Mr. Foor asked Mr. Bach to define DA-1 through DA-4. Mr. Bach said it is referring to an area of the site that they are analyzing for pre-development. Mr. Foor explained a few more areas in the storm water management plan where the acre average was indicated to be different than previously stated. Mr. Bach. explained that it was probably an error.

Mr. Foor said that he was concerned about a runoff discrepancy. Mr. Bach stated that there was a 2050 potential climate change and that there was going to be less runoff. Mr. Foor asked about the post construction and referenced Mr. Bach to appendix. Mr. Bach said that if the system fails, this is what will infiltrate into the ground. Mr. Foor asked if eight-bedroom houses are permitted in the R-20 zone. Mr. Bach explained that it was only potentially 8 bedrooms and not definite. There is no hard number on square footage. Mr. Foor suggested that the Board look at the architectural plan and asked where there are eight-bedroom houses in Manchester. Mr. Bach said that he did not know. Mr. Foor asked about the RSIS calculations for parking for an eight-bedroom home. He asked if one garage was permitted for an eight-bedroom house. Mr. Bach said yes.

Mr. Foor asked about lots 1.02 to 1.06. His concern is what the best practical distance from a high voltage power would be. Mr. Bach said that JCP&L requires fifty feet from the polls. Mr. Foor asked what the requirement is from Mr. Wilder. Mr. Wilder said that he is not sure. Mr. Bach said there are lines through the property itself. They will conform with all requirements of JCP&L.

Mr. Foor said that sheet 1 requires that all trees be cut down. Mr. Bach said that they will only clear as necessary. Mr. Wilder said that all limits of clearing will be staked out. Mr. Bach said the applicant is agreeable. Mr. Foor said the storm water system is one foot from the property line of the adjacent property. He asked if a vinyl fence can be installed as a buffer. Mr. Bach explained that it depends on the property owner. Mr. Foor said that it was done on the Brentwood project down the street, Ms. Jennings said that she does not have the authority to agree to that because her client is not there. Ms. Finn asked if the Board could require a fence. Mr. Wilder explained that the same question arose during the Brentwood project. They asked about the exterior fencing and if it could all be the same make and material. It was a six-foot black chain link fence. It went residential to residential. It was nice in theory. He defers to the board on this. Mr. Foor referred Mr. Bach to the environmental impact statement, specifically, 3.7 sand and gravel. He asked when the property was a mine. Mr. Bach said he was not sure. Mr. Foor said that he doesn't think that it ever was.

Alice DeVito was sworn in. She asked since this is an HOA, why not put a fence around the whole community. Ms. Jennings answered that it is not required and not proposed. Ms. Devito was concerned about the water restrictions and asked if water was available for this project. Mr. Coronato explained to Ms. DeVito that she needs to ask questions from the engineer's testimony. Ms. DeVito asked if they would see architectural drawings. Ms. Jennings said no. Ms. DeVito asked if a traffic study was done. Ms. Jennings confirmed that there were.

Richard Lareau was sworn in. His question was for Mr. Wilder. The other engineer for Brentwood required a white vinyl fence. He asked if he knew there was an oil tank on the property. Mr. Bach stated that there were no environmental concerns. Mr. Coronato asked if it was above or below ground. Mr. Lareau said that it was above ground and very old. Mr. Lareau asked if there were rattlesnakes or pine snakes. He said that Mr. Bach mentioned there are no wooded areas, but there are at least two. There is a lot of wildlife there. He said he has not seen pines snakes, but there could be.

Aaron Gordon was sworn in. He asked if there were snakes there. Mr. Barron stated that he lives in the woods and there is always a possibility of snakes. Mr. Wilder said that they are only concerned about the threatened and endangered species, not all animals.

Mr. Barron closed questions of the engineer for the public portion.

Ms. Finn stated that there were things in the environmental impact statement that have not been completely addressed. Mr. Wilder stated that the T&S study still has outstanding issues. Ms. Finn asked, if the Board gave approval and if there were pine snakes, if the approval goes away. Mr. Wilder said that they could require additional steps to be taken during development. Ms. Finn said that she would like to see the white fence required and she does not think it is fair to the people on Shorin Way.

She is also concerned that there are no architectural plans. She asked if the board can request certain size homes and bedrooms. Mr. Coronato said that the concern would be to have as many parking spaces on the lot as possible. He said the RSIS says that a two-car garage and two car driveway is sufficient. He said that it does not work like that because people do not use garages. He would like to see at least the parking addressed. Ms. Jennings said that the applicant is proposing a one car garage and a four-spot driveway. Ms. Finn asked if the Board can limit the number of bedrooms and the size of the houses, Ms. Jennings explained that the Board would have to follow the township ordinance and the applicant and can use the building envelope.

Mr. Cugliari stated that an eight-bedroom house would have more people. He asked if this would require a larger septic tank. Ms. Jennings explained that the applicant is not proposing a septic and that the project will be on public sewer.

Miss Finn said she is concerned about no sizes of the houses and bedrooms confirmed. She asked if it would be done by one builder. Ms. Jennings said that she does not have to. Ms. Finn said that this is very unusual. The Board usually has all of that in front of them. Ms. Jennings says that she does not have to.

Mr. Coronato warned the public about talking out of turn.

Mr. Coronato stated that in his experience, limiting bedrooms does not limit occupancy. They can only regulate according to RSIS standards. Mr. Wilder explained to the Board that prior applicants have shared this information, but that this applicant has not chosen to. Ms. Finn asked if they were required. Mr. Wilder explained that they are not required.

Mr. Cugliari asked if the applicant was building it themselves. Ms. Jennings said that is not real relevant.

Ms. Finn said that she would still like to see a fence. Ms. Jennings said that she does not think that the client would agree to a fence and that they do not have to.

Mr. Coronato said that the public questions were closed.

Mr. Barron said that there were no more questions from the board and closed the questions from the board.

Christine Nazaro Cofone, was introduced and sworn in as the applicant's professional planner. She provided her credentials. She is a licensed professional planner and has been in the state of New Jersey for twenty-nine years. She has testified before 450 other planning and zoning boards in New Jersey. She teaches planning and zoning classes. The board accepted her credentials.

Ms. Jennings asked Ms. Cofone to opine. Miss Cofone explained that the applicant is requesting almost no various relief. She referred the board to Exhibit A-9. She explained that there are sixteen proposed homes, and all homes conform. She stated that the two drainage basin lots need variances, which are a lot 5 and lot 1.14. Both lots require a lot area and a lot frontage variance. She explained that the variances requested would meet the C-2 criteria and the board should grant these if it is a better alternative. The basins sit on their own lots and that is the only relief they are requiring. She stated that Appendix 6, max site improvement ratio, B-1 requires 0.20% of the size of the structure. The applicant will meet all front, rear and side yards setbacks for the R-20 zone. They meet lot coverage requirements. The max ratio does not apply. It is her opinion that the application conforms to meet the standards for the "flex" C-2 relief. The applicant must show that the project meets one or more purposes of 40-55D-2 in regard to light, air, open space, density and sufficient space. Regarding the negative criteria, there is no substantial detriment to the zone plan or public good. Ms. Cofone stated that when she looked at the master plan, it was last reviewed in 2017. The concern was to create a balance between residential and commercial. Block 21, which is the PB Zone, Lots 1 and 2 should not be Zone HD-3. Because of existing residential neighborhood, the density will be increased, but remain compliant with the R-40 and R-20 zone. She believes this is a substantially conforming application.

Mr. Wilder and Mr. Dickerson had no questions for Ms. Cofone.

Mr. Coronato had no questions for Ms. Cofone.

The board had no questions for Ms. Cofone.

Marilyn Tyber was sworn in. She is concerned about traffic. Mr. Barron explained that it is not the appropriate meeting to ask that question. Ms. Tyber explained that she just found out about this application. Mr. Barron asked if she is within two hundred feet. Ms. Tyber said that she is not. Mr. Barron explained that the traffic expert said that this would not be a problem.

Mr. Barron closed the public portion for questions of Ms. Cofone.

Mr. Wilder explained that section 245-82 of the municipal ordinance regarding site plan review, #3.1, states that buildings should be designed to be attractive from all areas. He differs to Mr. Coronato. Ms. Jennings explained that you need specific criteria, and the Township does not have any. Mr. Vacarro asked if the applicant was interested in being a good neighbor. Ms. Jennings stated that the applicant is but she said she is not sure that everyone likes a white fence. It is not required. Ms. Finn stated that the board is trying to make a lovely project for all the neighbors. Ms. Jennings said that the applicant is following all township requirements.

Mr. Barron opened to the public for comments and questions.

Rose Trafton was sworn in. She stated that they would all like to see a fence running along Shorin Way, not just the Shorin Way neighbors. Ms. Trafton explained that she is the owner of Block 21, Lot

1670.06. She has owned that property since 2002. She said that the applicant shows a 24" drainage pipe will run along across the back of the property line. She said that lots 1.06, 1.07 and 1.08 have a storm water pipe to address how the property will drain, not the existing adjacent properties. She said that they own property referred to as the meadow. There is an underground stream along the back of the property. When it rains the property gets very wet. She stated that they had water come into their basement as a result. They had to install a French drain. They maintain flood insurance. She stated that no soil borings were taken in the area of what is referred to as the meadow. She stated the study was done in July of 2024 during a drought, not during seasons of rain. Ms. Trafton has taken several measures to mitigate the storm water management issues. She stated that over the last ten years there has been a lot more rain. She has personally witnessed a neighbor kayaking through the meadow after a lot of water.

Mr. Coronato asked how many pictures she had. Ms. Trafton said two pictures and a copy of her flood insurance. Mr. Coronato introduced the pictures and the flood insurance as exhibit OT-1 consisting of three pages. Ms. Trafton said they are respectfully requesting that this application not be approved. She asked if it was approved, that they provide a maintenance bond for flooding issues.

Mr. Lareau of 5 Shorin Way came back before the board. He stated that he agreed with what Ms. Trafton said. He also has a French drain. He also gets ponding in his back yard. The flooding issue is big in this area. He thanked the board for proposing a fence. He pleaded with the applicant that they try to have a fence installed.

Candis Boullion of 4 Shorin way was sworn in. She explained that her property is halfway down Shorin Way. Her front yard is always saturated with water. She stated that the road is concaving at the cul-de-sac on Shorin Way. She explained that the Township has come out to repair it before. She asked if the proposed street will run parallel with Brentwood. Mr. Wilder said no. Ms. Boullion is concerned with traffic. She stated that you are risking your life making a left as it is. Mr. Wilder explained that it is a county road. Ms. Boullion said that she understands that there is building but there is a difference with irresponsible building. She stated that you have families there. Mr. Coronato stated that the board has no control over the entrance because it is a county road. Ms. Boullion said that you can control the building. Mr. Coronato said that the lots are conforming and are relatively larger lots. Ms. Boullion asked if the Town had considered purchasing land back from them. She stated that they pay a lot of money in taxes. She is concerned that this will be a nightmare.

Aaron Gordon came back before the board and asked what angle the property is at. Mr. Wilder explained that the applicant and is shifting water to the center of the site. He stated that as part of his review he has to make sure it does not negatively impact adjacent properties.

Mr. Barron closed the public portion.

Mr. Barron closed the board questions and comments.

Ms. Jennings stated that the applicant worked hard to create this project. The applicant is agreeable to deed restrict the basin lots. They would merge the lots if the board requests. They asked the board to approve this application. Mr. Teague asked if there was any circumstance that the applicant would put up the fence. Ms. Jenning said no and that the fence was not on the table. Mr. Vaccaro said that he would like to see a fence. He asked if there was stormwater management maintenance and bonding. Mr. Coronato stated that the HOA would be required to maintain the basin. That is the standard in Manchester. He stated that some towns accept responsibility, but Manchester requires bonding.

Mr. Barron asked if a percolation test was done. Mr. Bach said that he was not sure. Mr. Barron asked what month it was done in. Mr. Wilder said July 2024. Mr. Barron asked if they could have a more recent study. Mr. Bach said yes, it is required.

Mr. Barron asked if a snake study is required. Ms. Jennings said that the applicant agreed to that. Mr. Barron stated that environmental concerns should be addressed, and the applicant should comply. Ms. Finn stated that the fence is a small expense, and the applicant should do it. Mr. Barron asked if they have approval from the MUA. Mr. Bach explained that they won't get approval until they get approval from the MUA. Mr. Wilder stated that he will not sign off on the subdivision map until they get that approval. Mr. Vaccaro asked about sewage. Ms. Jennings explains that they will have all outside agency approvals. Mr. Barron called for a motion. Ms. Finn asked for a motion to approve with a fence.

Mr. Barron asked for a Motion to approve the application with fencing along the eastern property line without being within the JCP&L easement and all other conditions discussed.

Ms. Finn made the Motion to approve as requested, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-abstain; William Peck- yes; Paul Cugliari- abstain. Motion carries

Ms. Finn left the meeting at 8:13 p m.

Mr. Barron called for a ten-minute recess. Mr. Barron called the meeting back into session at 8:29 p.m.

Mr. Barron introduced the next application.

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.

Danielle Kinback, Esq. of Prime and Tuvel introduced herself as the applicant's attorney. The application is for a property located at 2005 Highway 37, block 44, lot 15.03. The property is 2.69 acres. It is located in the HD-3 zone. It is a part of the 2065 Rt. 37 redevelopment plan. It is phase two of the redevelopment plan. There was a redevelopment agreement put in place in 2021, the preliminary and final major subdivision application, phase one was approved first and the application was before the board in 2024 and was granted an extension until September of 2025.

The applicant is here for preliminary and final site plan approval as well. The application was originally for a sixteen-pump fueling station. The current application proposes twelve feeling pumps and a drive through pick up window. One variance is requested for the size of the parking stalls where

10’ by 20’ is required and 9’ by 18’ is proposed. They would also need a design waiver for foundation plantings. On January 10, 2025, the application was deemed complete. On February 20, 2025, the applicant’s attorney sent out the required notices. On February 24, 2025, they received a review letter from the township engineer. On February 28, 2025, they provided a response. In that response, they set forth that they will comply with everything except what would be testified to tonight.

and they will only be one expert testimony provided tonight. Ms. Kinback introduced Jessica Staszewski of FWH & Associates located at 1856 Rt. 9, Toms River, NJ. She was sworn in. She is a licensed professional engineer and professional planner in New Jersey. She is a graduate of Rowan University. She has worked for FWH for over fifteen years. The board accepted her credentials. The applicant originally proposed a 6,296 square feet market with sixteen feeling pumps. The application before the board tonight is proposing a 6,372 square foot market with a pickup window, twelve fueling pumps and fifty parking spaces.

Ms. Staszewski described the location and what is adjacent to the property. She introduced A-1 as the aerial exhibit, A-2 as the overall plan of the whole redevelopment. She then explained the phasing process. Ms. Staszewski introduced exhibit A-3 as the site plan with color rendering. She showed the tree save area that will remain for that frontage. 200 feet is required, and 330 feet is proposed on Commonwealth for a feeling station. The overhead canopy is 100 ft. by 59 ft. wide. There will be twelve fuel pumps. The building is 3,696 square feet. Customer access is at the north and south of the property. On the east side will be the mobile pick up window. Ms. Staszewski went over the setbacks. She explained that 75% lot coverage is permitted, and 53% lot coverage is proposed. This is reduced from the preliminary application. There will be two access points, which are the same as proposed in the preliminary application. There will be wider drive aisles for ease of access. Circulation of the property was provided to the town for emergency vehicles. Wawa is now proposing a pickup window to help eliminate employees going outside and a bypass lane is provided. The pickup window will be twelve feet wide, and the bypass lane will be twelve foot wide. Twenty-five spaces are required, and fifty parking spaces are provided. Concrete bollards are required and provided. There is one area where there is decorative fencing. Bollards cannot be placed due to the decorative fencing. Mr. Wilder would like to see a sidewalk because he is concerned that customers will walk between the drive aisles. Ms. Staszewski explained that the space isn't wide enough for a four-foot sidewalk, which is what would be required. Mr. Wilder said that he still does not like the idea of people walking through the drive aisles and maybe additional signage for safety would be appropriate. Mr. Staszewski said that three ADA parking spaces are required. The applicant is proposing four ADA parking spaces. There will be 8 EV ready spaces required, but twelve will be provided, two of which will be ADA parking spaces. There is a 9’ by 18’, parking space variance required. This allows the applicant to provide wider aisles, which are more beneficial then larger stalls. The applicant reduced the impervious coverage on site and provided a better flow for pedestrian access.

The trash receptacles are located along the south of the property. The walls on three sides of the trash enclosure will be stucco. There will be a gate on the front, which will be solid white. The trash pickup will be three to four times per week, and the applicant will utilize private pick up. Lot 15.04 is a basin lot, designed to accommodate the drainage of this lot to rain garden areas that are proposed for aesthetics and storm water management.

They are proposing a 15% decrease in demand for water than the originally approved application. All signage will comply. Wawa agrees to work with the town on signage. The lighting will be 3,000 kelvins, which is dark sky compliant lighting. There will be no light spillage on Pine Acres. The only spillage is on the basin. Arborvitaes will be provided along the Pine Acres property line. Mr. Staszewski went through all the other trees that are proposed on site. The applicant is willing to provide alternate species of trees if required for the rain garden. Irrigation is provided on site.

The applicant is requesting a waiver for foundation plantings. Ms. Staszewski introduced exhibit A-4 as the architectural renderings of the market building. The height complies, where 40 feet is permitted 28 feet is proposed in height. There will be roof screening to hide the equipment. Ms. Staszewski went through the materials of the building. The signs are conceptual, and the applicant will come back to the board for final signage. Ms. Staszewski introduced exhibit A-5 as the gas canopy and trash enclosure. The materials complement themselves.

Ms. Staszewski went on to explain the C-2 criteria regarding the variances requested. In her opinion, the benefits outweigh the detriment to using standard sized stalls rather than the larger stalls required by the Manchester Township ordinance. Mr. Coronato asked about the 6 pages submitted in the packet because the applicant only submitted 5 pages. Mr. Staszewski referenced exhibit A-6, which is the comparison. Ms. Kinback explained.

Mr. Wilder asked about the sign at the entrance and whether there would be a sign for drive-up only. Mr. Staszewski said that Wawa will work with the town on signage and is willing to put whatever signage necessary.

Mr. Wilder asked if the pick-up window would be in lieu of curb side drop off. Mr. Staszewski said yes. Mr. Wilder asked if the site would have propane tanks for sale. Ms. Staszewski said she does not have an answer to that. Mr. Barron mentioned that the applicant had previous applications regarding that for other Wawas. Ms. Staszewski said that the applicant would come back for that if it is proposed. Mr. Wilder asked if he fire hydrant along Commonwealth Blvd could be pushed further south. Ms. Staszewski explained that the location was chosen by the Fire Marshal, Mike Martin. It might already be built with phase one. Mr. Wilder agreed with Ms. Staszewski's assessment of the parking and the C-2 criteria that it is safer with the wider aisle. He also likes the waiver of foundation plantings.

Mr. Coronato had no questions. The board had no questions.

Mr. Barron asked about the loading area. Ms. Staszewski explained that it is on the west side of the property. Mr. Barron asked if the Wawa would be open twenty-four seven. Ms. Staszewski said that it would be. Mr. Barron asked why the refrigerated area in the store indicated a beer cave. Ms. Staszewski said that is not proposed and that it is just freezer storage. Mr. Barron stated that if they haven't put the hydrant in, he would like to see it moved. Mr. Wilder said that he does not think that the approval can be conditioned on that, but he will have a conversation with the builder. Ms. Staszewski said that she will check all other distances too. Mr. Barron explained that currently, if there was a fire, you would block the whole intersection with emergency vehicles. Mr. Cugliari asked if there would be any electric charging stations. Ms. Staszewski confirmed that there would be. Mr. Cugliari asked if going from sixteen feeling pumps to twelve feeling pumps would cause traffic. Ms. Staszewski said that the applicant felt that at their other Wawa locations in the area, it was acceptable.

Mr. Barron opened for questions from the public to Ms. Staszewski.

Alice DeVito of 2016 Fourth Ave was sworn in. She asked what they were referring to when they kept talking about the Commonwealth extension. Ms. Staszewski explained that it is the road being extended and it will be an intersection. Ms. DeVito asked if there would be one builder for the whole project. Mr. Staszewski explained that there are three different builders for each. One builder for each phase. Ms. DeVito asked if the apartments have EV ready, parking. Ms. Staszewski confirmed that they do and the self-storage proposed has EV parking.

Ms. DeVito asked if the ground water had been tested. Ms. Staszewski confirmed that it had been in phase one.

Thomas O'Dowd of 512 Beacon Street was sworn in. He asked if there would be a generator. Ms. Staszewski confirmed that there would be and that all Wawas do. Mr. Barron asked if there were any more questions from the public. They were not. The public portion was closed. Mr. Barron asked Ms. Kinback if she had any more witnesses. Ms. Kinback said that there was no more testimony.

Mr. Barron called for a motion to approve the application with the requested variance and waiver.

Mr. Vaccaro made the Motion to approve, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- yes. Motion carries.

Mr. Barron explained that the executive session would be canceled because the usual planning board attorney was not in attendance.

Mr. Wilder explained that he reached out to the county about Ridgeway Rd. and Ridgeway Blvd, but he received no response.

Mr. Barron opened to the public for questions and comments.

There were none.

Mr. Barron asked for a Motion to adjourn.

Mr. Vaccaro made the Motion to approve, seconded by Mr. Teague.

All in favor. None opposed.

Meeting adjourned at 9:12 p.m.

Respectfully submitted by Planning Board Secretary, Amanda Kisty.

Amanda Kisty