MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, APRIL 7, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 6:00 pm on Monday, April 7, 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.

ROLL CALL:

William Barron	Chairperson	Present
Felicia Finn	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Present
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	Absent
Nicholas Dickerson, PE, AICP	Board Planner	Absent

MEMORIALIZATIONS:

Mr. Barron introduced the Ocean Pond Resolution and stated that it was a Preliminary and Final Major Subdivision. The property address is 3086 & 3066 Ridgeway Road, Block 2, Lots 1 & 2. The applicant is Ocean Pond Realty, LLC. This is designated as Case # PB-2024-15.

He explained that the Applicant was proposing to subdivide the existing two lots into 18 new lots, including 17 residential lots with additional site improvements

Mr. Coronato explained that the project involved a 16-lot subdivision on Ridgeway Rd. He preceded to go through the conditions on the last page. The fence was important. Mr. Coronato asked if there were any questions from the board. There were none.

Mr. Barron called for a motion to approve the Resolution.
Mr. Vaccaro made the Motion to approve, seconded by Ms. Finn.

Roll Call: W. Barron-yes, F. Finn-yes, J. Vaccaro-yes, J. Teague-yes, William Peck-yes; Motion carries.

Mr. Barron introduced 2065 HWY 37, Wawa resolution and explained that it was an Amended Preliminary and Final Site Plan Approval. The property address is 2005 Hwy 37, Block 44, Lot 15.03. The Applicant is 2065 Highway Owners LLC and it was designated Case# PB-2024-21. He went on to explain that the Applicant was 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.

Mr. Coronato explained that the big change from the original application was that there would be a pickup window. He also explained that this was Phase III of a larger project, which was part of a Redevelopment Area. He asked if there were any questions from the board. There were none.

Mr. Barron called for a motion to approve the Resolution.

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

> Roll Call: W. Barron-yes, J. Vaccaro-yes, J. Teague-yes, William Peck- yes; J. Sloan-yes; P. Cugliari- yes; Motion carries.

Mr. Barron introduced the first application. He explained that it was for a Preliminary and Final Major Site Plan and Minor Subdivision. The property address is Lakehurst Whitesville Road & Ridge Ave, Block 66, Lots 1, 2 & 4. The Applicant is Hope Chapel Town Square, LLC and it was designated Case # PB-2024-22. He explained that 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.

Mr. Coronato introduced Sal Alfieri, Jr. as the attorney for the applicant. Sal Alfieri, Jr. came before the board. He explained that the applicant is requesting to be carried to the next meeting in response to the review letters that they received. They are making changes to the application documents and will be re-submitting. And Mr. Coronato explained that this was a large development and there was a lot to work out. They were mostly professional disagreements. The application will be moved to the May 5, 2025, meeting. There will be no requirement to re-notice.

Mr. Barron asked for a vote to carry.

Mr. Vaccaro made the Motion, seconded by Ms. Finn.

> Roll Call: W. Barron-yes, F. Finn-yes, J. Vaccaro-yes, T. Umlauf- yes; J. Vaccaro-yes; J. Teague-yes; T. Poss-yes; J. Sloan- yes; Motion carries.

<u>BILLING:</u>

Mr. Umlauf read the billing report that he prepared into the record.

We are in receipt of (13) invoices from Colliers Engineering, totaling $8,756.49 and 47.75hrs, (10) from Morgan Engineering, totaling, $8,889.50 and 61.40hrs and (11) from Coronato Law, totaling $14,269.50 and 69.3hrs in total combined $31,915.49 and 178.45 hrs. The services are in support of:

Project No.	Project
MCP0110	2701 Hwy 37,LLC
MCP0112	Hope Chapel Town Square
MCP0097	Marble Arch Homes, Inc
MCP001	General Planning Board Services
MCP0113	Heritage Solar Farm
MCP001	General Planning Board
MCP0097	Marble Arch Homes, Inc
MCP0110	2701 Hwy 37, LLC
MCP0111	2065 Hwy 37, Owners, LLC
MCP0112	Hope Chapel Town Square
MCP0113	Heritage Solar Farm
MCP0107	3250 Wilbur Ave, LLC
MCP0107	3250 Wilbur Ave, LLC
MTPB24-005	Leisure Village West
MTPB24-019	M&T Bank
MTPB24-021	2065 Hwy 37, Owners, LLC
MTPB24-016	NJNG Facility At Ocean County Landfill

MTPB24-004	Leisure Knoll Pool
MTPB2023-16	Ocean County Landfill
MTPB24-14	Crestwood Village
MTPB2023-011	Jeffrey Jerman
MTPB2023-12	US Homes
MTPB2023-004	Ocean Holdings
MTPB2023-06	Mark Buglio
MTPB2024-03	The Reserve at Lake Ridge

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

I find the charges to be reasonable and appropriate and recommend approval.

Mr. Barron asks for a motion to approve payment of the bills

Ms. Finn made the Motion, seconded by Mr. Vaccaro.

Roll Call: W. Barron-yes, F. Finn-yes, J. Vaccaro-yes, T. Umlauf- yes; J. Vaccaro-yes; J. Teague-yes; T. Poss-yes; J. Sloan- yes; Motion carries.

Approval of December 2, 2024 Meeting Minutes

Mr. Barron called for a motion to approve the December 2, 2024, meeting minutes.

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

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

Mr. Coronato explained about the natural resources inventory. He explained that in order to receive credits from Sustainable New Jersey program, it needed to be incorporated into the master plan. There was a vote.

Ms. Kisty explained that the Natural Resources Inventory was already done in 2020 and in order to utilize it to its full capacity, it needed to be incorporated as an element to the Master Plan.

Mr. Barron opened to the public for public comment.

Mr. Joe Markowski of 103 Eleanor Rd. came before the board. He had some concerns about the Hope Chapel Town Square application and that there was a casual remark about "Parkwood 2.0." He said that there doesn't look like there are any tree barriers between that project and Jackson Trails. Mr. Coronato said that Mr. Markowski can ask the applicant at the end of the hearing, but that the applicant has a right to confront the questions. Mr. Markowski asked about the difference in voting numbers. Ms. Kisty explained that some members were not there to vote on the matters before the board. Mr. Markowski was satisfied with that answer.

There were no more questions from the public.

The board closed for executive session.

Executive session began at 6:17 p m.

The board returned from the executive session at 6:41 p.m.

There was a vote to hire Nicholas Dickerson, PP, AICP, to prepare the report to provide to the Pinelands.

Mr. Barron asks for a motion to hire Nicholas Dickerson, PP, AICP.

Ms. Finn made the Motion, seconded by Mr. Vaccaro.

Roll Call: W. Barron-yes, F. Finn-yes, J. Vaccaro-yes, T. Umlauf- yes; J. Vaccaro-yes; J. Teague-yes; T. Poss-yes; J. Sloan- yes; Motion carries.

Mr. Barron opened to the public. There was none.

Ms. Kisty went to check to make sure there was no public in the hallway. There was none.

Mr. Coronato explained how Pinelands development credits worked.

Mr. Barron called for a motion to adjourn.

Ms. Finn made that Motion and Mr. Vaccaro seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

The meeting was adjourned at 6:46 p.m.

Respectfully submitted by Planning Board Secretary, Amanda Kisty.

Amanda Kisty