

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, May 5, 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, May 5, 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	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	2 nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

Mr. Barron explained that there's a change in the agenda.

MEMORIALIZATIONS:

Mr. Coronato explained that there was a change in the resolution for PB-2025-15. Ocean Pond Realty for minor changes.

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

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

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

APPLICATIONS:

1. Administrative Review
Property Address: Renaissance Drive
Block: 61.09 Lots: 1
Applicant: Renaissance Homeowners Association
Case # PB-2025-03

The Applicant is seeking to remove/replace 59 diseased & dying Ash Trees along Renaissance Drive from Wilbur Avenue up until the Renaissance Gatehouse. The removed trees are to be replaced with pink Crepe Myrtle trees. The Renaissance Homeowners Association has conducted inspections on the trees in question and have found them to be dead, dying or rotten, and represent a hazard. The applicant states that all work is proposed to be completed prior to Memorial Day Weekend. In addition to the proposed 2025 Spring Tree Program, the applicant wishes to construct a (10' x 12') accessory shed near Daulton Drive for the Golf Center.

Mr. Barron introduced the application planning board to two five dash zero three. Mr. Coronato. Introduced Richard Ramirez, esq as the applicant's attorney.

Mr. Vaccaro recused himself.

Mr. Ramirez explained that he is a resident of the Renaissance, and he is the attorney for the applicant. Shane Henehan is the ground keeper. There will be no engineering testimony.

Mr. Coronato explained that Mr. Ramirez is an attorney and an engineer just for clarification.

Shane Henehan came before the board and was sworn in. He explained that he is the grounds coordinator. His address is 101 Hamlet Court, Toms River, NJ. He explained that the applicant is coming before the board regarding 59 ash trees that were affected by disease. The disease is irreversible. They will replace the 59 ash trees with Tuscarora Pink Crate Myrtles. He also explained that ash trees are brittle and fall apart. There was safety concern for the residents because all of the trees are at least partially diseased or dead.

Mr. Ramirez asked if the disease has been recognized by the state. Mr. Henehan said yes. Mr. Ramirez referred to item c and the engineering report. Mr. Henehan explained that the proposed trees would enhance the visual environment. The trees will be 6-8 ft. that are being planted. Mr. Ramirez asked to confirm if the minimum size is being met, and Mr. Wilder said yes. Mr. Ramirez asked Mr. Henehan how tall the shed was that was being proposed. And Mr. Henehan replied that it would be approximately 9 feet. The proposed shed would be 75 ft. from the patio of the golf pro shop. The shed would be used for storage of basic golf equipment. The shed would also remain locked. There would be no utilities. There will be no curb damage from the construction of the shed. Mr. Ramirez asked how the new trees will enhance the visual environment. Mr. Henehan explained that they would accent everything as you enter the community. He said that the trees get from 20-25 feet maximum height and the timeline would be to remove the ash trees right away and plant the new trees in the fall. Because it is not good for the trees to plant them right now because they will probably die. Planting is better done in October. He referred to number 9 in the engineering review letter and said that they will meet that requirement of eight feet. The trees will complement the existing environment and hold a high visual impact. Mr. Ramirez explained that he was done with his presentation.

Mr. Sloan asked who chose crate myrtle. Mr. Henehan said that they were beautiful and disease-tolerant, adaptable to many soils and were insect tolerant. Mr. Sloan explained that they are not deer resistant. He wanted the applicant to know that. Mr. Sloan asked if there were any herbicides or pesticides to be stored in the proposed shed. Mr. Henehan said no.

Ms. Finn asked to confirm that there would be no golf carts or gas stored in the shed and Mr. Henehan confirmed that there would not be.

Mr. Wilder asked to confirm that the trees would be installed in the fall and Mr. Henehan confirmed that as well. Mr. Wilder said that he wouldn't recommend the installation of the new trees in the summer. He asked the applicant to keep the road free and clear during work. Mr. Henehan said that he will. Mr. Barron asked if they were going to take the old trees away. Mr. Henehan said yes.

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

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

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

Mr. Barron introduced the next application as follows:

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 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 explained that they are working with the applicant for professional corrections. Mr. Wilder and Mr. Coronato didn't feel like it was ready to go before the board yet. The next planning board meeting is scheduled for June 2, 2025, but it falls on a Jewish holiday. The applicant requested a special meeting and the proposed dates are May 29th or June 12th. Mr. Coronato asked who would be available on May 29th and Ms. Kisty, Mr. Dickerson and Mr. Barron would be unavailable on May 29th. The board and the professionals decided that June 12th would be the special meeting date.

Mr. Coronato announced that there would be no requirement to re-notice.

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

We are in receipt of (6) invoices from Colliers Engineering, totaling \$7,327.55 and 34hrs, (6) from Coronato Law totaling \$9,911.50 and 60.2 and (5) from Morgan Engineering totaling \$4,078.00 and 23.9hrs in total combined \$21,317.05 and 118.10hrs. The services are in support of:

<u>Project No.</u>	<u>Project</u>
MCP0114	58 & 62 Lacey Rd
MTE24-035	Inspection Manchester Apartments
2023-1131	General Legal
2022-011	2065 Litigation
2023-009	The Reserve At Lake Ridge
2023-004	Cedar Creek Land & Home
2023-008	Redeemer Lutheran Church
MCP0097	Marble Arch Homes, Inc
MCP0113	Heritage Solar Farm
MCP001	General Planning Bd Services
MTPB24-021	2065 Hwy 37, LLC
MTPB24-022	Hope Chapel Town Square
MTPB24-011	Stavola Redevelopment
MTPB24-020	2701 Hwy 37, LLC
MTPB24-021	2065 Hwy 37, LLC

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings
Mr. Umlauf finds the charges to be reasonable and appropriate and recommends approval.

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

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; J. Sloan- yes; P. Cugliari- yes; Motion carries.

Mr. Barron asked for motion to approve the reorganization minutes dated 1-29-2025.

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

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

Mr. Barron asks for motion to improve the 1-29-2025 regular meeting minutes.

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

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

There were no professional reports.

There were no questions from the board.

Mr. Barron opened the meeting to the public for public comment.

Mr. Joe Markowski of 103 Eleanor Rd. came before the board. He asked about the Hope Chapel Town Center application and wanted to know if there were any recommendations for clearing. He also asked if there was any attempt to leave trees in place or whether they would just be clear cutting. He explained what Jackson trails did. Mr. Coronato explained that there was a tree ordinance coming potentially. Mr. Wilder said that it was not adopted. Mr. Coronato said that you will be able to ask that question at the hearing and they can't talk about an application without them here.

Mr. Markowski said that there are drainage issues. All this water is coming down the hill. There is nothing to stop it anymore. Mr. Wilder said that the biggest part of what he does is to make sure the applicant complies with storm water requirements. They have to comply.

There was no more public comment.

Mr. Barron closed the meeting to the public.

There were no more board comments.

Mr. Barron asks for a motion to adjourn.

Mr. Vaccaro made that motion, seconded by Mr. Peck

Roll Call Vote: ALL IN FAVOR
 NONE OPPOSED

The meeting adjourned at 6:28 p.m.

Respectfully submitted by Planning Board Secretary, Amanda Kisty.

