

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, OCTOBER 6, 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, October 6, 2025.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

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 detailed a 2-story dwelling with a basement. No utilities are shown on the Minor Subdivision Plan.

2. 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.

APPLICATIONS:

1. APPLICATION TO BE CARRIED TO THE DECEMBER 1, 2025
MEETING UPON REQUEST BY THE APPLICANT
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.

2. CARRIED FROM THE 09/02/2025 MEETING

“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.

3. Minor Subdivision

Property Address: 1200 Second Ave

Block: 1.29 Lots: 5.01, 12 & 14

Applicant: Ronald Raisin

Case# PB-2025-09

The Applicant is seeking Minor Subdivision approval to adjust the existing lot lines to create two conforming 11,000 sf (100' x 110') sf lots and one conforming 10,500 sf (100' x 105') lot. This subdivision will extend the lot line between lots 12 and 14 5 ft to the west, and to relocate the existing lot line between lots 5.01 and 12, 65 ft to the west to create proposed lots 14.01, 10.01 and 5.02. There are no proposed improvements for the new lots 14.01, 10.01 and 5.02.

4. Minor Subdivision with Bulk Variances

Property Address: Englemere Blvd

Block: 1.341 Lots: 36 & 41

Applicant: Jeffrey Jerman

Case# PB-2025-13

The subject property is located on the north side of Englemere Blvd., 270 feet west of Pemberton Street. The application consists of lots 36 & 41, with lot 36 being 12,500 sf (125' x 100') and Lot 41 being an undersized lot at 5,000 sf (50' x 100'). Both lots are currently undeveloped. The total tract area of lots 36 & 41 is a combined 17,500 sf.

The Applicant is seeking Minor Subdivision approval to adjust the interior lot line thereby enlarging existing lot 41 and reducing the size of existing lot 36. The result will be a conforming 10,000 sf (100' x 100') lot and one non-conforming 7,500 sf (75' x 100') lot. The applicant intends to shift the interior property line 25 ft to the east. No improvements are shown for either lot in the submitted documents.

5. Minor Subdivision with Bulk Variances
Property Address: Middlesex & Montgomery Ave
Block: 1.356 Lots: 4 & 11
Applicant: Jeffrey Jerman
Case# PB-2025-14

The subject property is located at the southeastern corner of the intersection of Montgomery Ave and Middlesex Street. The existing property consists of Lots 4 & 11, with Lot 11 being an undersized 2,500 SF lot (25' x 100') and Lot 4 being 17,500 SF (125' x 100' & 50' x 100'). The subject properties are wooded and undeveloped. The total tract area of the properties is 20,000 SF (0.459 acres).

The Applicant is seeking Minor Subdivision approval to adjust the location of the interior lot line between Lots 4 and 11 to create one conforming 12,500 SF lot (100' x 125') and one nonconforming 7,500 SF lot (75' x 100'). The applicant intends to transfer excess lot area from Lot 4 to Lot 11 to bring Lot 11 closer to conformity. Due to the undersized nature of Proposed Lot 9.01, variances are required for Lot Area, Lot Frontage, Lot Width, & Improvable Lot Area.

In addition to the Minor Subdivision, the applicant is seeking bulk variance relief to construct a new 1.5 story, single family dwelling with variances for lot width, lot area, lot frontage, and improvable lot area on proposed undersized lot 9.01. The applicant has not indicated any existing structures/items will be removed. Proposed lot 4.01 has no proposed improvements.

6. Preliminary and Final Major Site Plan and Minor Subdivision Approval
Property Address: 500 State Highway Route 70
Block: 75.01 Lot: 1
Applicant: Heritage Solar Farm LLC
Case# PB-2025-06

The subject property is located on the eastern side of State Highway Route 70, several thousand feet from the roadway. The site currently contains a JCP&L easement, access easements and a JCP&L substation to be in conjunction with the work proposed with this application.

The Applicant is seeking Preliminary and Final Major Site Plan and Minor Subdivision Approval to subdivide the existing lot 1 into (2) new lots (1.01 & 1.02) for the purpose of constructing a solar field within new lot 1.02. New lot 1.02 will have a total area of approximately 62.797 acres. The remaining area will all be incorporated into new lot 1.01 and will remain unchanged as a part of this application. The solar array will then connect to the existing 34.5KV overhead line within the 50 ft wide JCP&L easement.

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: October 2, 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