

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
TUESDAY, JANUARY 6, 2026 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, January 6, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. PB-2024-20-2701 Highway 37 LLC
Application/Motion for Reconsideration
2710 Highway 37, LLC
Application for Preliminary and Final Major Site Plan Approval
Block 46 Lots 4, 7.01 & 10 (the "Property")

The Applicant was seeking reconsideration of the Board's September 2, 2025 denial of the Applicant's application for Preliminary and Final Major Site Plan approval (hereinafter the "Application"), memorialized at the Board's October 6, 2025 meeting, along with the subsequent approval of the application previously presented on August 4, 2025 and September 2, 2025, with conditions set forth in testimony.

2. 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 Applicant was 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 would all be incorporated into new lot 1.01 and would 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.

3. 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 was 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.

APPLICATIONS:

1. Administrative Review
Address: Route 37, Colonial Drive and Alexander Ave
Block 46.01 Lots: 1.01 and 1.04
Applicant: Presidential Gardens @ Manchester LLC
Case #: PB-2025-18

The Applicant is proposing to construct a designated dog park and to install speed bumps.

- 2. Administrative Review
Property Address: 1 Buckingham Dr N.
Block: 52.01 Lot: 1.03
Applicant: Leisure Knoll at Manchester INC-NJ
Case# PB-2025-19

The subject of this current application is to seek approval for the installation of various speed humps throughout the site along Buckingham Drive North and Red Hill Road, as well as the installation of an exit gate near the RTE 70 entrance/exit.

- 3. Administrative Review
Property address: 323 Gardenia Dr
Block: 98.04 Lots: 1
Applicant: Whiting Station @ Crestwood Association Inc.
Case# PB-2025-20

The subject of the Application is the removal of 17 mature white pines and reforestation with a total area of 2,291.25 SF of Land Disturbance.

- 4. Review of the periodic Reexamination Report of the Master Plan and any proposed Land Use Plan/Zoning amendments, as required by the Municipal Land Use Law (MLUL).

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of November 3, 2025, Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: December 29, 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