



November 25, 2025

Ms. Amanda Kisty, Board Secretary  
Manchester Township Planning Board  
1 Colonial Drive  
Manchester, NJ 08759

Re: Manchester Township Planning Board Application No. **PB-2025-19**  
Applicant: Leisure Knoll at Manchester, Inc.  
Application: Administrative Approval  
Zone: RC "Retirement Community"  
Block/Lots: 52.01/1.03  
Site Address: 1 Buckingham Drive North  
Manchester Township, Ocean County, New Jersey  
*Administrative Approval Review Letter #1*  
Morgan Municipal, LLC - Project No MTPB25-19

Dear Ms. Kisty:

Enclosed please find a technical review for the above referenced application for administrative approval.

#### **A. SUBMITTED DOCUMENTS**

The following documents were reviewed in support of this report:

1. Checks Received
  - a. Application Fee \$350.00 (Check #27)
  - b. Escrow Fee \$500.00 (Check #28)
2. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, signed by applicant, dated 10/10/2025;
3. Memo prepared by applicant, dated 10/10/2025;
4. List of Applicant's Board of Trustees (2025-2026), unsigned, dated September 2025;
5. Plans entitled "Master Progress Plan, Leisure Knoll at Manchester, Manchester Township, Ocean County, New Jersey", prepared by Donald W. Smith Associates, consisting of (1) sheet, signed by Donald W. Smith, P.E., dated 07/16/1973, last revised 04/26/1989;

#### **B. PROPERTY HISTORY**

The Leisure Knoll development began construction from approximately 1973 to 1999. Now the development currently features over 1,600 homes and contains amenities such as a community center and various outdoor facilities to support resident activities.

The applicant most recently received administrative approval for the demolition of an existing in-ground pool and partial demolition of a concrete patio surrounding the pool to construct a new reconfigured above-ground pool, pool deck, pool fence, and other associated appurtenances.

#### **C. SUMMARY**

The subject property is located on the northwestern side of Route 70 and the northeastern side of Colonial Drive. The property is currently developed with over 1,600 homes. The subject of this current application is to seek approval for

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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.

#### **D. ENGINEERING COMMENTS**

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments

a. Speed Humps:

- 1.This office takes exception with the implementation of speed humps within the site. Speed humps can impact drainage patterns and also create tripping hazards.
- 2.Testimony shall be provided as to the applicant's need to install speed humps within the site.
- 3.This office prefers additional signage or pavement markings for the purposes of traffic calming be installed to reduce speed within the development as opposed to speed humps.

b. Exit Gate:

- 1.Applicant to provide testimony as to the need for a gate at the exit of the development.
- 2.Applicant to provide testimony on the type of gate proposed. We recommend the gate aesthetic and functionality match the existing gate at the entrance of the Leisure Knoll development.
  - a) Applicant to confirm that the exit gate will be automatic and will not have to be manned by an operator.
  - b) Applicant to provide testimony on operating hours of the proposed gate.
  - c) Applicant to provide testimony on backup measures for the gate. Applicant to confirm that the gate will have a backup generator and will remain open if the power goes out, so residents and visitors are able to exit the site safely and with ease.

#### **E. CONDITIONS OF APPROVAL**

In the event the Board approves the subject application, any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.
5. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

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Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**  
**MORGAN MUNICIPAL, LLC**  
**PLANNING BOARD ENGINEER**

MRW/CJA

CC: Pasquale Popolizio, Township Zoning Official  
Joseph D. Coronato, Jr., Esq., Planning Board Attorney  
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use  
Leisure Knoll at Manchester, Applicant/Owner

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