

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, FEBRUARY 2, 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. Monday, February 2, 2026.

1. Salute the Flag
2. Roll Call

APPLICATIONS:

1. 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.

2. **TO BE CARRIED**
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.

3. Conditional Use Application
Property Address: 2444 Ridgeway Blvd (Unit 340)
Block: 72.01 L:14.01
Applicant: Zohar Hagbi
Case # PB-2025-21

The applicant is proposing to operate an auto mechanic shop out of unit 340, where an auto mechanic shop is a conditional use in the POR-LI zone.

4. Minor Subdivision
Property Address: Weston Ave and Wilbur Ave
Block: 28 Lot: 1091
Applicant: Manchester Township
Case# PB-2026-01

The applicant is seeking a minor subdivision of Township property with variances.

5. Minor Subdivision
Property Address: Weston Ave, Madison Ave and Manchester Ave
Block: 27 Lot: 1168 & 1197
Applicant: Manchester Township
Case# PB-2026-02

The applicant is seeking a minor subdivision of Township property with variances.

6. Minor Subdivision

Property Address: Jackson Ave, Madison Ave and Manchester Ave

Block: 26 Lot: 1292 & 1307

Applicant: Manchester Township

Case# PB-2026-03

The applicant is seeking a minor subdivision of Township property with variances

MEMORIALIZATIONS:

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 was proposing to construct a designated dog park and to install speed bumps.

2. Minor Subdivision

Property Address: Weston Ave and Wilbur Ave

Block: 28 Lot: 1091

Applicant: Manchester Township

Case# PB-2026-01

The applicant was seeking a minor subdivision of Township property with variances.

3. Minor Subdivision

Property Address: Weston Ave, Madison Ave and Manchester Ave

Block: 27 Lot: 1168 & 1197

Applicant: Manchester Township

Case# PB-2026-02

The applicant was seeking a minor subdivision of Township property with variances.

4. Minor Subdivision

Property Address: Jackson Ave, Madison Ave and Manchester Ave

Block: 26 Lot: 1292 & 1307

Applicant: Manchester Township

Case# PB-2026-03

The applicant was seeking a minor subdivision of Township property with variances.

ADMINISTRATION SESSION:

- a) Review of Township Ordinance 26-11- **AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN AFFECTING MULTI-FAMILY DEVELOPMENTS IN CAFRA ZONES**
- b) Payment of Bills
- c) Approval of December 1, 2025 Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: January 29, 2026

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