



February 25, 2026

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

Re: Manchester Township Planning Board Application No. **PB-2026-04**
Applicant: Infinity Solar Systems
Application: Administrative Approval
Zone: WTB-1 "Whiting Town Business – 1 Acre"
Block/Lots: 98/22
Site Address: 498 Highway Route 530
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #1
Morgan Municipal, LLC - Project No MTPB26-04

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. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, unsigned, undated;
2. Cover Letter, prepared by Wyssling Consulting, signed by Scott E. Wyssling, P.E., dated 10/16/2025;
3. **Site Plan**, entitled "New PV System Design, 105 Modules – 61.950 kW DC, 46.656 kW AC System Size, Dollar General Store #21944 – 498 Route 530, Whiting, NJ 08759" consisting of (10) sheets, signed by Scott E. Wyssling, P.E. and Greg Elvestad, P.E., dated 10/16/2025;
4. Various Shop Drawings for a total of (14) sheets;

B. PROPERTY HISTORY

This Dollar General location was a site that had previously sought & received Preliminary & Final Site Plan approval from the Manchester Township Planning Board and received approval on January 4, 2021. Before that, the site had previously been utilized as a service station.

C. SUMMARY

The subject property is located along Highway Route 530, at the southwestern corner of the intersection of Route 530 and Schoolhouse Road. The subject of this application is to seek approval to install 105 roof mounted solar panels (61.950 kW) on the already existing 7,195 sf building.

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Source: Township of Manchester GIS Map

D. ENGINEERING COMMENTS

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

1. General Comments
 - a. We note the proposal will not increase impervious coverage on-site.
 - b. We note the applicant has provided load criteria for the proposed solar panels. Applicant to provide testimony discussing this criteria and the existing roof's ability to withstand the various loads provided.
 - c. Applicant shall confirm compliance with the following codes:
 - 1.2020 National Electric Code;
 - 2.2021 International Building Code;
 - 3.2021 International Fire Code;
 - 4.2021 International Fuel Gas Code;
 - 5.2021 International Existing Building Code
 - 6.2021 International Energy Conservation Code
 - 7.2021 International Mechanical Code

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8.2021 International Plumbing Code

- d. Applicant to provide testimony on fire suppression requirements, if any.
- e. Testimony shall be provided detailing the heights of the various equipment which is to be installed.
- f. Applicant to provide testimony on the roof mounted utilities being affected by the installation of the proposed solar panels, if any.
- g. Applicant to provide testimony as to whether the site will be solely powered by solar energy, partially powered, or if any backup generator is proposed or existing on site for emergency use.
- h. Applicant to provide testimony as to when this proposed work will commence/finish, and will the dollar general be utilized or shut down during installation.
- i. Testimony shall be provided if any ground mounted equipment will be necessary.
- j. Testimony shall be provided as to how the roof is accessed now, and whether that access will need to be adjusted.

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.

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
Infinity Solar Farms., Applicant
575 Corporate Drive, Suite 2200, Mahwah, NJ 07430