

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, AUGUST 4, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairwoman, Felicia Finn, at 6:00 pm on Monday, August 4, 2025.

A Salute to the Flag and Pledge of Allegiance was recited.

This meeting has been advertised as required by the enactment of Sunshine Law.

ROLL CALL:

William Barron	Chairperson	Absent (To be late)
Felicia Finn	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Present
James Sloan	Class II Member	Present
William Peck	1st Alternate	Present
Paul Cugliari	2 nd Alternate	Absent

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Nicholas Dickerson, PP, AICP	Board Planner	Present

A change in the Agenda was announced.

Ms. Finn introduced the Crestwood Village 7 application as follows:

Administrative Review
Property Address: 1 Falmouth Ave
Block: 102.24 Lots: 2
Applicant: Crestwood Village 7
Case # PB-2025-08

She explained that the subject property is located at the intersection of Falmouth Avenue and Station Road and consists of a total of 217,806.79 or 5.00 acres. The property is currently developed and contains Fernwood Hall which functions as the clubhouse for the Crestwood Village 7 active adult community. In addition to Fernwood Hall, the site is also improved with paved parking areas, concrete sidewalk, outdoor picnic tables, and a miniature golf course. The subject of this application is to seek approval for the construction of a (12' x 60') Bocci Court.

Robert Bounono of Crestwood Village 7 was sworn in. He resides at 35 Chelsea Dr. He is the Vice President of the board of trustees.

Mr. Coronato asked for a synopsis of the application.

Mr. Bounono explained that they applied for a mini golf course a year ago. It used to be a shuffle and bocce court that was torn down. They want a new one. They are only here for a bocce court. Mr. Coronato asked where Mr. Bounono explained that it would be on the side of the new golf course and it would be easier for handicap access. There would be better lighting and there would be specific hours of operations set forth.

Mr. Wilder asked about the plan submitted and said that the plan submitted showed a center drain. He wants to make sure that it does not drain to the sidewalk to prevent ice in the winter.

Kenneth Stebner of 4 Augusta Court was sworn in and explained that he is the Sergeant at Arms for Crestwood Village 7. He stated that he prepared the plans, even though he is not a professional engineer. Mr. Wilder asked if there would be no run off towards the sidewalks. Mr. Stebner explained that there are sixty foot long drains, two of them, one on each end. They will add repoles in there if needed.

Mr. Wilder said that he had no issue with the application.

Ms. Finn asked if there were any questions from the board members.

Mr. Vaccaro asked if they would be using clay or AR blend material. Mr. Stebner stated that they would be using concrete and AR blend. Mr. Vaccaro asked if they would have LED lights. Mr. Stebner said they are in the process of putting them in and they have handicap spots and ramps.

There were no more questions from the board.

Ms. Finn asked if they would get permits and used a licensed electrician.

Mr. Stebner confirmed that they would.

Mr. Coronato opened the application to the public for questions. There were none.

Ms. Finn called for a Motion to approve the Application.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-absent, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- yes, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Ms. Finn introduced the next application, The Reserve of Lake Ridge as follows:

Administrative Review
Property Address: 707 Hollybrook Lane
Block: 83.06 Lots: 1
Applicant: The Reserve of Lake Ridge HOA
Case # PB-2025-10

She stated that the subject property is located on the western side of Manchester Blvd. in between Lakewood Ave. and Hilltop Rd. The property is currently developed as an active adult community, contains over 200 homes and an 8,000-sf clubhouse. In addition to these improvements, the site is also improved with paved parking areas, concrete sidewalk, an outdoor heated pool, bocci courts, tennis courts, pickleball courts and more. The subject of this application is to seek approval for the extension of a chain link fence to distinguish the areas owned by the Lake Ridge Homeowner's Association and abutting Homeowners.

Jeff Belinski of 12 Woodview Drive was sworn in. He explained that he is the president of the HOA. He explained that they are here to talk about extending a chain link fence behind the homes to avoid encroaching on their property.

Ms. Finn asked if there were plans submitted.

Mr. Wilder asked how tall the fence is that is proposed. Mr. Belinski said ten feet exist and proposed. Mr. Wilder said that a 6 ft. fence is not permitted in the technical front yard. Mr. Coronato asked him to clarify that a portion of the fence is in the technical front yard. That portion needs to be four feet.

Ron Pavesi of 73 Woodview Drive introduced himself as a past board member and he was sworn in. He explained that there is a 60-to-75-foot buffer. They have been having a problem with encroachment from neighbors on Lakewood Ave. There were issues with septic, tanks, trucks and removal of trees on their property.

Mr. Wilder said that he has no more questions.

Mr. Vaccaro asked if they could make the fence more aesthetically pleasing. He asked what the color would be. Mr. Pavesi said it would be green, and they will make it aesthetically pleasing.

Mr. Umlauf suggested getting a surveyor out. Mr. Pavesi will stake out the existing monuments with the surveyor.

Mr. Vaccaro asked to confirm whether the fence would be green or brown. Mr. Pavesi confirmed that it would be green vinyl coating.

Mr. Wilder explained that the right-of-way along 407 Lakewood Ave would have to be four feet. Mr. Pavesi explained they would be stopping the fence about twenty-five feet from the paper street. Mr. Wilder asked Mr. Pavesi to coordinate with his office, and he will let them know where the six-foot fence needs to start.

There were no more questions from the board.

Ms. Finn opened it to the public, there were none.

Mr. Sloan asked for clarification on the highlighted area.

Ms. Finn called for a Motion to approve the Application with the conditions that the fence would be green and they would contact Mr. Wilder's office about where to locate the 4 ft. portion of the fence.

Mr. Vaccaro made that motion, seconded by Mr. Umlauf.

Roll Call: W. Barron-absent, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- yes, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Ms. Finn introduced a new application for Somebody CARES, Inc as follows:

Administrative Review
Property Address: 48 Schoolhouse Rd
Block: 98 Lots:8
Applicant: Somebody C.A.R.E.S., Inc.
Case # PB-2025-16

Ms. Finn explained that the subject property is located on the western side of Schoolhouse Road between Myrtle Place and Azalea Drive. The property is currently developed with a 2-story frame building, attached garage, asphalt parking area, concrete walkways, blue stone & asphalt driveways. Somebody Cares, Inc. currently operates out of the property. Somebody Cares, Inc. is a volunteer organization that provides many services to the community including, but not necessarily limited to

transportation, loaning of medical equipment, and providing referrals to services which focus on elder care. The subject of this application is for the conversion of the existing garage to allow for the construction of a food pantry

Mr. Davies Esq introduced himself as the attorney for the applicant.

Pat Donaghue introduced herself as the Executive Director. They were both sworn in.

Pat Donaghue of 8 Nottingham Lane explained the application. She stated that there is a three-car, double tandem garage that they would be converting to a food pantry. There would be no new construction. Somebody cares is one hundred percent focused on seniors in the community. They provide attorneys, mental health care, financial advisors and other services at the facility by appointment only. They help seniors pay bills. The economy hit them hard. There will be no change in the hours of operation or employees and no change in parking.

Mr. Davies referred to page 2, section D of Mr. Wilder's review letter. Ms. Donaghue explained that there would be no change at the entrance to the building.

Mr. Wilder asks to explain the term food pantry. Mrs. Donaghue explained that it would be a supermarket style pantry by appointment only.

Mr. Wilder stated that a driveway in front of the garage is still needed. Ms. Donaghue confirmed that it would be, and it is for loading and unloading.

Mr. Wilder asked what the hours of operation would be. Mrs. Donaghue explained that it would be from 9:00 a.m. to 2:00 p.m. Tuesday through Saturday. Mr. Coronato asked for a statement of operations to be supplied to the Board. Mr. Wilder suggested that, on an as needed basis, they should propose the hours to be seven days a week. He stated that his building height comments are no longer applicable because nothing is being demolished. He would like the ramps replaced to be ADA compliant. He wants red bumps on it. Mr. Wilder had no further comments.

Ms. Finn asked if the garage doors would be staying. Ms. Donaghue said that they would not be, but that it is being enclosed, and entries and delivery doors would be added. Ms. Finn asked if there was one bay door and Ms. Donaghue said at the back of the building for deliveries.

Mr. Vaccaro asked if bollards would be in front of the doors. Mrs. Donaghue said that they had taken it into consideration and that they would do that if funding were available.

Mr. Wilder explained that bollards are important to this Board. Ms. Finn explained that there is a problem in town with people driving through things.

Mr. Vaccaro asked if there would be fire suppression or sprinklers. Mrs. Donaghue explained that there would be just alarms. No hazardous material would be stored in the pantry.

Mr. Umlauf asked to confirm that they are not preparing food on site. Ms. Donaghue confirmed.

There were no more questions from the board.

Ms. Finn opened it to the public. There were no comments from the public.

Ms. Finn called for a Motion to approve the Application upon the conditions set forth by Mr. Coronato including the submission of a statement of operations, that the project was just an interior conversion, the building would be ADA accessible with an upgrade to the bumps on the ramps, the pantry would be grocery style, the hours would be 9:00 a.m. to 5:00 p.m. Monday-Sunday, the door would be at the center of the garage and the back would be a bay style, the driveway would be labeled for loading and unloading, there would be no preparation of food on premises, no hazardous material would be stored there, the pantry would be open to all residents and there would be no age restriction.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-absent, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss- yes, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Ms. Finn introduced the next application for 2701 Hwy 37 as follows:

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

She explained that 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 containing.

Sal Alfieri, Esq. introduced himself as the applicant's attorney. Mr. Alfieri introduced Mr. Stevens, who is the applicant's professional engineer and professional planner. He was sworn in and provided his credentials to the board, and they accepted his credentials.

Mr. Alfieri asked Mr. Stevens to confirm that he is a planner and engineer. Mr. Stevens confirmed.

Mr. Stevens handed out packets to the board members.

Mr. Coronato asked to go through the packet for exhibits A-M.

Mr. Stevens explained exhibit A, which is the cover sheet, is the location of the property. It is 34.9 acres total. The land was previously disturbed but currently vacant. They will remove all infrastructures including the current billboard on site.

Mr. Stevens introduced Exhibit B as an aerial photo. He explained that the property is highlighted in yellow. The property to the north is a residential dwelling, the property to the east is Townhall, the property to the south is presidential gardens and the Wells Fargo bank, and property to the west is the

high school. The property is split zone in the TC zone and the R-40 zone. There are 24 acres in the TC zone and 10.9 acres in the R-40 zone.

Mr. Barron arrived at the meeting at 6:41 p m.

Mr. Stevens introduced exhibit C as the site plan. He again stated that they are in the TC, town center zone and the R-40 residential zone. They are proposing ten buildings with 24 units and three stories, a total of 240 units with a recreation area and club house. There is only one access through HWY 37. The storm water management system is compliant. They will be supplying the full 20% affordable housing units. Manchester passed its fourth-round obligations with this and it is in an inclusionary project.

There are fresh water wetlands on the property on the east and west. They will get a new LOI from the DEP to update the buffers. Mr. Coronato asked for the status on the application to the DEP. Mr. Stevens explained that they have not applied yet. They will require significant DEP permitting and DEP does not have this property mapped for municipal water and sewer. CAFRA approval will be required. Storm water will be necessary through DEP as well. There will be no development between the TC and R-40 zone. They will agree to deed restrict that portion of the property.

Mr. Stevens introduced Exhibit D as a color rendering of the proposed project. He explained this project will be thoroughly vetted by DEP. They are setting aside eleven acres of land. Parking will be parking fields in front of the buildings, 456 parking spaces are required and 603 parking spaces are proposed. 90 electrical vehicle spaces will be provided and 22 ADA spaces. All the spaces will be 9'x 18' spaces. The applicant is proposing sidewalks on Hawks Way. The property owner will be responsible for maintenance onsite. The trash enclosure will be screened with vegetation. There will be a separate area for recycling. The site will be serviced by municipal water and sewer. As far as signs are concerned, there will be two monument signs, one at each entrance. This is compliant with the town's ordinance.

There are three variances required. The first is for a lot area, 30 acres required and only 24 acres in the TC zone are proposed. Mr. Stevens went back to Exhibit C. He explained they need a variance because they are only building in the TC zone, even though they have thirty five acres. The second variance would be for lot coverage, 40.1% proposed in the TC zone, where 30% lot coverage is permitted. The third variance is for maximum site disturbance. 80% is permitted and 82% is proposed. If you consider the entire track, the property would comply. Mr. Alfieri asked about the permitted density. Mr. Stevens said that it is 10 units per acre and the applicant complies. Mr. Alfieri asked to confirm that there is no added density and Mr. Stevens said no. Mr. Stevens explained that it is at C-1 variance, which is a hardship on the applicant because it is a split zone property. He also stated that it is a C-2 variance because it would be advancing the purposes of zoning. It is an inclusionary project for the affordable housing requirements. It promotes the general welfare of the community. The variances will not substantially impair the zone plan or the ordinance. They have more than enough lot area if you include all the acreage.

They are requesting two waivers. The first waiver is for the landscape plans to be prepared by a professional engineer and a professional planner instead of a landscape architect. He has a designer that works for him that is waiting on her license. The second waiver would be for mulch walking trails not proposed to be lit. They are not intended to be used at night. Mr. Stevens went through the planning

review letter. He is willing and wants to comply with all items. He identified the variances and waivers, a lot area in the TC versus R-40 was clarified. Work will be done by private companies, not municipal. there is no HOA proposed, and the billboard will be removed. There will be a monument sign at both entrances. Sal Alfieri asked about item 7 on page 5. Mr. Stevens said that the first row of parking off of Hwy 37 is over front yard setback and they will just remove those spaces. Ms. Finn asked, so then it would not be 603 spaces. Mr. Alfieri said they would be down by ten. Mr. Dickerson asked if that would reduce the impervious coverage. And Mr. Stevens said they could go down to what is required but likes over parking. Mr. Stevens said that the report says 8 spaces and new said 10 spaces. Mr. Stevens confirmed that it is 10 spaces.

Mr. Wilder stated that the deed restriction for the R-40 zone removes a lot of his concern about impervious coverage because it prevents future development. He suggested maybe removing two spaces in front of each building. Mr. Stevens explained that the open space map shows all the green area. It makes them compliant. Point 13 on page 7 was spoken about and point 15 on page 7. The applicant will comply with. There will be 10 three-bedroom units proposed out of 48 affordable housing units, all market value units will be one and/or two-bedroom units.

Mr. Dickerson wanted to talk about the walkways. He explained there are primary and secondary walkways. He asked if they would need a variance for the width of the walkways. Mr. Stevens explained that all of them will be six feet. The main one will be ten feet along Hawks Way to the recreation center. Mr. Dickerson asked to confirm there are three total variances, Mr. Stevens confirmed the requirements in the TC zone say that they shall comply with special requirements. This may make the waivers need variances. They will agree to comply with all affordable housing requirements and any curb ramp for walkways. Mr. Stevens said that wherever a walkway is there would be cross curves.

There will be handicap ramps. Mr. Dickerson asked if there will be any potential connections with any other TC zone properties. Mr. Stevens said that he doesn't think so, because they is a small piece that is environmentally constrained. The other portion is township owned.

Mr. Barron asked if there would be additional clearing needed. Mr. Stevens said that is not the intention. It is just for leisurely walking. Ms. Finn stated they're looking for relief on the lighting for the walkway, but she does not like it will not be lit. She thinks it is dangerous. Mr. Stevens will not be looking to attract people at night. Mr. Umlauf stated that it is not intended for that though. Mr. Coronato suggested, maybe periodic lighting. Mr. Wilder stated maybe bollard style lighting.

Mr. Barron asked if they were proposing benches. Mr. Stevens said no. Ms. Finn says that she doesn't want to encourage people to hang out there. Mr. Stevens referred to the engineering review letter and said they talked about the variances and waivers. He said he intends to comply with all the comments at the bottom of page 4. A parking issue is stated and has been addressed. The traffic and engineering will be addressed. An environmental impact statement is prepared and will be vetted heavily. They received the memo from the environmental commission and that will be addressed. Mr. Coronato asked if they will address all the environmental commission memo concerns. Mr. Stevens confirmed that they would. Mr. Stevens said that on page seven in regard to the onsite improvement, they will post bond and inspection fees as required. Items 9 and 10, they will comply with storm water review. They will

agree to all special comments. They will comply with all technical comments. They will comply with the ordinance. They are not lighting the walkways on Hawks Way. There are no streetlights on Hawks Way. They would like to install acorn style light posts along Hawk's Way. They will need council approval. Lighting on Hwy 37 is lacking as well. DOT light design will not give approval to change it.

Mr. Wilder referred to page 11. He stated that the curbing in front of the clubhouse is fully depressed. They would like to see bollards. Mr. Stevens confirmed they would provide bollards. Mr. Wilder stated that the sidewalks don't interconnect around the pool area and not to any other area and he would like them to interconnect. He would like a fence in the pool area. Mr. Stevens confirmed. Mr. Wilder asked about the 150 ft. wetlands buffer. Mr. Stevens is hopeful, but they might need additional permits from DEP. If not, nothing changes.

Mr. Barron asked if there were any questions from the board.

Mr. Vaccaro asks if there were pet friendly places set aside for people to walk dogs. Mr. Stevens said that it was envisioned for the walking trail. M. Teague asked to confirm that nothing can ever be built in the R-40 zone. Mr. Stevens confirmed. Mr. Teague asked about the affordable housing units and Mr. Stevens, said there would be 48 units.

Ms. Finn asked if the affordable housing units would be spread throughout the project or just in one spot. Mr. Stevens said that they would be spread throughout. Ms. Finn brought up the lights again. Mr. Umlauf explained the issues with the lights. He doesn't recommend keeping it if they can't agree. Mr. Alfieri stated that eliminating it is the easiest. Mr. Teague said that he likes the walkway. There was more discussion about the lighting. Mr. Alfieri said that they will agree with the previous lighting discussion.

Mr. Barron asked about the hydrant placing. Mr. Stevens said that he will get approval from the Fire Marshal. Mr. Barron said that he would like to install an extra hydrant in the middle of the project. Ms. Finn asked if a fire truck could get through this. Mr. Barron stated they did a nice job on circulation plan for this application. Mr. Stevens explained the circulation.

There were no more board questions for Mr. Stevens.

Mr. Barron opened to the public for questions.

Alice DeVito of 2016 Fourth Avenue was sworn in. She asked to confirm that this is not an HOA and if this is a multifamily community as well as if they would be expecting young children. Mr. Stevens confirmed that there was no HOA and that it is multi family, but there may not be too many children there. Ms. DeVito said that the clubhouse doesn't look like it is geared for children. She asked if there were no garages. Mr. Stevens confirmed that there are no garages proposed. Mrs DeVito asked if there were EV spots. Mr. Stevens explain that there are. Ms. DeVito asked where the storage was proposed and where trash is going to go. Mr. Stevens explained. Ms. DeVito asked if there were any stairs or elevators. Mr. Stevens said that he would defer to the architect.

There were no more public questions.

Mr. Alfieri said that he was going to introduce the architect. Mr. Richard Tokarski came before the board.

Mr. Barron asked for a five-minute break at 7:42 p m.

The Board returned at 7:49 p m.

Mr. Poss left at the break and did not return.

Richard Tokarski introduced himself as a licensed architect in the State of New Nersey. He provided his credentials. He's been a licensed architect for twenty-five years. He was sworn in. He stated that he appeared before many boards, and he prepared the plans. The Board accepted his credentials.

Mr. Tokarski introduced Exhibit E. It was a three-dimensional rendering of the apartment building. He explained that it is modern farmhouse style with intermittent gray in there, creating depth. Stone veneer along the building enhances the building and it is durable and provides warmth with composite wood texture and decorative brackets.

Mr. Tokarski introduced Exhibit F as the clubhouse rendering. It showed metal roofing, stone veneer base, and wood accent composite.

Mr. Tokarski introduced Exhibit G as the back of the club house. He explained the materials.

Mr. Tokarski introduced Exhibit H as the floor plan. He said that the end unit would be 2 two-bedrooms on each side and 4 one-bedrooms in the middle. That would be repeated on each floor.

Mr. Tokarski introduced Exhibit K as the elevations of the apartment.

He introduced Exhibit L as the clubhouse elevation and floor plan.

He introduced Exhibit M as the maintenance building elevation and floor plan. He explained that it would all tie together with the materials. There will be metal lettering on stone veneer background, vinyl gates for the dumpster enclosures. Stone veneer would be susceptible to high impact. He would be using the same color palette. There are no elevators proposed. All units would be walk up. They are fire rated walls, separating the units. Storage would be outdoors. They could provide bike racks. There are closets in the units.

Ms. Finn asked about the affordable housing units. There were no three bedrooms on the plans. Mr. Tokarski stated that he will submit modified plans for those 12 ft. by 14 ft shift in buildings. Mr. Tokarski explained that only some units will be ADA on the bottom floors.

Ms. Finn asked to confirm that the two and three bedrooms will have two baths. Mr. Tokarski confirmed they would. Ms. Finn asked if there were no basements, Mr. Tokarski confirmed there were no basements. Ms. Finn asked if there will be lighting on the lettering. Mr. Tokarski explained that there would be.

Mr. Dickerson asked if the building footprints increased if they needed to provide impervious coverage calculations and building spacing calculations and asked if they would comply.

Mr. Stevens came before the board again and said that they have to have 10 of the units three-bedrooms. They would widen two buildings. This will reduce the parking further to keep impervious coverage calculations down. It might be 6-10, or 6-8 ft. wider. Mr. Dickerson asks if that will impact the building separation. Mr. Stevens said that they have two buildings that have three bedrooms. They will comply with all setbacks and separation requirements. Mr. Barron stated that when they revise the plans, will they come back before the board. Mr. Coronato said let's finish all the testimony then see a timeline on getting revised plans to come back. Mr. Wilder asked to confirm is the affordable housing units will be dispersed or if they would all be in the two buildings.

Mr. Tokarski confirmed that was accurate, that the rest of the units that were not three-bedroom would be spread throughout the project.

Mr. Barron asked if there would be a manager on staff, Mr. Tokarski said yes.

Mr. Barron asked about the clubhouse hours. Mr. Alfieri stated that he is not sure if a decision has been made on that. Mr. Barron says that he doesn't like them accessing the clubhouse all hours of the night. Mr. Alfieri said that he will get an answer on the hours next time.

There were no more board questions from the board.

There were no questions from the public.

Ms. Finn thanked the applicant for a nice design.

Mr. Alfieri introduced John Rea, traffic engineer, he was sworn in and his credentials were accepted.

Mr. Rae explained that they did a full impact analysis on Rt 37 and Colonial Drive in early June. They are proposed 240 apartments. There will be 90 peak hour trips in the a.m. from 7:30 a.m. to 8:30 a.m. and 140 peak hour trips in the afternoon from 4:45 p.m. to 5:45 p.m. The peak hours are not the same as the high school hours. They included the NJ DOT growth rate and added ten percent, including presidential gardens. It lines up with the access of presidential gardens. This will provide a service C rating at the intersection. The access to Hawks Way is a level B in right, out right on Rt. 37 will be level B. These are all acceptable levels. The parking is compliant. A surplus in parking will come in handy to expand the buildings. Adequate emergency access has been provided and they meet all RSIS standards this. Mr. Rae said that this will fit in seamlessly.

Mr. Wilder stated he had no questions.

Mr. Dickerson stated he had no questions.

Mr. Coronato asked if Hawks Way can handle it or if it needs to be widened. Mr. Rae said there is a median if needed to be widen, but he doesn't think that they would need to. Mr. Coronato asked if Mr. Rae thought if a previously approved 2,500 unit single family residential homes were to be built that it will affect hawks way. Mr. Rae said that you will get a traffic study then.

Mr. Vaccaro asked if the ramp coming off thirty seven needs to be modified. Mr. Rae said no and that the project's traffic will not use that ramp too much. Mr. Barron opened to the public for questions.

There were none. Mr. Alfieri said that Mr. Dubois is unavailable. Ian Bordon is here in his place. He was worn in and gave his credentials and they were accepted.

Sal Alfieri wanted to discuss the August 1st memo. Number 1 on the memo speaks about vernal features. There were none. Number 2 asks for the credentials. Mr. Bordon explained that they are on the back of the report. Number 3 asks for the listing of onsite wildlife. And Mr. Borden said that it could be added to the report. They have those records. Number 4 asks for a landscape plan. Number 5, they asked if it would be subject to timing and restriction. That is a condition in the CAFRA report. Number 6, they asked about the snake study. There were less captured in 2024 than 2023. That is what is typically seen in the area. He also did a CAFRA permitting for SARCO 8 years ago. A dead coyote was found in the area.

Mr. Alfieri asks how they will formally respond. Mr. Bordon says they will build into the EIS and write a written letter response for the next meeting.

Mr. Barron opened to the public regarding the environmental concerns. There were none.

Mr. Barron closed the public portion for the environmental concerns and that concluded the presentation.

Mr. Umlauf asked when we will get it revised. Mr. Alfieri said we will have revised docs for September 2, 2025 meeting.

Alice DeVito came before the Board. She asked if Manchester township is required to allow extra development. Mr. Coronato said not the project as a whole, but the affordable housing, yes. Ms. DeVito asked if it is not mandated. Could we ask the developers to make contributions to fire trucks or food pantry? Mr. Coronato said not something targeted like that, but you can have them do a development fee and Manchester does have that.

There were no more public questions.

Mr. Alfieri said that someone will be there from his office and there is no need to re-notice.

Mr. Vaccaro asked other than costs, why don't we have elevators? Mr. Alfieri responded that it is not required and the cost is the driving factor, especially for the affordable housing. Mr. Umlauf said that his company does plenty of elevators.

Mr. Alfieri said that they will agree to title thirty nine and there is no more traffic engineer.

Mr. Barron asked for a motion to carry to the September meeting for revisions to be made with no new notice required.

Ms. Finn made that motion, seconded by Mr. Sloan.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Umlauf read the bill report. He stated that they are in receipt of (6) invoices from Colliers Engineering, totaling \$2,293.75 and 6.25hrs, and (11) from Morgan Engineering totaling \$21,731.50 and 140.70hrs in total combined \$24,025.25 and 146.95hrs. The services are in support of:

Project No.	Project
MTPB24-021	2065 Hwy 37, LLC
MTPB24-022	Hope Chapel Town Square
MTPB24-011	Stavola Redevelopment
MTPB24-020	2701 Hwy 37, LLC
MCP0105	2486 Ridgeway LLC
MCP0108	Ocean Pond Reality
MTPB25-001	Kozek Minor Subdivision
MCP001	General Planning Board Services
MTPB24-07	Jefferey Jerman
MTPB25-08	Whiting Crestwood Village
MTPB23-011	Parkwood Square

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings. He finds the charges to be reasonable and appropriate and recommends approval.

Mr. Barron asked for a motion to approve the bills.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Barron asked for a motion to approve the minutes for April 7, 2025 and May 5, 2025.

Ms. Finn made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Barron introduced the Kozek subdivision resolution as follows:

Minor Subdivision with Bulk Variance
Property Address: Lawrence Avenue
Block: 1.286 Lots: 13 & 18
Applicant: Kozek Development, LLC
Case # PB-2025-02

He explained that the Applicant was seeking Minor Subdivision approval to relocate the existing lot line to create two conforming (100 x 100) SF lots. This subdivision will extend the lot line between lots 13 & 18 westward to create proposed lots 13.01 and 17.01. The existing site improvements within lot 17.01 will negate the undersized and side setback nonconformities from lot 18 to provide a conforming property. The existing woodshed is to be removed.

Subsequently, the applicant proposed to construct a 2-story dwelling with basement on the proposed lot 13.01. The applicant has requested variance relief for the proposed dwelling due to the finished floor elevation being greater than 4 ft above the average centerline elevation within the roadway. The proposed 2-story dwelling is to be serviced by public water and a private sanitary disposal system.

Mr. Coronato explained.

Mr. Barron asked for a motion to approve the Resolution of approval.

Mr. Vaccaro made that motion, seconded by Mr. Peck.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- abstain, J. Vaccaro-yes, J. Teague-abstain, T. Poss- absent, Jim Sloan-abstain; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Barron introduced the South Hope Chapel Town Square resolution as follows:

Preliminary and Final Major Site Plan and Minor Subdivision
Property Address: Lakehurst Whitesville Road & Ridge Ave
Block: 66 Lots: 1, 2 & 4
Applicant: Hope Chapel Town Square, LLC

He stated that the Applicant was seeking Preliminary and Final Major Site Plan approval for a mixed-use development. The project will include a blend of retail, office, and residential components. Nearest South Hope Chapel Road are two (2) buildings, one of which is a mixed-use building with commercial on the ground floor and 17 residential units on the second floor and the 2nd building is a 22,400 SF 2-story daycare. The remaining buildings within the development are town-home style residential units. The application also proposed appurtenant site improvements such as off-street parking, landscaping, lighting and stormwater management.

Mr. Coronato explained the application. He explained about the fire emergency plan and turning radius. Mr. Dickerson asked about the materials and asked about Page 12, number 17, regarding the traffic plan from the daycare to go to the planner and the engineer. Mr. Coronato said confirmed.

Mr. Barron asked for a motion to approve the resolution with conditions and subject to approval from Fire Marshal Mike Martin. If they do not receive approval, they will have to come back before the Board with a revised plan.

Mr. Vaccaro made that motion, seconded by Ms. Finn.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-abstain, T. Poss- absent, Jim Sloan-abstain; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Barron introduced the Review of Ordinance-25-27- AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01.

Mr. Dickerson recused himself.

Mr. Wilder explained that this ordinance was for this redevelopment property or project to amend and to allow a data center as an approved use. Mr. Barron explained this is the project behind renaissance. Mr. Wilder confirmed that and instead said that this would eliminate the concern of tractor trailers. Mr. Barron asked what a data center is. Mr. Coronato explained that it is like the cloud where things are saved.

Mr. Wilder said it's a good use for the property. It'll eliminate some of the noise. As long as the power study comes back positive, it will be a good use. Mr. Umlauf asked if they needed a revised EIS. Mr. Wilder said that the main water main and JCP&L studies will be supplied. They might come back before the board just for the rear warehouse building.

Mr. Vaccaro asked how many data centers would be on site? Mr. Wilder said, I don't know. Mr. Vaccaro asked how many floors and Mr. Wilder answered, just one.

There were no public questions.

Mr. Teague asked if the council has any comments on this. Mr. Coronato said that he thinks they believe it is a good passive ratable.

Joe Markowski of 103 Eleanor was sworn in. He asked about the new possible use. He said it would take a minimum of twelve months to see if it is a feasible use. Mr. Wilder said JCP&L needs to see if they can power it. Mr. Markowski asked if there is sufficient water to cool the data center. Mr. Wilder said they need to see if the study shows they can, if it doesn't then they won't do it. Mr. Markowski

asked to confirm so nothing will be happening for twelve months. Mr. Wilder said that is not the only use so they will start work on the site. They will come back before the board if they can do the data center.

There were no more public questions about the ordinance.

Mr. Barron asked for a vote, a motion to recommend the ordinance to counsel for approval.

Ms. Finn made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-abstain, J. Teague-yes, T. Poss- absent, Jim Sloan-yes; William Peck- yes; Paul Cugliari- absent. Motion carries

Mr. Barron asked if there were any professional reports, there were none.

Mr. Barron said they will need an executive meeting next meeting.

There were no more board reports.

Mr. Barron opened it the public. There being none, Mr. Barron closed the public portion.

Mr. Barron asks for a motion to adjourn.

Ms. Finn made that motion, seconded by Mr. Vaccaro.

All in Favor, none opposed.

The meeting was adjourned at 8:54 p m.