

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, OCTOBER 6, 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 6:01 pm on Monday, October 6, 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
Felicia Finn	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Absent
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Absent
James Sloan	Class II Member	Absent
William Peck	1st Alternate	Present
Paul Cugliari	2 nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Robert Mullin, PE, PP	Conflict Board Engineer	Present

Ms. Finn introduced the first Resolution for memorialization as follows:

Minor Subdivision with Bulk Variance Relief
Property Address: Ninth Ave
Block: 1.176 Lots: 19 & 21
Applicant: Jeffrey Jerman
Case# PB-2025-07

She explained that the Applicant was seeking Minor Subdivision approval to adjust the interior lot line between Lots 19 and 21 to create one conforming 10,000 SF lot (100' x 100') and one undersized 7,500 SF lot (75' x 100'). This subdivision will shift the lot line between lots 19 & 21 to the east to create proposed lots 19.01 and 22.01. The applicant intends to create a new single family residential lot which will require variances for lot width, lot area, lot frontage, and improvable lot area on Proposed Lot 19.01. The Minor Subdivision does not depict any improvements for Proposed Lot 19.01, however, architectural plans have been provided for a new home. Additionally, the subdivision plan does not depict any existing improvements which are to be removed. No changes are identified to Proposed Lot 22.01 which currently has several existing nonconformities for front yard setback to Ninth Ave, rear yard setback for an existing shed, and side yard setback for an existing above-ground pool which straddles the proposed property line. The architectural plans submitted detailed a 2-story dwelling with a basement. No utilities are shown on the Minor Subdivision Plan.

Mr. Coronato explained the Resolution.

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

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

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

Ms. Finn introduced the next Resolution for memorialization 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 stated that the subject property was 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.

She explained that the Applicant was 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.

Mr. Coronato explained the application and that it was denied.

Ms. Finn called for a Motion to approve the Resolution for denial.

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

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

Mr. Coronato made an announcement that the Wilbur Avenue application will be carried to December 1, 2025 meeting. He stated that they will be required to re notice.

Mr. Coronato announced that the Heritage Solar Farm Application was to be carried to the November 3, 2025 meeting with no requirement to re notice. He asked if there were any questions.

A gentleman came up asking about submitting documents to the Board for review. Mr. Coronato told him that you must wait until it's heard on November 3, 2025.

There were no more questions.

Ms. Finn introduced the next application as follows:

“Technical” Minor Subdivision
Property Address: Route 547 & Ridge Ave
Block: 66 Lots: 1, 2 & 4
Applicant: Hope Chapel Town Square LLC
Case# PB-2025-15

She stated that the subject property is located on the west side of South Hope Chapel Road (CR 547), north of the intersection with Ridgeway Road (CR 571), and south of the Jackson Township boundary. The parcel received Preliminary & Final Major Site Plan Approval granted on June 12, 2025 (PB2024-22) for a mixed-use development and aims to integrate both residential and commercial elements to

serve the surrounding community. The development will include a combination of retail spaces, residential units, and supporting amenities.

She explained that the Applicant is now seeking Minor Subdivision (“Technical Subdivision” pursuant to Township Ordinance Section #245-74.1(M)) Approval to subdivide (91) townhouse units & commercial lots. The Applicant intends to subdivide the (3) existing lots into (91) proposed lots.

Mr. Sal Alfieri, Esq., came before the board. He explained that the applicant is here to create lot lines for each individual unit. There is no new construction resulting from the application.

Mr. Alfieri introduced Ian Borden as the Professional Planner for the applicant.

Mr. Mullin stated that completeness waivers are needed for the application.

Mr. Boren was sworn in and his credentials were provided. He is a Professional Planner from PDS. He is licensed in the State of New Jersey and his credentials were accepted.

Mr. Borden explained that the waivers for the metes and bounds description for each lot. He said there are ninety-two, lots or so. The Recordation Act does not require metes and bounds for a minor subdivision. Chapter 245 of the ordinance requires metes and bounds descriptions for minor subdivision and they are asking for a waiver.

Mr. Coronato said that could be done as a condition of approval.

Mr. Borden doesn't feel that there is a reason to provide all those metes and bounds.

Mr. Mullin stated that it is technically required. He agrees that the metes and bounds are required by ordinance.

Ms. Finn called for a Motion to approve the requested completeness waiver for Metes and Bounds descriptions of all the individual lots.

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

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

Mr. Borden explained that this is a mixed-use application. Lot 1.01 is the mixed-use component, Lot 1.02 is the day care and lot 1.03 is the commercial component. Lot 1.04 is the individual townhouse units. There are no changes in development. He agrees to comply with all engineering review comments. They are only doing this to allow units to be purchased fee simple.

Miss Finn asked if there were any questions from the board.

Mr. Mullin stated they would have to add site triangle easements to the plan and Mr. Borden agreed.

Mr. Mullin stated there was a letter from the Ocean County Planning Board that required a definition of a minor subdivision. Mr. Alfieri stated that he will respond and deal with that and get outside agency approvals.

William Foor of 3101 Wilbur Ave came before the board and he was sworn in. He asked how having no metes and bounds descriptions would affect the new property owners. Mr. Coronato stated that it makes it easier. It's less technical and easier for the title company to copy to review. Miss Finn said that it takes it away from being a co-op community.

Jim Dingend of Block 64, Lot 8 came before the board and was sworn in. He asked if this was a “done-deal” and stated that he wants to put a face to the people that they are affecting. He said his road is a terrible place to drive and was asking about the traffic study done and where to get access to it. Ms. Finn stated the application was already approved. Mr. Dingend said that he guesses it doesn't matter but just asks to be considered in the future. Ms. Finn stated they will have to comply with all Pinelands regulations. Mr. Dingend said that it seemed like the technical minor subdivision they are asking for does not really match the definition of a minor subdivision. He asked why they do not reflect what it shows in the county. Mr. Alfieri said it is a timing issue. They didn't get the plans done on time and didn't want to delay it.

Mr. Borden said the County is looking at the road holistically and doing exactly what they want.

Ms. Finn asked if there were any more 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- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- yes; Paul Cugliari- yes. Motion carries

Ms. Finn introduced the next application as follows:

Minor Subdivision
Property Address: 1200 Second Ave
Block: 1.29 Lots: 5.01, 12 & 14
Applicant: Ronald Raisin
Case# PB-2025-09

She stated that the Applicant is seeking Minor Subdivision approval to adjust the existing lot lines to create two conforming 11,000 sf (100' x 110') sf lots and one conforming 10,500 sf (100' x 105') lot. This subdivision will extend the lot line between lots 12 and 14 5 ft to the west, and to relocate the existing lot line between lots 5.01 and 12, 65 ft to the west to create proposed lots 14.01, 10.01 and 5.02. There are no proposed improvements for the new lots 14.01, 10.01 and 5.02.

Paul Edinger, Esq. introduced himself as the applicant for the attorney. He explained they were going to create three conforming lots. He stated that John Buletza is a professional engineer for the applicant. He was sworn in. He explained that there were no variances and a waiver is needed.

Mr. Edinger said that no notice was required, but they did it anyway and they had the wrong block in the body of the notice. They had it right in the caption. He just wanted to make sure to let the Board know.

Mr. Coronato said that notice is still sufficient. It is a technical error and no variances or waivers are being requested. It is a fully conforming application and it is not necessary, but they appreciate the notice. He is willing to move on.

Mr. Bulteza stated his address as 444 Neptune Blvd, Neptune, NJ. He is from Nelson Engineering. He's a professional planner in a professional engineer. He's licensed in the State of New Jersey and he prepared the minor subdivision. The board accepted the credentials.

He explained that there will be three separate lots. He described the location. They will be creating two 110 ft. x 100 ft. lots and one a 105 ft. x 100 ft. lot. They will all be oversized and conforming. He stated that the applicant will comply with all the comments in the Morgan Engineering review letter. He said that they are requesting a waiver from item B3 for topographic and D5 for the statement of utility costs. He explains it as in the R-10 zone and they will comply with the R-10 zone and all bulk requirements. They were requesting waivers from the checklist item stated. The site triangle easement will be provided on Second Ave and Southampton. The Ocean County Planning Board approval was received on June 18, 2025. They introduced that as exhibit A-1.

Ms. Finn asked what topographical features they needed a waiver for and why.

Mr. Wilder explained they are asking for a waiver but will need to supply it for a plot plan before building. He stated the missing shed needs to be removed prior to the perfection of the subdivision. It creates a use variance with an accessory structure and no primary structure on the lot. Survey requirements would be a condition of approval. The site triangle is needed at Southampton and Second Ave and all other items in the letter.

Ms. Finn asked if there were any questions from the Board, there were none.

Ms. Finn opened to the public.

Michelle Manzella of 1401 Second Ave was sworn in. She stated they are going from one lot to three lots. She stated that water drainage is a concern in this area and she is concerned that adding three structures will cause more problems.

Mr. Wilder stated that when proposing new building they need dry wells which are pipes that are underground. The reviews are done to make sure that run off will not affect surrounding properties.

Ms. Manzella asked if this makes it easier down the road. Mr. Wilder said this is a subdivision of right. It's very clean and he does review all development. Ms. Manzella said that she didn't get a notice and she lives down the street, but she's not within two hundred feet.

Ms. Finn asked if there were any more questions from the public. There were none. The public portion was closed.

Ms. Finn asked 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- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- yes; Paul Cugliari- yes. Motion carries

Mr. Edinger said that they will perfect the subdivision by plat.

Ms. Finn introduced the next application as follows:

Minor Subdivision with Bulk Variances
Property Address: Englemere Blvd
Block: 1.341 Lots: 36 & 41
Applicant: Jeffrey Jerman
Case# PB-2025-13

She stated that the subject property is located on the north side of Englemere Blvd., 270 feet west of Pemberton Street. The application consists of lots 36 & 41, with lot 36 being 12,500 sf (125' x 100') and Lot 41 being an undersized lot at 5,000 sf (50' x 100'). Both lots are currently undeveloped. The total tract area of lots 36 & 41 is a combined 17,500 sf.

She explained that the Applicant is seeking Minor Subdivision approval to adjust the interior lot line thereby enlarging existing lot 41 and reducing the size of existing lot 36. The result will be a conforming 10,000 sf (100' x 100') lot and one non-conforming 7,500 sf (75' x 100') lot. The applicant intends to shift the interior property line 25 ft to the east. No improvements are shown for either lot in the submitted documents.

Mr. Coronato asked Mr. Jerman to go over the history from the Zoning Board of Adjustment.

Mr. Jeffrey Jerman was introduced and sworn in and Bill Stevens was introduced and sworn in. He provided his credentials. He is a professional engineer and a professional planner licensed in new jersey. He has been appearing before this board for the last forty years. His credentials were accepted.

Mr. Jerman explained that this is a minor subdivision. They previously obtained a variance for the 75 ft. x 100 ft. lot.

Mr. Stevens said that he is familiar with the proposed application and he prepared the plan. He introduced Exhibit A-1 as the aerial of the property. He described the location. He said the lot was a 175 ft. x 100 ft. deep. They had come in for a variance for the 50 ft. lot. They bought the property from the neighbor for a portion of 25 ft. It was approved by the Zoning Board of Adjustment for the variance for the lot size. They need subdivision approval.

Mr. Coronato explained that the original application went before the Zoning Board of Adjustment without the request for subdivision. They got approved by the Zoning Board of Adjustment for variances and structure. They're just legalizing the subdivision. They prefer to do everything at once, but now they are just trying to correct the issue.

Mr. Wilder stated they went backwards, and they got denied by the Zoning Board of Adjustment. It was appealed in court. It was overturned and approved and did not technically ask for a subdivision. He explained that there is a limited purview by this board. He has no objection to the subdivision.

Mr. Jerman stated that the Ocean County Planning Board approval was received already. He stated that the tree ordinance requires that the trees need to be replaced by 4" DBH trees. He needs a variance to not have to do that.

Mr. Wilder asks how many trees are being removed and Mr. Jerman stated they are only leaving two or three. Mr. Wilders said that he doesn't know how the Board can grant the variance. Mr. Jerman explained the situation.

Mr. Coronato asked if he's run into this issue before and Mr. Jerman said no.

Ms. Finn asked if this happened on this property and Mr. Jerman said no, but it will.

Mr. Coronato asked, what is this distinguishing factor between this property and the other properties and Mr. Stevens stated that Manchester has a tree ordinance and always has. They are required to plant two trees for an existing tree to count it has to be four inches. In the past, it has been fine to plant two nursery stock trees, and they are trying to avoid this issue in the future. Mr. Coronato said they are not sure if we have what we need to make that determination. There was no tree plan submitted. They don't want to give it blindly. Ms. Finn said no, not at all. Mr. Jerman said they did not give it with the variance plan either until now. Mr. Coronato stated they never had something like this from him before. He's been developing property in Manchester for years and he does not feel comfortable doing this without talking to the zoning officer.

Mr. Jerman explains what he used to do.

Mr. Cugliari asked if there were trees on the property now and Mr. Jerman said yes. Mr. Cugliari asked what size they were.

Mr. Coronato asked him to continue with the application presentation and to finish Mr. Stevens' testimony tonight. They will put the issue of the trees to the November meeting to review the tree plan. Mr. Jerman said I guess if I have to, it doesn't look like he has a choice. Mr. Coronato said that he does not want to, but they have to. Mr. Wilder says they can't prove that this is a hardship variance. There's no tree plan yet. He would not recommend this Board grant the variance at this time without more information. Mr. Coronato says he doesn't have all the information in front of us. They need to talk with Mr. Popolizio, the zoning officer. They would need a tree plan to work through this. Mr. Jerman said that he will do that, but doesn't think you will get a resolution. He stated that the zoning officer is refusing to give a zoning permit to approve his current development at another site.

Mr. Stevens explained that this is simply a minor subdivision with previously approved variances.

Ms. Finn asked if there were any more questions from the board. There were none.

REDACTED of Manchester Township came before the board and was sworn in. He didn't know that this was overturned. He explained that it floods like crazy at Southampton and Englemere and he stated that allowing people like Mr. Jerman to continue to build would cause more and more water issues. He stated that Mr. Jerman acquires undersized lots and builds on them. He asks, how do you let people keep building when the problem keeps getting worse?

Mr. Coronato explained that there was a case called Dallmeyer before the Supreme Court in New Jersey. He said you can appeal the approval and challenge that case. He has challenged it and lost essentially locking in the approval. They are complying with the undersized lot ordinance. He's not developing a 50 ft. x 100 ft. lot. He's developing a 75 ft. x 100 ft. lot.

Redacted stated that there was a deviation from the 100 ft. x 100 ft. lots.

Mr. Coronato explained about the application and the land gifts with the subscriptions to the newspaper. He said that there was then the Dallmeyer case. If they don't allow the person to develop the property, then the township essentially has to buy the property. Redacted understands it, but as a current homeowner and taxpayer, it is concerning to put two houses where one should be because flooding is a real issue.

Mr. Jerman asked Mr. Stevens to explain how they met the drainage requirements. Mr. Stevens stated that a 75 ft. by 100 ft. lot does meet the municipal requirements. A 100 ft. by 100 ft. lot is not proposed for development, but they will comply.

Gail Apgar of 53 Columbus Blvd came to speak as a resident and with sworn in. She explains she has a dear friend in Pine Lake Park and that it does flood badly. Builders are asked as a courtesy to look at the trees that already exist and see what they can keep where it is flooding. There are not really any trees. It would be nice if everyone in Pine Lake Park can get together and plant trees.

Colleen Goetz of 1533 Lawrence was sworn in. She asked Mr. Jerman what his interest was in the over building of Manchester. Ms. Finn stated that it is not really a relevant question. Mr. Wilder stated that people want to live in Manchester. Mr. Coronato stated he does not just do it in Manchester. He is a developer. He does it all over Ocean County. Ms. Goetz explained that she was just curious and not being disrespectful. Mr. Coronato said that he's been doing it for a very long time and it's his business.

William Foor of 3101 Wilbur Ave was sworn in. Mr. Foor explained that clear cutting seems to be the problem and it is the intent of the ordinance to limit that. He stated that if the ordinance isn't clear that it should be clarified. Mr. Jerman agrees with that statement. He likes to save the trees when he can. Mr. Cugliari stated that he should just plant the trees. Mr. Coronato said they are just carrying the tree variance request and that they would vote next month.

Ms. Finn asked for a motion to carry the application.

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

Roll Call: W. Barron-absent, F. Finn-yes, T. Umlauf- absent, J. Vaccaro-yes, J. Teague-yes, T. Poss-absent, Jim Sloan-absent; William Peck- yes; Paul Cugliari- no. Motion carries

Ms. Finn asked for a recess at 7:49 p.m.

The board came back to session at 7:54 p.m.

Ms. Finn introduced the next application as follows:

Minor Subdivision with Bulk Variances
Property Address: Middlesex & Montgomery Ave
Block: 1.356 Lots: 4 & 11
Applicant: Jeffrey Jerman
Case# PB-2025-14

She stated that the subject property is located at the southeastern corner of the intersection of Montgomery Ave and Middlesex Street. The existing property consists of Lots 4 & 11, with Lot 11 being an undersized 2,500 SF lot (25' x 100') and Lot 4 being 17,500 SF (125' x 100' & 50' x 100').

The subject properties are wooded and undeveloped. The total tract area of the properties is 20,000 SF (0.459 acres).

She explained that the Applicant is seeking Minor Subdivision approval to adjust the location of the interior lot line between Lots 4 and 11 to create one conforming 12,500 SF lot (100' x 125') and one nonconforming 7,500 SF lot (75' x 100'). The applicant intends to transfer excess lot area from Lot 4 to Lot 11 to bring Lot 11 closer to conformity. Due to the undersized nature of Proposed Lot 9.01, variances are required for Lot Area, Lot Frontage, Lot Width, & Improvable Lot Area.

Ms. Finn said that in addition to the Minor Subdivision, the applicant is seeking bulk variance relief to construct a new 1.5 story, single family dwelling with variances for lot width, lot area, lot frontage, and improvable lot area on proposed undersized lot 9.01. The applicant has not indicated any existing structures/items will be removed. Proposed lot 4.01 has no proposed improvements.

Mr. Jerman was introduced and Bill Stevens and they were sworn in. Mr. Stevens' credentials were provided and accepted by the Board.

Mr. Jerman explained that this is a two-lot minor subdivision. It is a 75 ft. x 100 ft. lot. He introduced A-1 as the aerial from July 2025, A-2 as the minor subdivision plan, A-3 as the variance plan, A-4 as the house plan with the architectural plan. A-5 as that picture packet of the surrounding houses. A-6 is the Affidavit of Title, which states that he never owned adjoining property. Lot twelve had a letter sent to them by certified letter to see if they wanted to purchase. Exhibit A-7 was a letter to lot 12, which is the buy/sell letter.

Mr. Stevens came for the board, he said he prepared the plan. He showed exhibit A-1, the aerial. He described the property as highlighted in yellow. He said the subject property is oversized. The other lot is undersized. They want to take a portion of the oversized lot, which is a 125 ft. by 100 ft to make 9.01 a 75 ft. by 100 ft. lot on Montgomery. They would need variances for lot area because 7,500 SF is provided where 10,000 SF is required. A lot width variance because 75 ft. is provided where 100 ft. is required. A lot frontage variance because 75 ft. is provided where 100 ft. is required, and an improvable lot area variance because 5,800 SF is required were only 4, 275 SF is provided. There is an additional lot 4.01, which is 25 ft. by 100 ft., but would result in a dog leg lot and still require variances. He thinks that this is proper planning. This is a proper size lot to accommodate development. It is fully conforming with the bulk requirements of the R-10 zone. It meets the requirements of the undersized lot ordinance. They can meet the setbacks and the parking because there is a driveway for off street parking. The septic is in the front yard on Montgomery, and it meets all setbacks. It is just a smaller house than on a conforming a lot.

Mr. Jerman stated he can't build a house as high as the other conforming lots. Mr. Stevens said that they meet all undersize lot requirements and this is a very common size lot and development proposed.

Mr. Jerman asked if it fits in with the neighborhood and Mr. Stevens says yes and it is in keeping with the character and complies with the ordinance.

Mr. Jerman asked to show the pictures of the houses in the area. Mr. Stevens did. He said there are some fairly large homes and he is very familiar with this neighborhood. He said it fits right in. This application does not infringe upon any of its neighbors. He stated there is no violation of light, air and open space. They meet the undersized lot ordinance requirements. He said there is no other use because it is zoned residential. It would not be a detriment to the zone plan or the master plan. He said that it is in keeping with the neighborhood and the master plan and the R-10 zone.

Mr. Jerman stated he will not talk about the trees and will carry that to the next meeting. Mr. Stevens said, in reference to the drainage, they are providing two drywells. They will create a low point in the rear yard and manage all run off from the property and surrounding properties.

Mr. Cugliari asked if the retaining wall was all around the property. Mr. Stevens said the retaining there is a retaining wall on both sides of the property because it sits lower and they want to manage all water on their property.

Mr. Cugliari asks where the drain is draining too. Mr. Stevens said they can tie it into the dry well. Mr. Coronato asked if the property is sloping that way. Mr. Cugliari said no, they have to raise this property. Mr. Stevens said that the water wants to go in an easterly direction. They are trying to go above and beyond to prevent drainage onto neighboring properties. They are taking water in a south westerly direction.

Mr. Coronato asks where the septic is. Mr. Stevens said it is in the front yard the water grades from the front to the back of the property. The stone barriers are always built behind the retaining walls. Mr. Cugliari said he is concerned because the pipes in the retaining walls clog up and the water doesn't drain properly.

Mr. Wilder asked Mr. Jerman to possibly remove the partial retaining wall and to add possibly more upgrading to eliminate the wall. Mr. Stevens agreed to that. Mr. Wilder would like to see some calculations showing the drywells are sufficiently sized. Mr. Jerman said that he would comply with the review letter comments.

Mr. Wilder stated that they covered everything except C6 of the undersized lot ordinance, which is a landscaping plan, which they do not have. Mr. Stevens said no and that three trees will be provided four to six feet in height, and standard and normal size. Mr. Jerman said that they will wait for that and in November meeting.

Mr. Wilder and Mr. Coronato had no more comments.

Ms. Finn asked if the Board had any comments, there were none.

Ms. Finn opened the public. There was none. The public portion was closed.

Ms. Finn asked for a motion to carry the application to November.

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

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

Ms. Finn moved on to the bills in the administrative session.

Ms. Finn read the bill report prepared by Mr. Umlauf as follows:

We are in receipt of (7) invoices from Colliers Engineering, totaling \$7,935.36 and 21.95hrs, (20) from Morgan Engineering totaling \$39,463.00 and 257.60hrs and (2) from Coronato Law, totaling \$5584.00 and 41.40hrs, in total combined \$52,982.36 and 320.95hrs. The services are in support of:

Project No.	Project
MTPB24-002	Heritage Solar Farm
MTPB24-022	Hope Chapel Town Square
MTPB25-08	Falmouth Ave
MTPB24-020	2701 Hwy 37, LLC
MTPB24-011	Stavola Redevelopment
MCP001	General Planning Board Services
MCP0108	Ocean Pond Realty, LLC
MCP0116	ARYA Properties
MTPB23-011	Parkwood Square
MTPB25-10	Woodview Dr
MTPB25-09	1200 2 nd Ave

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

Ms. Finn asked for a motion to approve the bills.

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

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

Ms. Finn asked for a motion to approve the June 12, 2025 minutes.

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

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

Ms. Finn asked for a motion to approve the June 18, 2025 minutes.

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

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

Ms. Finn asked for professional reports. There were none.

Ms. Finn asked that there were any public comment. There were none.

Ms. Finn asked for a motion to adjourn.

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

ALL IN FAVOR, NONE OPPOSED.

The Board adjourned at 8:32 p.m.

Respectfully Submitted By,

Amanda Kisty

Planning Board Secretary