

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, NOVEMBER 3, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 6:00 pm on Monday, November 3, 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	Present
Felicia Finn	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Absent
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss	Member	Present
James Sloan	Class II Member	Absent
William Peck	1st Alternate	Present
Paul Cugliari	2 <sup>nd</sup> Alternate	Absent
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

Mr. Barron introduced the first resolution as follows:

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

The Applicant was 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 were no proposed improvements for the new lots 14.01, 10.01 and 5.02.

Mr. Coronato explained that it was a minor subdivision, but it was more like a lot line adjustment with no variances, and it is an "as of right" subdivision.

Mr. Barron called for a motion to approve the resolution.

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

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

Mr. Barron introduced the next resolution for consideration 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

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. 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.

Joe Coronato, Esq explained that it is a technical minor subdivision for Hope Chapel Town Square. They are creating individual lots for each townhome and commercial building because it was an easier way for the buyer(s) to obtain mortgages.

Mr. Barron asked if there were any questions, there were none.

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

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

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

Mr. Barron introduced the next application as the Heritage Solar Farm Application number PB-2025-06 and explained that it was going to be carried to the December meeting.

Mr. Coronato introduced the Pineland’s concerns.

Michael Klein of the Pinelands Preservation Alliance came before the board. He thanked the Board for giving them a chance to have a dialogue.

Mr. Coronato stated that at the December first meeting, the application for the Heritage Solar Farm would be heard and there is no need to re-notice.

Mr. Barron 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

He 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. 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 stated that he is going to clarify that at last meaning there was an issue that arose with tree replacement. He spoke with the town's Zoning Officer and professionals and he doesn't think a variance is needed. There's no tree plan submitted. If no trees or an insufficient amount of trees can be saved any shade trees are to be replaced with trees that are normal and customary in the industry.

Mr. Wilder said he took a look where you could find 4 ½ inch DBH trees. He said you can't find them in New Jersey. There are also survival issues and it's not ideal. Contractors generally use 2 ½ inch DBH diameters. They are readily available at local nurseries. The intent is to save the trees.

Mr. Jerman was sworn in as the applicant. His address is 814 River Road, Point Pleasant, New Jersey. He said he does try to save any decent trees, not pine trees. The state recommends 1 ½ DBH.

Mr. Wilder said you need trees on site. They can be saved. He prefers 2" trees, heartier trees would be preferable. He would like something sent to his office. Mr. Coronato asked what to call it. Mr. Wilder stated a tree location plan.

Ms. Finn asked if, moving forward, every person needs a variance for the size tree? Mr. Wilder stated that Mr. Popolizo has not typically given people a problem until a developer tried to use an arborvitae as a shade tree.

Mr. Barron stated that if he has to come back, then he has to come back for another variance. Mr. Coronato agreed with Mr. Barron. Mr. Wilder said the ordinance defines a tree as a 4" diameter. He interprets that tree differently. His preference is to save the trees on site. The variance can be granted at tonight's meeting. Mr. Popolizio said that he won't have a problem with the 2" trees.

Mr. Coronato stated that if no trees can be saved as shown by the tree location plan, the applicant can provide a tree customary to development at least 2" DBH.

Mr. Wilder said that they will need to provide the relocation plan. He will decide if they are worth saving and that we currently don't have proof of a hardship until they go to clear the lot.

Mr. Jerman says it costs less for him to not remove them than to have to replace them.

Mr. Barron asked if there were any more questions from the board there were none.

Mr. Barron asked if there were questions from the public, there were none.

Mr. Coronato said that he needs motion and a second for the for the application. They have already received variances for the 75 x 100 ft. lot. Mr. Wilder explained.

Mr. Jerman said that he'd include the four variances from the zoning board of adjustment. Mr. Coronato said the old variance is from the zoning board of adjustment application with the new variance for the tree.

Mr. Barron asked for a motion to approve.

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

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

Mr. Barron 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

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). 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. 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. Coronato swore in Jeff Jerman again. He said that this is not the same application, different applications, with the same issue as the previous application. A conditional variance to the effect that the same language in the last application with the other conditions. They conform to the undersized lot ordinance. Drainage will comply and exceed what is required. They will install a tow drain along the easterly side of the property or eliminate the at grade retaining wall. They will update the drywall calculations for the engineer.

Mr. Wilder explained the issue. He said he has no issue with the retaining wall, but he suggests grading to accommodate the neighboring properties. Mr. Jerman thought that Bill Stevens would work with Mr. Wilder and he confirmed and stated that they will review revised plans.

Mr. Barron asked if there were any questions from the board, there were none.

Mr. Barron asked if there were any questions from the public that were none.

Mr. Barron asked for a motion to approve.

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

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

Mr. Barron introduced the next application as follows:

Courtesy Review- Construction of a County Park  
Applicant: County of Ocean; Department of Parks and Recreation  
Ridgeway Blvd, Hwy 571, and South Hope Chapel  
Blocks: 72, 71, 71.13, 71.02 & 52  
Lots: 1-6, 1.01, 6.01, 1, 159.02 and lot 1  
Case: PB-2025-17

Mr. Barron explained that the Applicant is proposing to construct a County Park.

Mr. Coronato welcomed the county. Mr. Ed Confair was sworn in. His address is 44 Cooper Run Dr. He's a license engineer and land architect in New Jersey. He has testified before other boards in New Jersey. His credentials were accepted by the board.

Mr. Confair explains that this is a 200-acre assembly of parcels. He described the location. The active side would be on the west, and the passive quiet side would be on the east. The County Public Works garage would house maintenance equipment. There will be two athletic fields including a little league field and a soccer field. There will be a covered pavilion. There will be a playground, a splash pad, a pickle ball court, a basketball court, open flex space and a bocci ball court, the eastern half serviced by a small trail head. There is a parking lot and there are some scattered fitness equipment. The park will be open from dawn to dusk. There is no lighting on the field. There would be no night games. The rental of the fields will be done through the county parks department. They have gone through and had Pineland's approvals, DEP approval and Ocean County Soils approval. They are looking to move forward with putting it out to bid.

Mr. Barron asked if the trails would be paved and Mr. Confair said no, they will be leveled cleared trails. They're trying to have as limited land disturbance as possible.

Ms. Finn asked if the park would be gated and Mr. Confair said yes.

Mr. Poss asked if the baseball fields would be gated and Mr. Confair said in the outfield. Mr. Poss suggested to make the field 50-70 as well in addition to the 46-60 ft.

Mr. Teague asked about the splash pad and where the water would come from. Mr. Confair said that there will be natural turf fields with re-circulation through the splash pad. They will keep the field and the plant beds alive.

Mr. Vaccaro stated that Commissioner Barrett made promises to Mayors Palmer, Hudak and Arace that dealt with the dog park. Mr. Confair stated that there was currently no fenced-in dog run. Mr. Vaccaro asked if he could arrange that and Mr. Confair said he will work with the parks department.

Mr. Poss asked who would patrol that and Mr. Confair said they would provide county security. Mr. Poss stated that the Manchester Police would be tied up for dog bites. He doesn't think that we should add it.

Mr. Barron asked about parking. Mr. Confair said they would comply. Mr. Barron asked if there were EV ready parking spaces and Mr. Confair said no.

Mr. Teague asked about the tree clearing. Mr. Confair said they are over 300 ft. from the river, and they are well within the buffer. Out of two hundred acres, the limit of disturbance is roughly twenty-two acres.

Mr. Coronato said he had no questions.

Mr. Barron asked if the board had any more questions. There were none.

Mr. Barron opened to the public.

Mr. Teague asked when they would start construction. Mr. Confair said they put out the bid for spring construction.

Mr. Joe Markowski of 103 Eleanor Rd came before the board, and he asked if there were any lights. Mr. Confair said that it would be just in the parking lot because the park is only open from dawn to dusk with gates. Mr. Markowski asked if there would be concessions and Mr. Confair stated that there would not be. Mr. Markowski asked what phase one was. Mr. Confair answered that it would be tree clearing and site preparation and phase two would be construction. Mr. Markowski asked if the first bulldozer would be in the spring of 2026 and that was confirmed.

Mr. Barron asked if there were any more questions from the public that were not.

Mr. Markowski came before the Board again and asked if there would be there was a name for the park and Mr. Confair answered that it would be Ridgeway County Park.

Mr. Coronato stated that the board is here for a courtesy review. They are not under any obligation to undergo any suggestions, but they will consider the possibility of a dog park and Mr. Poss' comments.

Mr. Barron asked to approve the application, the board voted and provided the following comments:  
Mr. Barron- Approved and stated that it was about time. He asked if the other part of the project would be touched and Mr. Confair said it would stay natural.

Ms. Finn- Approved. She said that she looks forward to seeing it up and running.

Mr. Vaccaro- Approved, but would like to see it with a dog park.

Mr. Teague- Approved. No other comments.

Mr. Poss- Approved, but would not like to see a dog park and would like to see his requested dimensions for the little league fields.

Mr. Peck- Approved with no further comments.

The Application was approved.

Mr. Barron introduced the Bills.

Ms. Kisty read the Bills prepared by Mr. Umlauf into record as follows:

We are in receipt of (3) invoices from Colliers Engineering, totaling \$870.00 and 4.00hrs, (11) from Morgan Engineering totaling \$20,166.00 and 126.10hrs and (2) from Coronato Law, totaling \$1282.50 and 9.50hrs, in total combined \$22,318.50 and 139.60hrs. The services are in support of:

Project No.	Project
MTPB24-002	Heritage Solar Farm
MTPB23-011	Parkwood Square,LP
MTPB25-08	Falmouth Ave
MTPB24-020	2701 Hwy 37, LLC
MTPB25-07	Jeffrey Jerman, 9th Ave
MTPB25-13	13 Englemere Blvd
MCP0108	Ocean Pond Realty, LLC
MCP0116	ARYA Properties
MTPB25-10	10 Woodview Dr
MTPB25-09	1200 2nd Ave
MTPB25-16	Somebody Cares
MTPB25-14	14 Middlesex & Montgomery
PB-2025-10	Reserve At Lake Ridge

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 asks for a motion to approve the Bills.

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

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

Mr. Barron asks for a motion to approve the August 4, 2025, meeting minutes.

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

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

Mr. Barron opened the meeting to the public. There was none.

Mr. Barron wished everybody a Happy Thanksgiving.

Mr. Barron asked for a motion to enter executive session at 7:02 p.m.

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

All in Favor. None opposed.

The board returned from executive session at 7:33 p.m.

Mr. Barron stated there were no professional reports.

Mr. Barron stated there were no more public comments.

Mr. Barron stated there were no more Board Member reports.

Mr. Barron asked for a motion to adjourn.

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

All in favor. None opposed.

The board adjourned at 7:34 p.m.

Respectfully submitted by,

Amanda Kisty

Planning Board Secretary