

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, DECEMBER 1, 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, December 1, 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	Present
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
Nicholas Dickerson, PP, AICP	Board Planner	Present

Mr. Barron introduced the first Resolution for memorialization as follows:

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

The Applicant was 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 intended to shift the interior property line 25 ft to the east. No improvements were shown for either lot in the submitted documents.

Mr. Coronato explained that the applicant already received approval by the Zoning Board of Adjustment. They are adding more land to an undersized lot to make it more conforming. There were four variances for the new undersized lot and one waiver for 2" DBH trees which must be normal and customary species. Mr. Vaccaro asked if the tree plan supplied has to comply with the tree ordinance. Mr. Coronato confirmed that he has to comply.

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

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

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

Mr. Barron the next Resolution for approval 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 Applicant was 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 was 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 explained that this was much like the other application and that there was a waiver for a 2" DBH trees which also had to be normal and customary species within the industry.

Mr. Barron asked for a motion to approve.

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

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

Mr. Barron introduced the next Resolution for approval 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

The Applicant proposed to construct a County Park

Mr. Coronato explains that this is just the courtesy review. He made the resolution to confirm the courtesy review. He explained that the comments from the board included a fenced in dog park by Mr. Vaccaro. No dog park from Mr. Poss and Mr. Poss asked to provide both sizes of the baseball fields, including 50/70 and 46/60.

Mr. Barron asked for a motion to approve.

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

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

Mr. Barron explained that PB-2024-20-2701 Highway 37 LLC and the Applicant's Motion for Reconsideration will be carried to the December 8, 2025 meeting at 7:00 p.m. Mr. Coronato explained the situation and gave official notice that the application will be carried to the December 8, 2025 meeting at 7:00 p m and there will be no need to re-notice.

Mr. Barron introduced the first application to be heard as follows:

Preliminary and Final Major Site Plan and Minor Subdivision Approval

Property Address: 500 State Highway Route 70
Block: 75.01 Lot: 1
Applicant: Heritage Solar Farm LLC
Case# PB-2025-06

The subject property is located on the eastern side of State Highway Route 70, several thousand feet from the roadway. The site currently contains a JCP&L easement, access easements and a JCP&L substation to be in conjunction with the work proposed with this application.

The Applicant is seeking Preliminary and Final Major Site Plan and Minor Subdivision Approval to subdivide the existing lot 1 into (2) new lots (1.01 & 1.02) for the purpose of constructing a solar field within new lot 1.02. New lot 1.02 will have a total area of approximately 62.797 acres. The remaining area will all be incorporated into new lot 1.01 and will remain unchanged as a part of this application. The solar array will then connect to the existing 34.5KV overhead line within the 50 ft wide JCP&L easement.

Mark Bellin, Esq. introduced the application and introduced himself as the attorney for the applicant. He explained that this is for a solar farm on the Heritage Minerals property.

Robert Streker, PE of Bohler Engineering was sworn in. He provided his credentials to the Board. He explained that he never testified at this board, but he earned his Engineering degree in 1997 from Stevens Institute of Technology. He's a licensed engineer in New York and New Jersey. He appeared before 130 municipalities in the state. The board accepted his credentials.

Mr. Streker introduced Exhibit A-1 as an aerial prepared by Bohler engineering on November 24, 2025. He introduced Exhibit A-2, prepared on November 25, 2025, which is a colorized version of the overall site plan for presentation purposes.

Mr. Streker explained that the property's location is block 75.01, Lot 1. He said there's 3939 acres of land which is outlined in yellow, and it is largely undeveloped. The portion in orange is 63 acres of land on the westerly side, and it would have access from Rt 70 to the West, which is already existing. The property in question is in a CAFRA zone, and they need to file and get approval from the DEP. It was a mineral mining and processing site from 1973 through the early 1990s. The processed material is contaminated. It is stockpiled and remediated and consistent with the DEP protocol. It is capped with one foot of clean soil and was done so in 2023. The footprint is 63 acres in size and is just over 40-50 ft. in height. They will use the two existing ramps that were put there while constructing the pile. The buildings in the southwest corner by the sub station will be utilized by the applicant. There is a driveway out to Rt 70, and it is paved until it gets to the pile. It is 28 feet in width, which is an approved width. The closest residential communities are 8,700 ft. to the north and 8,900 ft. to the south. The subdivision is 62.79 acres around the stockpile. The ordinance requires a 100-acre lot minimum. The top of the stockpile will allow for a solar field, 42.63 acres, which will require a variance because that is larger than 20% of the parcel. The improvement is making use of the property. It is an unusual situation. It is far from all residential neighbors. It is 22 megawatts and will power 22,000. From an operational standpoint, the solar panels will be mounted on a post. The panels are not calculated in impervious coverage. They just account for the posts. The panels are 6.5 feet wide on the high side and 3 feet on the low side. It is a static solar array. It has a 25-to-40-year lifespan. The panels are made of glass and silicone and will produce no contamination. There are pads around the perimeter for electrical

equipment. It is not a manned facility. It is monitored continuously from a remote location. It will have routine maintenance 2-3 times per year. They are not like Christmas lights, and they don't all go out if one goes out. They leave room around the solar on top for maintenance. The applicant met with Mike Martin, the Fire Marshal, and he reviewed and approved the proposed application. The access for maintenance is done by brush trucks, F-150s and side by sides. They are providing an 8 ft. tall utility fencing, which is required by electrical code, and because they want to also keep people off the pile. Trespassing is a problem on the property. It will be an agricultural type of fence with gates and chain link. There will be a nox box at the gates. There are motion sensor lights at both gates that coordinate with fire and EMS in case of emergency. They will provide the decommission plan and will not be left with a defunct solar farm. There will not be any visible wires. The interconnects are shown on the site plan. Electrical wire and conduits are in boxes and then in a standard underground trench. The proposed subdivision is landlocked, so they need a variance for a 15 ft. wide easement from the project to Rt 70 that would run along the existing driveway. If the remainder of this site gets developed and things need to change, easements need to be discussed as far as stormwater management, they compare the preexisting conditions first and then after the proposed construction. They currently have a tremendous amount of sand proposed with vegetation, providing green infrastructure. The Applicant is proposing rock line shoots from the top of the pile to the base. This will direct potential run-off to rock lines shoots until grass and vegetation grows, and then they will not be necessary. The subdivision requires 100-acre minimum lot size. They are proposing 62.79 acres, snapping line to the remediated area. It is a land locked parcel with no frontage. There will be a green strip where solar meets residential. It is 150 ft. from proposed property line to the structure. The applicant is not proposing trees because they would be much lower than the berm. The applicant would like as many panels as possible. They are proposing a waiver for vegetative screening. The application will be subject to Ocean County Planning Board approval and Ocean County Soils Conservation District. They have comments they need to address from Mr. Wilder' s letter.

Mr. Wilder said that on page three of his review letter, he has no issues with the waiver, and he deems them appropriate based on the testimony. He asked if they filed with CAFRA and Mr. Streker said not yet.

Mr. Wilder stated they would need to extend the amount needed to perfect the subdivision. It would probably require at least a year' s extension. He asked what size vehicles will be delivering the panels and Mr. Streker said they would come on a flatbed tractor trailer.

Mr. Wilder asked how many trucks would be going back and forth on a given day because he would like to prevent one trailer coming in one coming out at the same time. Mr. Streker said they would make accommodations to facilitate that.

Mr. Wilder asked how far the fasteners go into the panels. Mr. Streker said not sure yet, but they will know more when they start to build.

Mr. Coronato asked if there would be minimal disturbance of the one-foot cap on top of the pile. He asked about all the traffic during construction and if the cap will be replenished. Mr. Streker said that all work will be done under the supervision of an LSRP monitored by the DEP.

Mr. Wilder stated that this will be an improvement in the existing conditions.

Mr. Coronato commented about the drainage around the site and asked if there are shoots organized in a way that are not causing more erosion. Mr. Streker answered and that's how we determine the location. Mr. Coronato asked if the runoff will be contained in the surrounding rocks, Mr. Streker said yes, because there is a tremendous amount of permeability with about 36 inches per hour.

Mr. Coronato asked if they needed to have a maintenance plan for run off to avoid clogging and overflow. Mr. Streker said they can after everything is greened up and stabilized.

Ms. Finn stated that this is a very thorough presentation. She asked how they going to protect the fence from the public and Mr. Streker stated that he would check with his colleagues.

Mr. Coronato asked if there were going to be cameras because that was mentioned at the pre-application meeting.

Ms. Finn asked who will maintain the road easement and Mr. Streker said the property owner will and they will clean it during construction, but not after as part of their lease.

Ms. Finn said she is concerned about the landlock and asked if it will be in the deed.

Mr. Coronato stated that the easements will be supplied to him and approved and recorded with the county.

Ms. Finn stated that she is concerned about avoiding vandalism. She said the cameras may not be enough.

Mr. Umlauf stated that this was a great presentation. He said that the environmental impact statement was not provided and there is a lot of stuff out there. Mr. Streker stated they did provide one and that EcoScience prepared it. Mr. Umlauf asked how high the berms are and Mr. Streker stated that they are forty to fifty feet high.

Mr. Umlauf asked what the road is comprised of and the pile. Mr. Streker stated that it is meadow grass on top of the pile and that it is compacted road for the access road. Mr. Umlauf asked if their fabric was low felt and Mr. Streker confirmed that it was.

Mr. Umlauf stated he was concerned about the life expectancy and where do they go when they are done. Mr. Streker stated, they are recycled.

Mr. Umlauf asked who it is serving or if it goes back to JCP&L. He asked if the Manchester residents benefit from it. Mr. Streker said it feeds the grid. Mr. Umlauf stated that he is frustrated that residents don't reap benefits, but he understands it. He thinks that cameras should be monitored off site as well. He also stated that Rt. 70 traffic is tough during business hours. He stated the traffic control should be provided at the cost of the contractor to mitigate the traffic during the construction. Mr. Streker stated they will provide traffic mitigation.

Mr. Vaccaro asked why they determined to use static panels rather than those that follow the sun. Mr. Streker said the energy spent on tilting cut into the energy produced. He stated that the solar panels would then have motors and would require more maintenance. Mr. Vaccaro would like to see some

research on why static vs. rotating. Mr. Bellin stated that non-static panels are higher. They are twelve to fourteen feet higher. They are much larger. They require a cement 10x10 base. They raise havoc with impervious coverage and are way more expensive.

Mr. Coronato stated that this a little out of their purview. Mr. Vaccaro clarified that he's not requiring, he's just asking.

Mr. Barron asked if at the location proposed will remain in the sun and will the panels get sun at all times a day. He asked if they need a variance for the 8 ft. fence.

Mr. Wilder said maybe just for the sake of a complete record they should have the planner put testimony on for the 8 ft. fence.

Mr. Barron asked if the fence is around the lower level and Mr. Streker said yes.

Mr. Barron stated he is really concerned about the security out there, and he asked if it will pose problems. He asked to confirm the one foot of fill is clean dirt. Mr. Streker said no, it is sand and they will provide extra clean fill for new plantings.

Mr. Vaccaro asks what the temperature is under the panels to the ground. Mr. Streker said not much, and the grass grows with no problem and you can put your hand on it. Mr. Vaccaro asked what kind of grass plantings and Mr. Streker said he can supply that to the professionals. Mr. Vaccaro stated that he is concerned that the heat would impede the grass growth. Mr. Streker stated that they never had that problem.

Mr. Barron asked about the maintenance and Mr. Streker said it would be twice a year.

Mr. Vaccaro asked if the 8 ft. fence is high enough. Mr. Barron asked how far the fence would be from the panels. Mr. Streker said it would be about 150 feet. Mr. Barron asked if he thought you would have an issue with people throwing things and breaking the panels.

Mr. Coronato stated that if you go too high above what is reasonably required, you would be open to liability for an unreasonably high fence.

Mr. Bellin said that we can draft a security plan for the Board's review as part of the resolution compliance.

Mr. Coronato said that would be perfect.

Mr. Umlauf asked if the slope has a one-inch cap all the way around. Mr. Streker said no, the side slopes are not part of the contamination. Mr. Umlauf asked what the contamination is and Mr. Streker explained that it is processed material left over from the mining site.

Mr. Barron opened to the public for questions.

Mr. Coronato explained to the public that the questions are only for engineering testimony right now.

Alice DeVito of 2016 Fourth Ave was sworn in. She asked if Heritage Solar leases from JCP&L. Mr. Streker said no. Ms. DeVito asked if there would be any monetary credit to the town. Mr. Streker explained that it would be a tax ratable.

Mr. Coronato explained that it is private property. Manchester has no monetary stake. It would just be an increase in power to the grid, which is a benefit.

Ms. DeVito stated that she is concerned that they are making themselves open to a data center and asked if this is going to make Manchester beautiful. Mr. Streker stated that it is very far set back that no one will see it. There is no visual, noise or traffic impact and it is a tremendous benefit.

Ms. DeVito asked if they will be decommissioned and Mr. Streker said yes.

Richard Lareau of 5 Shorin Way was sworn in. He asked what the chemicals are and if they are vaporous or more material type trapped in rock. Mr. Streker said that it is not oil based material and it has been mixed with soil. DEP is not concerned about it traveling.

Mr. Lareau mentioned air traffic concerns for the bases and airports from the reflection of the panels. Mr. Streker stated they are not reflective; they absorb the light. There is no glare. It is not a problem with air traffic.

There were no more questions from the public. The public portion was closed by Mr. Barron.

Mr. Bellin introduced Barbara Ehlin. She was sworn in. She explained she has testified before the Manchester Zoning Board of Adjustment before and she is a professional planner. She has her professional planners license and AICP. She has been with Beacon Planning since 2008. She is the Board planner for Freehold and Livingston. She explained this is in the RC-2 zone district. It permits single family dwellings and religious structures. Solar is permitted. They need a variance because they are proposing 62 acres where 100 acres are required. The site was determined by the existing pile. She stated the 2011 Master Plan does not specifically address solar. The project is to continue to promote smarter development and conserve environmental areas. She stated this is the only use for this site and that solar facilities are considered an inherently beneficial use. Closed mining facilities are good for solar. There is a variance required for minimum lot size. They also require a variance for a lot frontage. They are providing an access easement. The Fire Marshal approved the access and the minimum buffer requirement for fifty-foot screens. There's 150 ft. setback proposed. There is a grade change of fifty feet. The fence height being proposed is 8 ft. where 6 ft. is permitted. They require a waiver for 20% of the overall area, where the entire site is proposed to be utilized. The vegetation screening will be fifty feet to residential. She stated there is no substantial detriment. There is no traffic impact and no noise impact. Stormwater will be mitigated on site. There will be no trash accumulation on site. Mr. Wilder said that the lot area requirement had not planned for a solar array. She stated that the solar array is the best proposed use of the property and she has no additional comments.

Mr. Coronato asked Ms. Ehlers to touch on the fence. Mrs Ehlers stated that the applicant would seek a variance from the township for the fence height. It is good for security and safety. Mr. Wilder confirmed that keeping the public off would promote general use.

Mr. Poss asks how much the panels cost and if they don't want to protect a 74-million-dollar investment, that's on them, but the cameras would be good because if you don't have them, the police can't help much.

Mr. Teague asked if it is a chain like fence. Ms. Ehlers said no. Mr. Teague said that maybe they are less likely to climb.

Mr. Vaccaro asks what color the fence would be. Mr. Bellin stated that they could add that the fence should blend with surrounding areas.

Mr. Barron opened to the public.

Michael Kline, the president of the Pinelands Preservation Alliance was sworn in. He stated that they support the plan.

William Foor of 3101 Wilbur Avenue was sworn in. He asked how this would impact the settlement agreement and Mr. Bellin said it is not encroaching at all and will have no impact.

Mr. Barron called for any more questions from the public. There were none Mr. Barron closed the public question.

Mr. Bellin stated that they rest their application and he has nothing further to add.

Mr. Barron opened to the public for comment. Being none, he closed public comment.

Mr. Barron asked for a motion to approve.

Mr. Coronato stated the following conditions:

The applicant will provide access in the form of an easement, which would be fifteen foot wide; There were three proposed variances and two waivers; A decommission plan needs to be provided; There is a second easement that is fifteen foot wide to JCP&L to the subdivision substation and is adequate for the Fire Marshal for fire access and EMS; The time to perfect the minor subdivision will be extended for one year so the applicant can obtain CAFRA approval; They will regulate flatbeds with onsite inspection to prevent traffic issues and will provide a traffic plan; All work will be under the supervision of the LSRP and DEP; A maintenance plan with soil conservation will be provided; There will be an 8 ft. fence around the full subdivided portion of the land; The fence will be colored to blend in; They will meet with police and fire and come up with the security plan; They will submit all types of seed or organic material to be used.

Mr. Umlauf asked if they need Ocean County Soils District approval and Mr. Bellin said yes.

Mr. Barron asked for a motion to approve with the conditions set forth by Mr. Coronato.

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

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

Mr. Barron called for a recess at 7:38 p.m.

The board returned at 7:51 p.m.

Mr. Barron introduced the next application as follows:

1. Minor Subdivision with Bulk Variance relief
Property address: Wilbur Ave
Block: 21 Lots: 620 & 621.01
Applicant: Arya Properties at Brentwood Estates, LLC
Case# PB-2025-11

The subject of the Application is the subdivision and lot line removal on an existing lot to create two non-conforming residential lots and one commercial lot. The 6.27-acre tract consists of a through lot (Lot 620) with frontage on both Wilbur Avenue and Ridgeway Road (County Route 571), and an adjoining lot with frontage on Ridgeway Road (Lot 621.01). The property in questions is within the B-1 (Business)/R-20 (Residential) Overlay Zone.

Mr. Coronato introduced Ben Mabie, Esq. as the attorney for the Applicant.

Mr. Mabie explained that the property was 3245 Wilbur Avenue. He gave the block a lot. He explained that it is the B-1 zone with an R-40 overlay. He stated the applicant is seeking minor subdivision approval with variances for the required 100 ft. lot frontage where 84.48 feet are proposed and a variance for the required 125 ft. lot width where 84.48 ft are proposed. There is a 90 ft. wide right of way.

AJ Garuto was sworn in as the engineer for the applicant. He stated that he is licensed in the State of New Jersey and provided his credentials. His credentials were accepted by the Board. He said that this is a simple application.

Mr. Mullin asked them to review the completeness waivers required.

Mr. Coronato explained that there are three. One is for a metes and bounds description. The next is for the plan showing all existing property owners within two hundred feet. The last is for soil logs and permeability and will serve letters.

Mr. Mullin said he has no objections as long as they are conditions of approval.

Mr. Garuto introduced Exhibit A-1 which is a color rendering of the minor subdivision plan. It was prepared on June 4, 2025. The entire property is two lots, lot 620 and lot 620.01. It is 6.3 acres in area. It is in the B-1 zone with an R-20 overlay. They are subdividing two lots into three lots. Two lots will front on Wilbur and one lot will front on Rt. 571. The two lots on Wilbur will each have a two and a half story dwelling on it. Commercial will be 5 acres in area. No proposed development at this time. They are proposing oversized detention systems and a five foot right away dedication on Wilbur and a twelve-foot dedication on Rt. 571, with a fifty-foot residential buffer. Both lots would be serviced by public water and public sewer.

Mr. Coronato asked about drainage. Mr. Garuto said that each lot has their own stormwater run-off system.

Mr. Mullin asked to confirm that there is no negative impact on surrounding properties. Mr. Gartuto confirmed. He stated they need two variances for a lot frontage and lot width.

Mr. Coronato stated that the new commercial lot will remain undeveloped and that the applicant will have to come back for approval.

Mr. Mullin said that would require a full-blown site plan application.

Mr. Umlauf asked to confirm that the proposed homes will not be any larger than the envelope provided and Mr. Garuto confirmed. Mr. Umlauf stated that he is concerned about the commercial component and how it will affect residential homes. Mr. Garuto described the surrounding properties of the commercial lot. Mr. Umlauf stated that without a plan, the commercial is unpredictable.

Mr. Coronato stated that no matter what they have to come before the board for the site plan approval.

Ms. Finn stated this was always commercial and the other was always residential.

Mr. Coronato stated that the existing line for the residential and commercial is essentially the zone line and Mr. Mabie confirmed that.

Mr. Coronato asked if the site is wooded. Mr. Garuto stated that it is fully wooded. Mr. Coronato asked if they can conserve the existing vegetation to buffer the existing homes and maintain storm water management. Mr. Mabie stated that he can only speak to the residential lots. Mr. Umlauf said that as long as you are not clearing, pass the line indicated we are fine. Mr. Mabie said okay.

Mr. Mullin stated the board can deed restrict the residential lot clearing limits.

Mr. Garuto stated that they can deed restrict fifty feet on residential lots in addition to the fifty feet required on the commercial.

Mr. Barron opened to the public for questions of Mr. Garuto.

Richard Lareau of 5 Shorin Way was sworn in. He stated the proposed houses are seventeen hundred square feet and that the surrounding houses are similar. Only one house surrounding the property is that size and the rest are significantly larger. Mr. Mabie said that the intent was to not put a large footprint. Mr. Lareau asked why they need a variance rather than making one lot with the larger house. Mr. Garuto stated that both lots are substantially oversized. They will fit in. One large house would look out of place. Mr. Lareau stated that if it was one large house, it would still fit in and the variance would be unnecessary.

Mr. Coronato stated that the two smaller houses actually create less issues than one large house. Mr. Lareau asked why they would ask for variances if they can make one home with no variances. He is concerned about the drainage. The water is not going anywhere but onto the resident's property and will flow onto Wilbur. He asked if you are taking the R-20 overlay and making it commercial. Mr. Coronato explained that the front of the lot on Wilbur is residential and the back is commercial. This is not a use variance application. Mr. Mullin explained that several years ago in 2017 that became the B-1 zone with the R-20 overlay. It has been that way for close to a decade.

Mr. Lareau said that his concern is what is going to go back there and that they are trying to squeeze commercial into a quiet residential community. Mr. Coronato said that whatever is built on the commercial lot would need to go before the zoning board of adjustment or planning board for approvals and you would get noticed and would have an opportunity to view and speak on the application. Mr. Mullin stated that anything built on the commercial lot requires a fifty foot buffer on their side. Mr. Mabie stated that 68 feet is the only area that can be developed in that narrow area. Mr. Coronato explained again that the area is limited.

Gwen Lareau of 5 Shorin Way was sworn in. She asked to point out where the surrounding residential lots were she explained the lot next to it is residential. She is concerned they will have to look at a drainage ditch. She wants to know why they can't remain residential. Mr. Coronato explained that two homes verse the one larger homes. They are willing to concede on a lot of buildable space. We don't have a site plan for the long part of the commercial lot so it could be stormwater management, it could be parking lot, et cetera. They are not sure what it is. They don't know what the site plan is going to be.

Ms. Lareau asked what are they voting on tonight and Mr. Coronato explained that the lot lines in the proposed subdivision are what's being voted on and it creates two variances for each lot. Ms. Lareau asked how the lot became commercial and wants to keep it residential. Ms. Finn stated that we don't have the power to change the use. This is currently commercial. They can't change it back. Mr. Coronato said nothing is changing for the use of the property. They are not proposing any development. Ms. Lareau stated that it's one property and you're making it three. Mr. Coronato said that it is not. It is two lots and they are making it three.

Ms. Lareau went on to explain her frustration about the neighborhood changing.

Mr. Coronato stated again that they are not changing the zone. Mr. Mabie explained that as long as the lot sits now, it could all be commercial and could provide a through way from Wilbur Avenue to Rt. 571.

Ms. Lareau asked about the dedication to the town. Mr. Mullin explained that it could be sidewalks, utility, etc. It limits what can be done.

Mr. Foor of 3101 Wilbur Avenue was sworn in. He stated that this Board has historically disapproved self-created hardships. He said that the size of the retention basion for the commercial lot may be a problem. Mr. Mullin stated again that this would have to be a new site plan and that they would have to comply with new stormwater regulations.

Mr. Barron asked if there were any more questions for the public and there were not. He closed public questions for the engineer.

Mr. Mullin asked about section one of his letter specifically 1.5 and for Mr. Garuto to provide comments. Mr. Garuto stated that he will comply with all comments. 1.6.4 on page three refers to a recreation area in the attic and is labeled a bonus area and Mr. Garuto confirmed that there is just attic space, no living space. Mr. Coronato asked if they can deed restrict just for storage. Mr. mabie asked if it would then have to be unfinished and Mr. Coronato said no, it can be finished, but no bedrooms. Mr. Mabie agreed to that.

Mr. Umlauf asked if they could elaborate on the drainage. Mr. Garuto confirmed that all will comply. Mr. Umlauf stated that the trenches are pretty long and they will hold a lot of water. He'd like to think that the only runoff onto Wilbur will be the driveway. He agrees.

Mr. Coronato stated the two houses are better.

Mr. Umlauf said he doesn't know what they will put in the backyard with one big house. He explained that they do take everyone's position into consideration when they decide. Then it has to be based on the presentation and the law. If we deny, we pay on the back end with a lawsuit.

Ms. Finn stated that she takes this very seriously. The Zoning Board of Adjustment can change uses and we can't. We are not the deciding factor for zoning approvals. The council is and we just review it.

There were no more comments from the board.

Mr. Barron opened to the public for comments. There were none.

Mr. Barron closed the public portion.

Mr. Barron asked for a motion to approve the application with conditions.

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

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

Mr. Barron asked for motion to pay the bills. Mr. Umlauf read the bill report into record as follows:

We are in receipt of (1) invoice from Colliers Engineering, totaling \$226.69 and 1.00hr, (7) from Morgan Engineering totaling \$8,540.50 and 44.9hrs and (3) from Coronato Law, totaling \$3,455.50 and 18.50hrs, in total combined \$12,222.69 and 64.40hrs. The services are in support of:

Project No.	Project
MTPB24-007	2486 Ridgeway, LLC
MTPB25-19	Leisure Knoll
MTPB25-18	Presidential Gardens at Manchester, LLC
MTPB25-14	14 Middlesex, Jeffrey Jerman
MTPB24-017	Renaissance HOA
MTPB25-009	1200 2 nd Ave
MTPB24-011	Stavola Re-development
MCP-001	General Services
MTPB22-07	2582 Ridgeway/Manchester, LLC

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings

I find the charges to be reasonable and appropriate and recommend approval.

Mr. Barron asked for motion to approve.

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- yes, Jim Sloan-absent; William Peck- absent; Paul Cugliari- absent. Motion carries

Mr. Barron asked for a motion to approve the September 2, 2025 minutes.

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

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

Mr. Barron asked for motion to enter executive session at 8:49 p m.

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

All in Favor. None opposed. Motion carries

The board entered executive session.

The board returned from executive session at 9:20 p.m.

There were no professional reports.

Mr. Barron asks for a motion to adjourn

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

All in favor. None opposed. Motion carries

The board adjourned at 9:21 p.m.

Respectfully Submitted by,

Amanda Kisty

Planning Board Secretary