

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
THURSDAY, JUNE 12, 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 Thursday, June 12, 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	Absent
Timothy Poss	Member	Present
James Sloan	Class II Member	Absent
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

MEMORIALIZATIONS

1. Administrative Review
Property Address: Renaissance Drive
Block: 61.09 Lots: 1
Applicant: Renaissance Homeowners Association
Case # PB-2025-03

Mr. Barron explained that the Applicant was seeking to remove/replace 59 diseased & dying Ash Trees along Renaissance Drive from Wilbur Avenue up until the Renaissance Gatehouse. The removed trees are to be replaced with pink Crepe Myrtle trees. The Renaissance Homeowners Association has conducted inspections on the trees in question and have found them to be dead, dying or rotten, and represent a hazard. The applicant stated that all work is proposed to be completed prior to Memorial Day Weekend. In addition to the proposed 2025 Spring Tree Program, the applicant wishes to construct a (10' x 12') accessory shed near Daulton Drive for the Golf Center.

Mr. Coronato explained that they came last meeting on an application to remove diseased trees and to construct a shed.

Mr. Barron called for a Motion to the approve the proposed Resolution with the conditions set forth therein.

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

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

2. Resolution adopting the Natural Resources Inventory as an Element of the Master Plan

Mr. Coronato explained that the natural resources inventory needs to be included and incorporated into the Master Plan and the board reviewed this at the April meeting. This Resolution before the board is to do just that and to incorporate the natural resources inventory into the Master Plan so that it can become an element of the master plan.

Mr. Barron called for a Motion to the approve the proposed Resolution.

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

APPLICATIONS

1. Minor Subdivision with Bulk Variance

Property Address: Lawrence Avenue

Block: 1.286 Lots: 13 & 18

Applicant: Kozek Development, LLC

Case # PB-2025-02

Mr. Barron introduced the application and explained that the Applicant is 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 proposes to construct a 2-story frame 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 the application. He stated that this came to the board as a corrective application. The seller did not properly memorialize the subdivision before they sold the property to the applicant. The applicant, who is the purchaser of the property, is fixing and perfecting the problem.

Mr. Wilder stated that there are two waivers required. He explained that the property is across from Pine Lake. There are two issues. The first is that it is a D1 zone flood hazard area and the second is that it is D3 freshwater wetlands. There are possible threatened and endangered species.

Mr. Bill Stevens was sworn in as the applicant's engineer and planner. He presented his credentials to the board, and his credentials were accepted. Mr. Stevens said that he had exhibits in support of the waivers mentioned by Mr. Wilder. Exhibit A1 shows where the property is, which is an aerial. Exhibit A1A shows the flood hazard mapping. They are at elevation 34. They are outside of the one-hundred-year flood plan. Mr. Stevens explained that it would take more than 16 feet of water to affect this property. The property is completely surrounded by development. He believes, in his professional opinion, that both waivers can be granted without detriment. Mr. Stevens explained that this is a hardship application. The applicant bought this property without the seller and purchaser knowing this was not done correctly.

Mr. Wilder stated that the flood hazard determination submittal will be required. He has no issue with the waiver being granted if the outside approvals are granted.

Peter Loffredo, Esq. introduced himself as the attorney for the applicant. He stated that the applicant will comply with all of the board's requirements. Mr. Stevens stated that he has no problem with the flood hazard area certification. He stated that the LOI will take a year. The applicant will hire a biologist to give a report to speed it up. Mr. Coronato stated that this is the applicant's risk. Mr. Stevens stated that he does not believe there are wetlands. There is already development surrounding the property. Water boring testing was already done. The property is that elevation 50 and there is a very deep table.

Ms. Finn asked if the previous owner paid flood insurance on this property. Mr. Stevens said no, because it is not in a flood zone. Mr. Loffredo explained about flood insurance requirements.

Mr. Wilder stated that there are wetlands on the south side of pine lake. He stated the applicant will need to apply for a presence of absence. They might need a 150 ft. buffer. He stated that the Board could give more time for the approval process, but he recommends a presence of absence.

Mr. Vaccaro asked to confirm if a Buffer zone of 150 ft is required. Mr. Wilder said that if it is required, probably.

Mr. Umlauf asked what the species is that would be considered threatened and endangered. Mr. Wilder said that he is not sure.

Mr. Coronato said that they could give an extension on the subdivision approval.

Ms. Finn asked if an environmental impact statement would be quicker. Mr. Wilder said, yes. The preparer is hired by the applicant which could cause a conflict.

Mr. Wilder stated that the board should vote on the first waiver.

Mr. Barron called for a Motion to approve the proposed Flood Hazard Waiver for Jurisdictional Determination.

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

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

Mr. Wilder mentioned the little brown mitis, which is the brown bat and the bald eagle. The concern is that they are a rank 4 conservation species.

Mr. Coronato explained that the extension of time for perfection of subdivision could be granted.

The board voted on a partial waiver.

Mr. Barron called for a Motion to approve a partial waiver for a one-year extension to perfect the minor subdivision and to obtain a presence absence determination.

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

Applicants attorney, Mr. Loffredo explained how the lots were situated. He explained that they want to move the lot lines to make two lots. They will remove the existing sheds. They will require a variance for the first floor, which would be above the curvature of the road.

Mr. Stevens explained that it is a 200 ft by 100 ft subdivision. The subdivision would result in two 100 ft. by 100 ft. lots. The applicant will construct a new home on lot 13.01, which is currently vacant.

They will need a variance for the elevation of the first-floor height. The property is in the R-10 zone.

Mr. Stevens explained that the property has an extremely different and steep topography. The existing elevation is approximately 7.7 ft. above the road. The Beechmont and Lawrence corner is approximately 7 feet above the road. This is normal for this road. The applicant is asking for a waiver to provide curbs and sidewalks as there are none in the area.

Mr. Stevens introduced Exhibit A-3. It shows a four-bedroom home with septic, public water and a dry well. Mr. Stevens introduced Exhibit A-4, which shows a four-bedroom three-bathroom home with a

basement. He stated that he is in receipt of Mr. Wilder's, review letter dated May 22, 2025. He stated that the first two pages are informational. He said that he agrees with the variance requested and they are proposing to file the subdivision by map. He stated that all soils are now done and they will provide that to the board engineer. He stated that they talked about the flood area and the water study. He stated that the sewer will be septic. He takes no exception to part d of the letter. In point E, number 1, the applicant needs to get the road opening permit. As for item number two, the applicant has supplied the survey. Item number three, he explained that the property's existing use is a single-family residential dwelling. Number four, the applicant is maintaining the existing grading. Number five, he explained that the applicant could lower the home by a foot if they did not have a basement, but there is a benefit to the basement for recreation, storage and mechanicals. It matches the home next to it. Item six requires that they provide off-street parking which the applicant has.

Mr. Stevens explained that the applicant is requesting a C-1 variance due to the exceptional topography of the property. He referred the Board to Exhibit A-3. He stated that there is no way to make the grade compliant. He said that there is no substantial detriment to the public good or the zoning ordinance to maintain the grading.

Mr. Wilder stated that the applicant's engineer, Mr. Stevens, did a good job going through the letter and he has no problem with the variance.

Mr. Coronato stated that he has no comments or questions. Ms. Finn asked if there would be a garage. Mr. Stevens said no, but they could provide a garage.

Mr. Umlauf asked what is driving the variance and Mr. Stevens replied that it is because of the grade of the property. Mr. Umlauf asked if the basement was a nine-foot basement and Mr. Stevens said no that it would be an eight-foot basement. Mr. Umlauf asked why there would be no garage. Mr. Stevens explained that it is what the market demands.

Mr. Barron asked what the slope of the driveway would be and if it would be workable. Mr. Stevens says that it was less than ten percent and it will be a 8.6% percent slope, and which is compliant.

Mr. Umlauf asked, with a slope of 8.6%, will it require retaining walls? Mr. Stevens said no, they are not proposing retaining walls. Mr. Wilder stated that they do not want less than a two percent slope, because the driveway is steep.

Mr. Barron opened to public for questions.

Ms. Alice DeVito of 2016 Fourth Ave, was sworn in. She asked what the square footage of the property is, specifically of the proposed dwelling. Mr. Stevens stated that it would be a 3,000 SF home. Ms. DeVito asked if it was four bedrooms. and three bathrooms. Mr. Stevens confirmed. Ms. DeVito asked if the basement had ingress and egress windows. Mr. Stevens said there is an external entrance to the basement. MS. DeVito asked how many cars can fit in the driveway. Mr. Stevens said approximately three or four, and three is required. Ms. Devito asked if there would be no garage and no shed. Mr. Stevens said that they could if they are asked. Ms. DeVito asked about the lighting. Mr. Stevens said that they would comply and that they would comply with all setbacks.

Mr. Coronato asked if there was only one utility line. Mr. Stevens said no.

Mr. Barron closed the public portion after there were no more questions from the public.

Ms. Finn asked for a variance recap. Mr. Wilder stated that there is a 7.2 ft elevation where four foot is permitted.

Mr. Barron asked for a motion to approve with the variances, waivers and conditions.

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

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

2. 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
Case # PB-2024-22

Mr. Barron introduced the application and explained that the Applicant is 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. Dante Alfieri, Esq. introduced himself as the attorney for the applicant. He explained that this is for parole preliminary and Final major site plan approval. It was a mixed-use application. Ian Borden was sworn in as the Professional Planner for the applicant. He provided his credentials they were accepted by the board.

Mr. Coronato asked if they mentioned the technical minor subdivision. Mr. Bordon said yes, PB-1 zone allows for technical minor subdivision. Mr. Borden introduced exhibit A-1 as the aerial of the property. He explained that the site is shown in yellow. The application consists of lot 1, 2 & 4 in block 66, the property is on South Hope Chapel Road. He explained the location of the property. He stated that it is 14.74 acres. There are single family residential homes surrounding the property. The property is in the Pinelands Regional Growth Zone. It is in the PR-15 zone to the south and east in Jackson. They have Jackson trails. The subdivision was approved by Jackson township. Lot 2 is on the corner of Ridge and South Hope Chapel. It was approved in 1976 as a garden center with seven structures. Lot 1 is undeveloped. Lot 4 to the west is developed with a single-family residential home. This property was previously approved for a used variance. In 2023, the site was re-zoned to the PB-1 zone. A conditional use variance is required and they are required to provide for affordable housing.

The mixed use is composed of eighty-seven town homes, a 20,800 SF mixed use building with commercial and seventeen affordable housing apartments above it. Mr. Borden introduced exhibit A-2, which is the overall site plan, and he showed the proposed childcare building. He stated there are no freshwater wetlands and no Riparian buffers. There are two small manmade ponds. Mr. Bordon explained that there was an environmental impact statement submitted that Morgan reviewed. The applicant and the town had a technical review meeting on this project in April, and they made revisions in response to the said meeting. There is a twenty-foot buffer to the residential zone provided. There is no buffer required for the Jackson Trails property. The required number of parking spaces is 452 spaces. They've provided 467 parking spaces. For the four-bedroom town homes, two spaces per unit is required. All parking spaces will be shared between mixed use and the daycare and residential components will have easements. The applicant is required to provide EV parking. All driveways for town houses will have an EV outlet. There is a two to one EV credit for seventeen spaces, two of which are ADA spaces. All commercial spaces are 10 by 20 feet. The residential spaces are 9 by 18 feet. Bollards will be provided for mixed use and commercial. There are four driveways for access proposed. There are no issues with the driveway. Pinelands issued a letter of inconsistency on March 4, 2025 for primarily storm water management plan issues. They will submit for review. They will submit

revised plans as a condition of approval. In regard to fire hazard mitigation, a fuel break needs to be provided. Mr. Borden explained that the conditional criteria were reviewed by the staff and they meet all standards. In accordance with 245-74.1, they can have 8 units per acre. They are dedicating .63 acres of land to the County in the Town. They are providing 6.7% building coverage. There is a recreation area provided for the residential component. There's a twelve thousand square foot recreation area required with a splash park. The childcare needs to have an outdoor play area, which is provided at 6,000 SF and they meet the state requirement. Pinelands development credits are required. 6.75 PDCs must be completed and redeemed.

Mr. Borden explained the statement of operations. The mixed-use building will be operational from 7:00 am to 12:00 a.m. The childcare will be operational Monday through Friday from 8:45 am to 3:30 pm. There will be no buses. 8:15 am to 8:45am is drop off and 3:30 pm to 4:00 pm is pick up. There would be no childcare activities where parents would attend. They are proposing 30 employees and 341 children to attend the childcare center. There will be three signs, one commercial at the commercial entrance and two residential signs. The monument signs are low impact, and they are used to identify the property. They will be 6 ft. high, 3ft. wide, a 2 ft. sign on a 4 ft. wall. A 60 SF sign conforms. but not with Pinelands standard. A design waiver for the pylons ordinance, 32-n to allow a 16 ft high sign, 60 SF sign with static lettering, no animation. They will have a facade sign and they will comply with all requirements.

The Stormwater testimony will be provided by Bill Stevens and the applicant will comply. The property owner of the commercial component will be responsible for maintenance, parking, lighting, stormwater, curb and sidewalk, etc. The HOA will be responsible for the residential side. There will be refuse enclosures. There will be solid walls on three sides and a fence in the front. There will be a separate area for recycling. The pickup will take place between 7:00 am and 5:00 pm. It will be landscaped as required. The water and sewer proposed will be public water and sewer. The applicant will be providing a water extension for the project. The applicant is almost done with all approvals from the state made from the follow-up requirements.

Mr. Alfieri stated that the Applicant and it's professional have read the review letters and will comply.

Mr. Borden stated that they are happy to comply.

Mr. Wilder asked to confirm that the commercial is 8:00 am to 12:00 pm. Mr. Ian Borden stated that it's 8:00 am to 12:00 a.m. The Board and the professionals were looking for the hour requirements in

the ordinance. Ms. Finn made mention of the water coming from Jackson. She asked how many bedrooms are in the apartments. Mr. Borden explained that they are regulated on that by the affordable housing, Ms. Finn asked if there would be egress in the basement. Mr. Borden said that he will let the architect address that issue. Ms. Finn asked if there would be a club house and Mr. Borden said no, just recreation. Ms. Finn asked if everything was submitted to the Pinelands. Mr. Borden said yes and they will comply. Ms. Finn asked about basements. Mr. Borden said he would let the architect testify to the basements. Ms. Finn asked about the mailboxes. Mr. Borden said that it would be in the center of the site. Ms. Finn asked if the town homes were for sale and Mr. Borden confirmed that they are. Ms. Finn asked if the apartments were for sale and Mr. Borden said that they would be for rent. Ms. Finn as if there were bedrooms proposed in the attic. Mr. Borden said that the architect would handle that question as well. Ms. Finn asked if the HOA was not on site and Mr. Borden confirmed that they are not on site.

Mr. Wilder said that there is nothing in the ordinance that restricts the hours of operation.

Mr. Umlauf asked if there was no off-street parking, Mr. Borden said no. Mr. Umlauf asked about the previous garden center use and if the soil was cleaned up, Mr. Borden said that he was sure that will be done. Mr. Umlauf asked if we could make that a condition of approval. He also asked if the childcare was open to the public. Mr. Borden said yes as well as the commercial. Mr. Umlauf asked if the lights were back lit, he stated that a 26 ft. wide road is concerning because trucks are big and the turning radius is tight. Mr. Borden said that they will provide the turning radius. Mr. Umlauf said that he does not like community mailboxes. He stated it was inconvenient and asked if they could do it in clusters. Mr. Boren explained that he has to accommodate the postmaster. Mr. Umlauf asked where the apartment residents are taking their garbage and if there was a trash shoot inside. Mr. Borden stated that they can ask the architect. There is a mixed-use receptacle provided. Mr. Umlauf said that he is assuming there is roof drainage from the buildings. Mr. Borden said yes that it will be provided. Mr. Umlauf said that for Preliminary and Final approval it should already be provided on the plan.

Mr. Dickerson said that there are a few technical and inconsistencies. Mr. Borden said that he will comply with all comments. Mr. Dickerson said there are four EV spaces required. Mr. Borden said that's fine. Mr. Dickerson stated that there should be no modification unless the existing vegetation is inadequate and he asked if it was. Mr. Boren and said and it will be replaced by approved vegetation. Mr. Dickerson asked about the affordable housing and if there had been any comment. Mr. Coronato

deferred to the affordable housing attorney for the affordable housing for the township. Mr. Borden said that they will comply with whatever is required.

Mr. Dickerson asked that they show their work for landscaping and Mr. Boren said that they will comply. Mr. Dickerson said that regarding the signage, he believes that there is a variance relief required. He asked, where is the commercial signage language. Mr. Borden stated the ordinance. Mr. Dickerson believes the variance is needed. Mr. Borden stated that if a variance is required, it would be a C-2 variance and it is confusing. Mr. Coronato stated that it is better to give the variance than to not give the variance now.

Mr. Dickerson asked about a sidewalk that stops suddenly, and Mr. Borden explained that it is a typo and they will fix it.

Mr. Barron asked if the project will be sprinklered. Mr. Borden said that he would defer that question to the architect as well.

Mr. Barron said that there was no parking signage and Mr. Borden said that they can provide it. Mr. Barron asked if it would be title 39 jurisdiction within the proposed development. And Mr. Borden said that they can provide title 39 jurisdiction.

Mr. Coronato asked about the fence height around the splash park. He asked where the access point was. Mr. Borden explained that there will be a walkway from the residential area to the recreation splash park. Mr. Coronato asked if it was behind the dumpster; Mr. Borden said it was a 4 ft. fence. Mr. Coronato asked if they could move the dumpster. Mr. Borden said they can move it to the left. Mr. Coronato asked if they could move it by the basin by the entrance on Ridge Avenue. Mr. Coronato asks how high the fence for childcare is. Mr. Borden replied that it was four feet. Mr. Coronato asked if there are any risks of the kids going over the fence and Mr. Borden stated that they can make a six-foot fence.

Mr. Umlauf stated that he would rather see a six-foot fence. Mr. Borden said he had no problem with providing a six-foot fence. Mr. Vaccaro asked if the new location for the dumpster was accessible for pickup. Mr. Borden said it will be angled. Mr. Umlauf asked if they could change the angle of the dumpster by building six. Mr. Borden agreed.

Mr. Vaccaro asked where the snow removal equipment will be stored. Mr. Borden said out of the way. Mr. Coronato asked what the requirement was for guest spots. Mr. Borden said that there are 104 total

residential units and 52 guest spots are required. That's 0.5 spots per unit. Fifty-two guests spots are provided.

Mr. Coronato stated regarding snow, they cannot use parking spaces to store snow equipment. Mr. Borden agreed.

Mr. Coronato asked the applicant to submit a detailed statement of operations. Mr. Borden agreed.

Ms. Finn said that she has a problem with the commercial component open until midnight. Mr. Coronato stated that it is up to the board's discretion on what time they think is appropriate. Ms. Finn stated 10:00 p m. Mr. Umlauf stated the noise ordinance is 10:00 p m. Mr. Coronato said that makes the most sense. Mr. Alfieri stated that he has no objection to 10:00 p m. Mr. Borden stated that he will get approval of the hydrant location from the Fire Marshal and utilities.

Mr. Vaccaro asked if there would be attic living. Mr. Borden stated that the architect will handle that. These plans were prepared to address the concerns from the last application.

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

Ms. Alice DeVito of 2016 Fourth Avenue was sworn in. She asked if the rental apartments would have an elevator. Mr. Borden said that would be for the architect. Ms. DeVito asked if there were dedicated lines for EV and Mr. Borden said yes. Ms. DeVito asked if they have any effect on the town homes. Joe said that they could ask the architect.

Ms. DeVito asked if the HOA would submit to DCA. Mr. Borden said yes.

Joe Markowski was sworn in. He asked if the early school was accessible to anyone. He said that the children from Jackson Trails walking is a concern. Mr. Borden said that all children are six months to five years old. They will not be alone, and sidewalks are provided. Mr. Markowski asked if the road connects the projects. Mr. Borden said no. There is no room to add later on. Mr. Markowski asked what the dark line was, and Mr. Borden explained that it is a road dedication. Mr. Markowski stated that he was concerned about the water issue. He stated that he is concerned about the clear cutting of the property and what happens when it rains after all the trees are gone.

Mr. Alfieri explained that Mr. Stevens will provide testimony regarding the storm water management plan. Mr. Markowski explained that he is concerned that we are approving projects that need water

from other towns. Mr. Coronato explained that the applicant has agreed to provide infrastructure to tie the water in for additional water. Mr. Borden said that it is a good utility design to tie and interconnect the water supply. Route 571 is a peninsula that sticks out from the town. It is encouraged by DEP.

There were no more questions from the public for Mr. Borden.

The board took a recess at 8:03 pm.

Tim Poss left at 8:10 p.m.

The board returned from recess at 8:17 p m.

Mr. Alfieri introduced Mr. John Rea, PE. He was sworn in. He provided his credentials. He is a traffic engineer. The board accepted his credentials. Mr. Rea explained that the study was done on November 13, 2024. He explained that the applicant has pending approval before the Ocean County Planning Board. They will provide an overall comprehensive study plan, striping plan from ridgeway up to Fremont. All major developments, major driveways and intersections are provided. He explained that this is a ten-year design from 2024 to 2034. The projects include Parkwood, Jackson Trails, Active Acquisitions Warehouse, South Hope Chapel Town Square, and one more project. The projected growth rate is accounted for. All of these projects are approved or being constructed. The study shows a C level of service in the am peak hours and a D level of service in the p m peak hours. There is a minimal increase in delay, and it does not change the level of service. Mr. Barron asked to explain what the levels are. Mr. Rea did that. Mr. Rea explained that there is a four second increase and is an average delay. There are four access points including two on Ridge Avenue and two on South Hope Chapel. The traffic is effectively distributed between two roads. 452 parking spaces are required, and 467 parking spaces are provided, which complies. The off-street parking is at zero point five per unit. There is no banking of parking. A surplus should be constructed. Turning radius meets auto turning requirements. There is double counted growth. The applicant mitigated left turn lane delays by providing left turn and right turn lanes. Traffic signals will be installed at Jackson Trails which will create some gaps in southbound traffic to offset the traffic impact. In accordance with the Ocean County Planning Board which requires a traffic impact feed to the county for improvements as they see fit. Mr. Wilder commented on the shared parking arrangements and he asked if there is a percentage. Mr. Rea said there is a program you can do that looks at an hour by hour and he they did not do that. The residential parking peaks at 10 p m. Commercial doesn't go that late. So, it is a good mix.

Mr. Dickerson said he had no questions of Mr. Rea.

Mr. Coronato asked about the childcare, the pickup and drop-off. He asked where you expect the main flow to come from. Mr. Rea said some from the north from Parkwood, some from the south from Jackson trails and some from this project as there will be assigned pick up and drop off times. He explained there are seventeen drop-off spaces and seventy-seven parking spaces in total for the childcare center. Mr. Coronato asked how many kids are projected to attend. Mr. Rea stated that 341 children is the capacity, but there will also be siblings so that may cut down on the vehicles. Mr. Coronato asked if there would be a parking liaison. And Mr. Rea said he would say yes. Mr. Barron asked if there were no school buses and Mr. Rae said that is correct. Mr. Umlauf asked about a security card or security code because then a parking liaison would be a moot point. Mr. Rea said he understands. Mr. Coronato asked if they could stagger that pick up and drop off top. Mr. Rae stated that with siblings that could be a problem, but it is a reasonable request. Mr. Coronato asked for anything additionally beneficial to avoid stacking. Mr. Rea said that he could designate more than seventeen space as for a pickup and drop off. Mr. Coronato said that he's worried about the flow of traffic. Mr. Rea said that they have an operator of the childcare working with the board and the town on traffic control and they could make staffing accommodations. Mr. Umlauf asked if it would be open to Pine Lake Park, Holly Oaks, Jackson, et cetera. He was just assuming that it would be more convenient for the projects closest. Mr. Umlauf asked what the peak hours were. Mr. Rea explained that the peak hours were from seven fifteen, a m to eight, fifteen, a m and four p m., five p m in the peak hours in the afternoon. Mr. Umlauf talked about the difference in actual peak hours for what is testified to the traffic is much worse.

Mr. Barron asked if there were questions from the board, there were no more questions from the board.

Mr. Barron asks if the aerial platform is required and Mr. Rea said that he will submit it.

Mr. Barron opened to the public for questions of Mr. Rea for traffic.

Mr. Markowski came before the board. He asked to confirm if three of the four exits go out onto South Hope Chapel. Mr. Rea said that he has assumed all traffic is on South Hope Chapel. Mr. Markowski asked about the driveways and Mr. Rea stated that both driveways have left and right turn lanes, left and right turn capacity capabilities. Mr. Markowski stated that the left turn on the South Hope Chapel will be a huge challenge.

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

Mr. Alfieri introduced the architect Melissa Rub, RA. Ms. Rub provided her credentials. She graduated from City College School of Architecture. She is licensed in the State of New Jersey and has appeared before this board before. The board accepted her credentials. She explained that this is a mixed-use application. The proposed apartments would be 600 SF, 840 SF and 1240 SF. They will be fully sprinklered and they will comply with all fire codes and building codes. They have provided gables, decorative tresses and windows. There will be thirteen small signs.

Ms. Finn asked if there was an elevator and Ms. Rub states there are two in the center and three stairways, both big enough for stretchers. Ms. Finn asked if there would be basement storage and Ms. Rub stated that it would be mostly commercial. Ms. Finn asked if there was laundry and Ms. Rub answered that each apartment had stackable laundry units.

Mr. Umlauf asked about the size of the elevator. Ms. Rub stated that they will be larger. There will be a taller cab with a wider opening for moving in and moving out. This elevator is on the left and it is free style. Mr. Umlauf asked if it was a flat roof and Ms. Rub said it is best designed to hide the mechanical. Mr. Umlauf asked if the panels are hearty style and Ms. Rub said yes. Mr. Umlauf asked about the colors and Ms. Rub said that they would be earth tone. Mr. Umlauf asked if the windows were black and Ms. Rub said yes and that they will comply with all sprinkler codes. Mr. Umlauf asked if it was ADA compliant and Ms. Rub confirmed that it was.

Mr. Barron asked if there will be a generator for the elevators. Ms. Rub said that they could or there would be battery backup.

Mr. Coronato asked if there would be EV ready, hook ups. Ms. Rub said there would be in the parking lots.

Mr. Barron asked if there would be bollards. Ms. Rub said that she will add them.

Mr. Umlauf asked about the trash and Ms. Rub said that they will use the parking lot receptacle.

Mr. Vaccaro asked about an emergency generator for the elevator not battery backup. Ms. Rob said that they will comply.

Mr. Barron opened to the public.

Alice DeVito of 2016 Fourth Ave came before the board. She stated the brown fixtures seemed to be out of place; it looks too western.

There were no more questions from the public.

Ms. Rub introduced exhibit A-4, which is the daycare rendering. She explained on the second floor, there will be nine classrooms and offices.

Ms. Finn asked if there would be a basement, Ms. Rub answered that it would be unfinished and not used for anything but storage and mechanical. Ms. Finn asked about the elevator size. Ms. Rub said that there is one in the center. It can accommodate a stretcher and there is one elevator in the center.

Mr. Umlauf stated that he thinks it looks very nice.

Mr. Barron asked if the A/C would be on the roof and Ms. Rub stated that it would be. Ms. Rub stated there are two stairwells and a generator for the elevator. The powers will be provided.

Mr. Wilder said that the resolution must say unfinished basement buildings must be ADA compliant.

Mr. Umlauf asked if they were single hung windows and Ms. Rub confirmed that they are.

Mr. Peck asked if there would be kitchen facilities. Ms. Rub said no, the food preparation would be done off site and brought to the site.

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

Ms. Rub introduced exhibit A-5. She explained that it is a typical townhouse grouping. The units would be thirty-eight feet deep and forty-three feet deep. She described the townhome as three stories four bedroom with one bedroom in the attic. Section 300.1 of the IRC allows for 2 and 1/2 story building. She described the criteria. They meet the requirements. The attics have an egress window. As of February 2025, all town homes are required to be sprinklered. The basement will be finished too. She explained the finishes are the same as the other buildings.

Ms. Finn asked if the basements would be deed restricted to no bedrooms. Ms. Rub said yes. Ms. Finn asked if there would be egress windows. Ms. Rub said yes, but just for safety. Ms.

Finn stated that she is totally against attic bedrooms. She asked if they would agree to a percentage being restricted from attic bedrooms. Mr. Alfieri said that he is not willing to do that at this time, due to sprinklers, et cetera. Ms. Finn said that she does not think parking is sufficient for the townhomes. Mr. Alfieri says that they meet the requirements.

Mr. Coronato asked if they would be willing to do 75%/25% attic, like they agreed to in the Parkwood Square application. He stated there were a lot more houses in the Parkwood application. Ms. Rub explained that the smaller units would be 905 square feet on the second floor and 290 feet in the attic loft, which is 230 square feet total. The larger units would be two and a half stories and 2,465 square feet.

Mr. Wilder asked if there were basements in all units. Ms. Rub explained that the basements and attics are an upgrade option.

Mr. Umlauf asked that there be no closet in the study. Ms. Rub agreed. Mr. Umlauf asked if the whole building is suppressed, because it avoids emergency water being shut off when bills are not paid. Ms. Rub said that she will look into that. Mr. Umlauf said that he would like hardy panels on the front. Ms. Rub said, ok.

Mr. Wilder asked if there were no closets in the basement, and Ms. Rub explained that the closets would be just in the exercise and playroom, not in the den.

Ms. Finn asked if every unit gets a deck. Ms. Rob said yes.

Mr. Umlauf asked if the condensers were on the wall instead of floor mounted. Ms. Rub said she will discuss it internally.

Mr. Barron opened to the public for questions of Ms. Rub.

Aaron Borden of 10 Morgan Ct, was sworn in. Mr. Borden asked if they have basements and an attic room should they be concerned? Mr. Coronato stated that these questions are more about limited amount of space. Mr. Borden asked if there were safety issues. Ms. Finn said yes. Mr. Umlauf explained fire suppression is not completely safe.

There were no more questions from the public.

Mr. Barron said with three bedrooms and one attic bedroom, he has parking concerns.

Mr. Umlauf said a single car driveway is not sufficient for people parking. He's concerned about people parking on the lawns.

Mr. Vaccaro asked if anyone has reviewed the sewer system. Mr. Coronato explained that it goes to the Township MUA via separate application.

Ms. Finn asks, how many bathrooms. Ms. Rub answered that there would be four and a half bathrooms.

Mr. Bill Stevens was sworn in and his credentials were provided and accepted. Mr. Stevens explained that he was there to discuss the stormwater management plan. He stated there would be a collection system in the street. A series of ten small scale basins with an underground infiltration system. He went through both review letters and will comply with all comments. Ocean County supplied a letter to the applicant, and they will comply with all those comments. They will comply with all Pinelands comments and requirements. Mr. Stevens explained the requirements for one-hundred-year storm.

Mr. Wilder explained that Mr. Borden addressed many of the comments. He stated there are smaller items for cleanup purposes. He asked if the fencing 4 ft. off the childcare building is enough to maintain the building. Mr. Stevens said they will look at that with the architect and planner to make sure they comply.

Mr. Umlauf asked if there was anything coming off the buildings in regards to stormwater. Mr. Stevens said that all gutters will be connected to the basins. Mr. Umlauf said that he is concerned about debris collecting in the stormwater management system and he asked if it can be managed. Mr. Stevens said the openings are shallow and they are meant to function like rain gardens. Mr. Umlauf asked if access to the basins could be moved off the county roads and Mr. Stevens said they could. Mr. Umlauf said black chain fence along the back and six-foot chain link, open mesh fencing around the basins like Parkwood would be preferable.

Mr. Barron opened to the public for questions of Mr. Stevens, there were none.

The board took a recess at 9:44 p m. The board returned at 9:48 p m.

Mr. Alfieri agreed to the fencing requirements.

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

Mr. Barron opened to the board.

Mr. Umlauf thanks the applicant for being prepared. He does not want to see development, but it is an approved area to build. He thinks people should come out if they have complaints.

Mr. Barron called for a Motion to the approve application with the conditions set forth by Mr. Coronato.

Ms. Finn made a motion to approve with conditions, seconded by Mr. Vaccaro.

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

ADMINISTRATIVE SESSION

Mr. Umlauf read the Bill report.

He stated that the Board is in receipt of (13) invoices from Colliers Engineering, totaling \$14,316.90 and 73.25hrs, (6) from Coronato Law totaling \$6,588.08 and 48.8hrs and (6) from Morgan Engineering totaling \$12,349.50 and 78.60hrs in total combined \$33,254.48 and 200.65hrs. The services are in support of:

Project No.	Project
MCP0114	58 & 62 Lacey Rd
MCP0097	Marble Arch Homes, Inc
MTPB24-021	2065 Hwy 37, LLC
MTPB24-022	Hope Chapel Town Square
MTPB24-011	Stavola Redevelopment
MTPB24-020	2701 Hwy 37, LLC
MTPB24-021	2065 Hwy 37, LLC
MCP0107	3250 Wilbur Ave, LLC
MCP0108	Ocean Pond Reality
MTPB25-001	Kozek Minor Subdivision
MTPB2023-05	Leisure Village West
MTPB2023-004	Ocean Holdings
MTPB2023-23	US Homes
MTPB2024-04	Leisure Knoll

He stated that 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 recommend approval.

Mr. Barron called for a Motion to approve payment of the bills.

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

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

The proposed minutes were carried to the next meeting on June 18th.

REVIEW OF ORDINANCE-25-19-AMENDING CHAPTER 245-8- DEFINITIONS (SHED)

Mr. Coronato explained that they are allowing very small sheds in HOA communities. The HOA has to change their rules to accommodate this new ordinance.

Mr. Vaccaro asked what materials would be in them. Mr. Coronato said that he will make it a recommendation that no hazardous material be stored in the small sheds.

Mr. Vaccaro stated that he would like to see a setback from the shed.

Mr. Barron opened to the public for questions regarding this ordinance.

Janine Larson asked if this is 25-20. Mr. Coronato said no.

Mr. Vaccaro asked if the HOA can still restrict sheds if they want. Mr. Coronato said that they could.

Mr. Barron called for a motion to recommend back to counsel.

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

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

REVIEW OF ORDINANCE-25-20- AMENDING CHAPTER 245-ZONING MAP

Mr. Coronato introduced ordinance 25-20 from town council.

Mr. Coronato explained that we are not adopting the ordinance tonight. They are just reviewing it and making recommendations back to council. There is one property off Hangar Rd. that would now be included in the PB-1 zone in accordance with this ordinance to 25-20. He explained that much of the adjacent area is in the PB-1 zone.

Mr. Barron showed that the time was 10:00 p.m. and they asked for a motion to extend the meeting.

Ms. Finn made that motion seconded by Mr. Umlauf. All in Favor.

Ms. Kisty explained the history of the property in question and that it had previously had subdivision approval and that it had also gone before the zoning board for a use variance for a commercial use and was denied.

Mr. Coronato read what was applied for with the use variance. Ms. Kisty explained that it was then before the planning board for a lot line adjustment on the previously approved subdivision.

Mr. Umlauf asked why. Mr. Wilder explained that the Applicant wrote a letter requesting a zone change. Mr. Umlauf does not agree and thinks that it was already approved for residential.

Mr. Coronato just stated we were reviewing it for the consistency with the master plan. It is not inconsistent with what is in the area.

Mr. Dickerson said that he cannot figure out what piece of property this is referring to.

Ms. Janine Larsen came before the board in regard to lots 1 to lots 1.09. She said that on August 25, 2022, this property was denied a use variance. There is no good reason to change the zone. It was previously approved for an eight-lot residential subdivision. They are protecting their quality of life and property values. This is the same developer. They have already spent money to object to this proposed use. They did their due diligence when they bought the property and they're asking the board to protect them.

Eric Larson came before the Board and he said he agrees with his wife. In the comments, he thought they stopped it already. Now they have to spend more money to prevent it again.

Frank Novak came before the board. He said that he left his house every day since the base has gone back to work and traffic is backed up. The area was made for residential. It was approved for residential. He thinks that they should build residential. He asked that the Board take their thoughts into consideration.

William Foor came before the Board and was sworn in. He said it is inconsistent with the master plan. This is the third change. Nothing built yet and it is just a prototype.

Mr. Vaccaro asked if there is any way to buffer the two zones.

Mr. Wilder said that it is hard to say in a vacuum.

Mr. Barron called for a motion to recommend back to counsel that the ordinance is left as is with no changes because it is not consistent with the Master Plan.

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

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

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

Mr. Barron opened to the public for general questions and comments, there were none.

ADJOURNMENT

Mr. Barron called for a motion to adjourn.

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

ALL IN FAVOR.

Meeting was adjourned at 10:26 p.m.

Respectfully Submitted by

Amanda Kisty

Planning Board Secretary