

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING  
WEDNESDAY, JUNE 18, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Special Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 7:00 pm on Wednesday, June 18, 2025.

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

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	Absent
James Teague	Member	Present
Timothy Poss	Member	Absent
James Sloan	Class II Member	Absent
William Peck	1st Alternate	Present
Paul Cugliari	2 <sup>nd</sup> Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Absent
Daniel Bloch, PP, AICP	Board Planner	Present

MATTERS FOR REVIEW AND ADOPTION: MASTER PLAN AMENDMENT

Mr. Barron introduced the Fair Share Housing Plan. Mr. Coronato explained that this meeting was for the adoption of the Fair Share Housing Plan. He explained that Fair Share Housing used to be called COAH. It is state mandated. If we don't do it by the end of June, we lose our Master Plan.

Mr. Coronato introduced Mr. Dan Bloch who explained that he is the Planning Board Professional Planner. He said the board is here to review and recommend the 4th round obligation of the Fair Share Housing Plan back to the Council for approval.

The 4th round obligation is valid from July 1, 2025, to July 1, 2035. He stated that Manchester has a complicated history. The whole process started in the 1980s when Mount Laurel began. He explained that they are looking at the make-up of the community, what the obligations are and how Manchester meets these obligations. He said he is going to skip the Township demographics section of the report. He will answer any questions if there are any.

Mr. Bloch directed the Board to page 34 of the Fair Share Housing Plan and spoke about grants for home improvement and deed restrictions for 10 years to Affordable Housing. There will be 154 units of rehabilitation. The town does have a program that will continue. Mr. Bloch showed how Manchester met previous round obligations. Manchester had to go through court for a settlement for the 3rd round obligation. He explained that you lose your immunity against builders' remedy lawsuits if you do not comply with requirements by the end of this month. The fourth-round obligation is 412 units for affordable housing. He referred the Board to page 37 and showed them the chart. There are 308 existing units. There are 62 bonus credits to get to 25 percent. He went through the 3rd round credits, some of which are no longer available. 235 units exist or are proposed, plus 85 bonus credits. They move things around to meet this for the 4th round, thirty percent are age restricted units.

Mr. Bloch went on to explain the Heritage Mineral properties and how it has a long-complicated history. These units are now put back into the calculations. The town is relying on the negotiations going on with Heritage Minerals to meet the fourth-round obligation. He said that based on the plan that we are proposing, we are complying with the affordable housing requirements. He told the Board that he is happy to go through anything and expand on any information provided if the Board needs him to or if they have questions.

Mr. Barron asked if Mr. Bloch took into consideration all the new developments approved, such as Parkwood Square and South Hope Chapel. Mr. Bloch said yes. The same questions were raised on what is required of South Hope Chapel. Mr. Coronato explained that those issues will be addressed with Carl Block, the Business Administrator.

Mr. Bloch explained that, in regard to the water issue, there are other wells that the town can tap into. He said the original Heritage Minerals agreement only had 10 percent set aside. The town is trying to get closer to 20 percent, which is the norm now.

Mr. Coronato said that they would need a motion to adopt the Fair Share Housing Plan as amended by June 18, 2025.

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

Mr. Barron opened for questions from the public.

Gail Apgar of 53 Columbus Boulevard was sworn in. She asked if they would make the quota for what we have now. Mr. Bloch said that the re-zoning and existing and approved units are making the way for the required Affordable Housing to be built. Mr. Coronato compares the Affordable Housing to a jar needing to be filled as an explanation to the board and the public. He said that different projects and existing units are used to fill that jar.

Ms. Finn asked to confirm that not all 400 units are in one place and that it will be scattered. Mr. Bloch explained how integrating units into development works.

Ms. Apgar asked about the home improvement program and how affordable housing works. Mr. Bloch explained that it's like a lottery and there are requirements that need to be met. Mr. Coronato said that it is on a sliding scale, and he explained what that meant.

Mr. Barron stated that if it is an affordable unit and deed restricted, you can't just flip it and sell it as a market rate housing unit. Mr. Bloch confirmed that and explained it further.

Ms. Apgar asked if the houses being built in Pine Lake Park count as Affordable units, and Mr. Coronato said no, probably not. They pay a fee that goes into the rehab fund.

Paul Cugliari of 717 Fifth Avenue was sworn in. He asked where the specific area is that the houses are being built in? Mr. Bloch explained that there are different projects all over town, like the one proposed right across the street.

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

Board member Paul Cugliari asked if normal rentals with multi-family units count as affordable housing. Mr. Coronato said no. He stated that there is no cap on rent. It needs to be approved beforehand.

Mr. Peck asked if there was a list and if Manchester Township maintains a list. Mr. Bloch said yes. The administrative agent of the affordable housing program maintains a list and it is open to the public.

Mr. Teague asked if there are people on a waiting list. And Mr. Bloch explained the process.

Mr. Barron closed the public and Board questions.

Mr. Barron asked for a motion to adopt the June 2, 2025 Fair Share Housing Plan as an Amendment to the Master Plan.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Teague-yes, W. Peck-yes, P. Cugliari-yes; Motion carries

There were questions on page 27 regarding water and page 28 regarding the Stavola property that no longer has affordable housing. Heritage Minerals will provide no more than 20 percent Affordable Housing.

Mr. Barron asked for a motion to amend the Fair Share Plan as an Amendment to the Master Plan.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Teague-yes, W. Peck-yes, P. Cugliari-yes; Motion carries

Mr. Barron asked for a motion to approve a Resolution to adopt the amended plan as an Amendment to the Master Plan.

Mr. Cugliari made that Motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, J. Teague-yes, W. Peck-yes, P. Cugliari-yes; Motion carries

The board opened to the public. The board closed to the public.

Mr. Barron called for a motion to approve the minutes from the March 3, 2025 meeting.

Mr. Peck made that Motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, J. Teague-yes, W. Peck-yes, P. Cugliari-yes; Motion carries

Mr. Barron asked for a motion to adjourn.

Mr. Peck made that Motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-yes, J. Teague-yes, W. Peck-yes, P. Cugliari-yes; Motion carries

The meeting was adjourned at 7:32 p.m.

Respectfully submitted by Planning Board Secretary

Amanda Kisty