

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, MARCH 2, 2026 6:00 PM

PLEASE TAKE NOTICE a Regular Meeting of the Manchester Township Planning Board will be held at 1 Colonial Drive, Manchester Twp., New Jersey at 6:00 P.M. Monday, March 2, 2026.

1. Salute the Flag
2. Oaths of Office, Michelle Manzella and PaulAnn Fazio
3. Roll Call

MEMORIALIZATIONS:

1. Amended Resolution

Property Address: Ridgeway Rd (CR 571) & Lakehurst Whitesville Rd (CR 547)
Block: 65 Lots: 11, 12, 13, 14
Applicant: Parkwood Square LP & Parkwood Center B LLC
Case# PB-2023-05

The Resolution for the application is being amended because clarification is needed for the fence from the Applicant's Preliminary Approval condition. The prior final resolution stated that the fence needed to be along Ridgeway Avenue; However, it was the intention of the Applicant and the Board to have the fence installed along Ridge Avenue. This has been corrected above. The fence along Ridge, as referenced above, shall be black vinyl coated chain link fencing to better blend into the wooded area and buffer. The deed restriction limiting the number of townhouse units that can include attic bedrooms needs to be clarified. For the purposes of proceeding through resolution compliance, a general statement/deed restriction in the deed to the HOA from the Applicant shall be sufficient to meet resolution compliance. However, as to the specifics, the applicable percentage of individual deeds for the townhouse complex permitted to build attic bedrooms shall be limited to 75% of the townhouse units, with the remaining 25% of the units to be subject to said deed restriction. For purposes of Affordable Housing, the Applicant shall provide 28 affordable housing units.

2. Amended Resolution

Property Address: Ridge Ave & Lakehurst Whitesville Rd (CR 547)
Block 66 Lots: 1, 2 & 4
Applicant: South Hope Chapel Town Square, LLC
Case # PB-2024-22

The Applicant received a letter from Pinelands Commission regarding the Township's High Hazard Forest Area. Specifically, the Pinelands is directing the Applicant to comply with the High Hazard Forest Area requirements. However, based upon the testimony presented on March 2, 2026, and that of the Mr. Borden on the meeting nights, the Applicant is not required to provide a fire break as the forested areas are already broken on all sides of the property. Accordingly, the previously adopted resolution has been amended to reflect same. Additionally, at the request of Pinelands, all prior approvals not associated with this application as hereby rescinded. The deed restriction limiting the number of units permitted to include attic bedrooms needs to be clarified. For the purposes of proceeding through resolution compliance, a general statement/deed restriction in the deed to the HOA from the Applicant shall be sufficient to meet resolution compliance. However, as to the specifics, the applicable percentage of individual deeds for the townhouse complex permitted to build attic bedrooms shall be limited to 85% of the townhouse units, with the remaining 15% of the units to be subject to said deed restriction. For the purposes of Affordable housing, Applicant shall provide 17 Affordable Housing Units

3. Administrative Review

Property Address: 1 Buckingham Dr N.
Block: 52.01 Lot: 1.03
Applicant: Leisure Knoll at Manchester INC-NJ

Case# PB-2025-19

The subject of this current application is to seek approval for the installation of various speed humps throughout the site along Buckingham Drive North and Red Hill Road, as well as the installation of an exit gate near the RTE 70 entrance/exit.

APPLICATIONS:

1. TO BE CARRIED

Administrative Review

Property address: 323 Gardenia Dr

Block: 98.04 Lots: 1

Applicant: Whiting Station @ Crestwood Association Inc.

Case# PB-2025-20

The subject of the Application is the removal of 17 mature white pines and reforestation with a total area of 2,291.25 SF of Land Disturbance.

2. CARRIED FROM 02/04/2026

Conditional Use Application

Property Address: 2444 Ridgeway Blvd (Unit 340)

Block: 72.01 L:14.01

Applicant: Zohar Hagbi

Case # PB-2025-21

The applicant is proposing to operate an auto mechanic shop out of unit 340, where an auto mechanic shop is a conditional use in the POR-LI zone.

3. Administrative Review: Rooftop Solar Installation

Property Address: 498 Hwy 530

Block: 98 L:22

Applicant: Infinity Solar Systems (Dollar General)

Case # PB-2026-04

The subject property is located along Highway Route 530, at the southwestern corner of the intersection of Route 530 and Schoolhouse Road. The subject of this application is to seek approval to install 105 roof mounted solar panels (61.950 kW) on the already existing 7,195 sf building.

4. Administrative Review: Rooftop Solar Installation

Property Address: 1924 Hwy 37

Block: 41.01 L:1

Applicant: Infinity Solar Systems (Dollar General)

Case # PB-2026-05

The subject property is located along Highway Route 37, at the northern corner of the intersection of Route 37 and Colt Place. The subject of this application is to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 7,423 sf building.

5. Administrative Review: Rooftop Solar Installation

Property Address: 2920 Hwy 571

Block: 5 L:2059

Applicant: Infinity Solar Systems (Dollar General)

Case # PB-2026-06

The subject property is located along Route 571, on the northeastern side, approximately 400 ft southeast of the intersection of Route 70 and Route 571. The subject of this application is to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 9,021 sf building.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of December 8, 2025, Special Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: February 26, 2026

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED. FORMAL ACTION MAY TAKE PLACE AND THIS MEETING WILL ADJOURN ON OR BEFORE 10:00 P.M.

Amanda Kisty
Planning Board Secretary