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# Amended Fourth Round Housing Element & Fair Share Plan

Township of Manchester

March 6, 2026

Prepared for:

Township of Manchester  
Ocean County, New Jersey

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Township of Manchester

Ocean County, New Jersey

Adopted by the Planning Board: **June 18, 2025, Amended \_\_\_\_\_, 2026**

Endorsed by the Mayor and Council: \_\_\_\_\_, **2026**



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

MCT-0089

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# I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to very low-, low- and moderate-income housing.

This report is the Township of Manchester's Amended Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035 (known as the Fourth Round). Manchester Township seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules<sup>1</sup>, Third Round Rules<sup>2</sup> (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999-2025)
4. Fourth Round Obligation (2025-2035)

## Affordable Housing History

### Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in Southern Burlington County NAACP v. the Township of Mount Laurel, 67 N.J. 151 (1975), 336 (Mount Laurel I), that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. Mount Laurel I is the landmark decision that created what is commonly referred to as the "Mount Laurel Doctrine". The Supreme Court found that Mount Laurel Township's zoning ordinance only permitted one type of housing- single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983), another monumental decision which became known as the "Mount Laurel II" decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the "developing" municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality's fair share obligation. Mount Laurel II also established the "Builder's Remedy" as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder's Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality's zoning ordinance if it fails to create

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<sup>1</sup> NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

<sup>2</sup>NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

In 1985, the Fair Housing Act (“FHA”) was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing (“COAH”), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

**Prior Rounds (1993-1999)**

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

***Manchester Township’s Prior Round Compliance***

December 19, 1986	Housing Element and Fair Share Plan prepared by E. Eugene Oross Associates.
1987	Township adopted Round 1 Housing Plan.
October 27, 1993	Township adopted revised Round 1 Housing Plan.
1993	Hovson, Inc. brought a Mount Laurel Complaint against the Township (OCN-L-3457-93 PW).
October 18, 1994	Township adopted Development Fee Ordinance #94-235.
June 2, 1995	Township petitioned COAH for Round 2 certification
September 18, 1995	Revised Round 2 Housing Plan adopted.
December 6, 1995	COAH issued final certification of Round 2 Housing Plan.
February 28, 1999	Revised Round 2 Housing Plan adopted.
March 15, 1999	Revised Round 2 Housing Plan adopted.
December 20, 1999	Township received Judgement of Partial Repose and Compliance for Beckerville Apartments (Block 79, Lot 31).
2000	Manchester Development Group, LLC (MDG), Stavola Construction Materials Inc., filed Mount Laurel suit. Pulte Homes of NJ became a party to the suit.
March 27, 2002	Township established Affordable Housing Trust Fund, which was authorized by Ordinance 94-035 and formally established in 2002.
August 2002 through 2013	Settlement of Developers Agreements: <ul style="list-style-type: none"> <li>• Woodland Properties (aka Kokes Organization) and Wranglebrook Associates re: Meadows West or The Reserve</li> </ul>

	<ul style="list-style-type: none"> <li>• County Walk LLC re: Country Walk</li> <li>• Cherry Street Associates re: The Woodlands</li> </ul>
June 22, 2004	Fairness Hearing held re: Agreement between MDG, Stavola and Pulte Homes of NJ for three affordable housing sites.
July 27, 2005	Township Second Round Certification expired.

**Third Round (1999-2025)**

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH’s Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality’s fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH’s rules.

In 2009, appeals were filed regarding the new Third Round Rules’ growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating “fair shares” was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH “to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds,” within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015 entitled In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provided a municipality that had sought to use the FHA’s mechanisms the opportunity to demonstrate constitutional compliance to a court’s satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder’s remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the region's low- and moderate-income households.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant to The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Third Round Housing Element and Fair Share Plans, and most municipalities concluded the process with a Third Round Judgment of Compliance and Repose ("Third Round JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round expired on June 30, 2025.

***Manchester Township's Third Round Compliance***

November 18, 2005	Settlement Agreement with Heritage Minerals, Hovson, Inc., and Homeland Corp.
April 9, 2007	Township adopted revised Development Fee Ordinance (Ordinance # 07-011).
September 8, 2008	Township revised Development Fee Ordinance (Ordinance # 08-036).
January 18, 2009	Draft Round 3 Housing Plan prepared. Housing Plan was forwarded to Court and Court Appointed Special Master. Township petitioned Court for protection from Builders Remedy Lawsuits.  Draft Round 3 Housing Plan was not adopted due to Court Order invalidating Round 3 Rules.
April 14, 2009	Manchester granted protection against exclusionary lawsuits by the Court (Docket # OCN-L-2905-08).
May 4, 2012	Superior Court Order issued approving Development Fee Spending Plan for specific group home at 1941 Trenton Avenue.
July 16, 2012	Township prepared revised Spending Plan.

November 15, 2012	Township adopts amended Spending Plan
December 27, 2013	COAH approved Spending Plan.
February 14, 2014	Court approved Spending Plan.
August 11, 2014	Township adopts amended Spending Plan.
October 29, 2014	Township adopts amended Spending Plan.
January 23, 2015	Court Order approved Amended Spending Plan dated October 29, 2014.
July 7, 2015	Township filed Declaratory Judgement with Court.
December 8, 2015	Township filed 3rd Round Plan with Court
December 18, 2015	Township resubmits 3rd Round Plan with Court
February 17, 2016	Trial Court issues Opinion on Gap
July 11, 2016	Appellate Division issues Gap decision
July 27, 2016	Judge extended immunity through November 30, 2016
October 19, 2016	Judge extended immunity through December 31, 2016
December 16, 2016	Judge extended immunity through February 10, 2017
January 18, 2017	Supreme Court issued Gap decision
February 6, 2017	Settlement Agreement with Township and Fair Share Housing Center
February 6, 2017	Settlement Agreement with Township and MDG
April 7, 2017	Court holds Fairness Hearing; immunity extended through Sep. 1, 2017
July 10, 2017	Township Council adopts Ordinance 17-008, amending zoning for Manchester Development Group pursuant to Settlement Agreement
August 7, 2017	Township Planning Board adopts Housing Element and Fair Share Plan
September 15, 2017	Court holds Compliance Hearing, granting conditional immunity through 2025
October 23, 2017	Judge Mark A. Troncone, J.S.C. entered an Order granting Conditional Judgement of Compliance and Repose and extended the Township's period of immunity.
December 11, 2017	Township Planning Board adopts Updated Housing Element and Fair Share Plan

December 11, 2017	Township Council Endorses Housing Element and Fair Share Plan and adopts Affordable Housing Ordinance, Spending Plan, Rehabilitation Manual, Affordability Assistance Manual
January 30, 2018	Court Master issued Final Compliance Review No. 3.
February 20, 2018	the Court issued the Final Judgement of Compliance and Repose ("JOR") through June 30, 2025

**Fourth Round (2025-2035)**

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State’s affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 (“Amended FHA”) charged the Department of Community Affairs (“DCA”) with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled “Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background”.

The amendments to the FHA also formally eliminated COAH and created a new entity to help parties mediate settlements and preliminarily approve municipal plans known as The Program, which consists of seven retired Mount Laurel Judges. Final approval of plans, however, was left for the trial court based on a recommendation from the Program. This final approval is known as a Compliance Certification, which gives a municipality immunity from exclusionary zoning lawsuits, including builder’s remedy lawsuits, through July 1, 2035.

The DCA calculated Manchester Township’s present need obligation as 154 units and its Fourth Round prospective need obligation as 412 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 27, 2025, the Township Council adopted Resolution 25-80 accepting the DCA’s calculations.

The Township also filed a “Complaint for a Declaratory of Compliance with the Fair Housing Act” as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, Manchester Township did not receive any challenges. The Honorable Judge Sean D. Gertner, J.S.C. issued an order on March 27, 2025 ordering that Manchester Township’s present need shall be 154 units and the prospective need for the Fourth Round housing cycle shall be 412 units (Docket No. OCN-285-25).

The Manchester Township Planning Board adopted the HEFSP addressing the Fourth Round obligations on June 18, 2025, and it was subsequently filed with the Program and the Court for review and approval on June 19, 2025.

Challenges to the Fourth Round HEFSP were filed by the Fair Share Housing Center (“FSHC”), EETTSA, LLC, and DR Horton, Inc. - New Jersey in August of 2025. The Township and the Challengers engaged in extensive settlement negotiations before, during and after settlement conferences, which were held before the Program with the guidance and assistance of a Program Member and a Special

Adjudicator. Settlement conferences were held on October 6, November 3, November 13, December 3, December 10 and December 22, 2025. A framework for a settlement, agreed to by the parties, was placed on the record at the December 22, 2025 hearing in this matter.

As a result of the settlement conferences conducted, the Township, FSHC, EETTSA, LLC, and DR Horton have agreed to amicably resolve the issues set forth in the challenges as it relates to the Heritage Minerals Site and prepared a draft agreement, dated January 19, 2026, setting forth the terms of such settlement. A separate draft agreement, dated January 20, 2026, between the Township and FSHC related to the remainder of the Township's HE&FSP has been prepared. To date, the Program and the Trial Court have yet to issue an Order approving the settlements.

This Fourth Round HEFSP is amended to address the terms set forth in the Settlement Agreements.

## Municipal Summary

Manchester Township contains approximately 82.4 square miles (or 52,756.5 acres), situated in the north-central part of Ocean County, New Jersey. Manchester's northern and western boundaries are formed by the Brendan T. Byrne State Forest, Joint Base McGuire-Dix-Lakehurst, and the Manchester Wildlife Management Area. Manchester Township shares municipal borders with the Townships of Plumsted, Jackson, Toms River, Berkeley, and Lacey in Ocean County, as well as Woodland and Pemberton Townships in Burlington County. Additionally, the Borough of Lakehurst is surrounded by Manchester Township and situated in the north-eastern part of the Township.

The Township is readily accessible to the regional highway network which serves the New York and Philadelphia metropolitan areas. Manchester Township's primary thoroughfares are County Road 539, NJ State Highway Route 70, and NJ State Highway Route 37. Route 70 traverses the Township in a northeasterly/southwesterly direction, whereas CR 539 and Route 37 cross through Manchester in a southeasterly/northwesterly direction.

## Affordable Housing Goals

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of Manchester Township.

The Township's goals and objectives as it relates to the Housing Plan are as follows:

- a. To conserve and improve the existing housing stock through housing rehabilitation from various funding sources, including the Township Housing Trust Fund.
- b. To provide for a variety of housing types and choices in the Master Plan and provide for Manchester's fair share of low and moderate-income housing as set forth in the Housing Plan.
- c. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading residential neighborhoods as needed.

## Affordable Housing Obligation

Manchester Township's four-part affordable housing obligation is as follows:

1. Present Need (Rehabilitation Obligation): 154 units
2. Prior Round Obligation: 370 units
3. Third Round Obligation: 340 units
4. Fourth Round Obligation: 412 units

# HOUSING ELEMENT

## II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.” As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's

most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

### III. Population Demographics

The Township of Manchester’s population saw rapid growth through the 1980s. During the 1970s, Manchester gained 3,771 new residents followed by 20,437 new residents during the 1980s. Since 1990, the Township’s population has continued to gradually grow, adding more than 2,000 residents per decade. As of the 2023 Census, the population of Manchester was 45,527. See the table below for additional details.

**Population Growth**

Year	Population	Change	Percent
1940	918	--	--
1950	1,758	840	91.5%
1960	3,779	2,021	115.0%
1970	7,550	3,771	99.8%
1980	27,987	20,437	270.7%
1990	35,976	7,989	28.5%
2000	38,928	2,952	8.2%
2010	43,070	4,142	10.6%
2020	45,115	2,045	4.7%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000, <https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Township’s population will grow to 56,967 residents by 2050 from their baseline 2015 population of 43,430. This represents an increase of 13,537 residents, or an average increase of approximately 386 residents annually over 35 years. However, as noted above, the Township’s estimated population according to the 2023 ACS is 45,527, which is 991 less than projected by the NJTPA. This translates to an average annual increase of approximately 423 residents over the next 27 years.

**Population Projection**

Year	Population	Change	Percent
2015	43,430	---	---
2020	45,115	1,685	3.9%
2050	56,967	11,852	26.3%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts, <https://www.njtpa.org/plan2050>; 2020 Census Table P1

#### Age Distribution of Population

The 2023 ACS estimates 47.8% of Manchester’s population was 65 years or older, while just 10.5% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 65 to 69 years, which comprised 11.9% (5,402) of the Township’s population. Residents aged 70 to 79

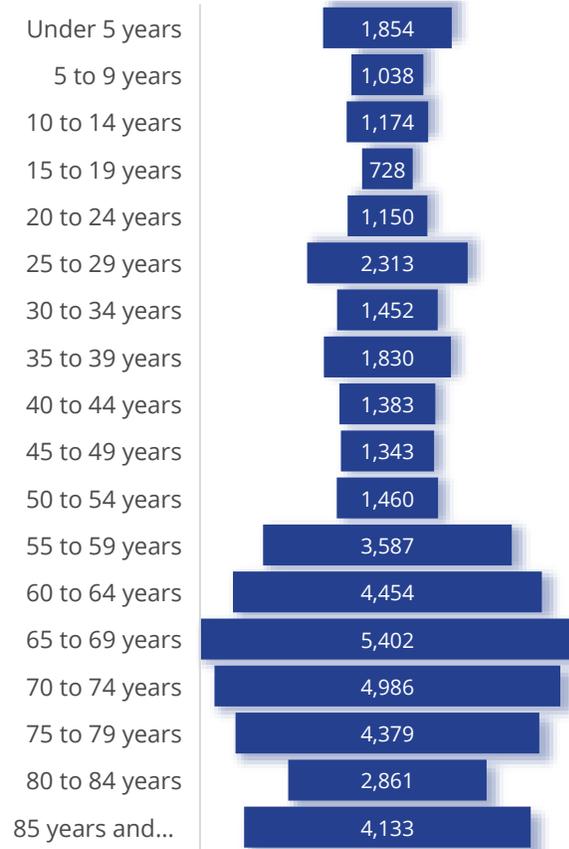
years comprised the second-largest age cohort at 11.0% (4,986) of the population, followed by those aged 75 to 80 years at 9.8% (4,379) of the population. The median age was estimated at 64 years in the 2023 ACS. See the table and chart below for further details.

### Population by Age Cohort

Age	Total	Percent
Under 5 years	1,854	4.1%
5 to 9 years	1,038	2.3%
10 to 14 years	1,174	2.6%
15 to 19 years	728	1.6%
20 to 24 years	1,150	2.5%
25 to 29 years	2,313	5.1%
30 to 34 years	1,452	3.2%
35 to 39 years	1,830	4.0%
40 to 44 years	1,383	3.0%
45 to 49 years	1,343	2.9%
50 to 54 years	1,460	3.2%
55 to 59 years	3,587	7.9%
60 to 64 years	4,454	9.8%
65 to 69 years	5,402	11.9%
70 to 74 years	4,986	11.0%
75 to 79 years	4,379	9.6%
80 to 84 years	2,861	6.3%
85 years and over	4,133	9.1%
<b>Total</b>	<b>45,527</b>	<b>100%</b>

Source: 2023 ACS Table S0101

### Population by Age Cohort



## Household Size & Type

According to the 2023 ACS, Manchester had 23,654 households of various types. A majority were married-couple households, which comprised just over 39.8% of all households. Of those, 1,557 had children under 18 years old. Male householders with no spouse present comprised 16% of all households, while female householders with no spouse present comprised only 39.9%. Of all households with no spouse present, 119 had children under the age of 18 (0.5%), while 10,689 were living alone (45.2%). See the table on the following page for complete details.

### Household Type

Type	Number	Percent
Married-couple	9,407	39.8%
with children under 18	1,557	6.6%
Cohabiting couple	1,005	4.2%
with children under 18	204	0.9%
Male householder, no spouse	3,796	16.0%
with children under 18	24	0.1%
living alone	3,055	12.9%
Female householder, no spouse	9,446	39.9%
with children under 18	95	0.4%
living alone	7,634	32.3%
<b>Total</b>	<b>23,654</b>	<b>100%</b>

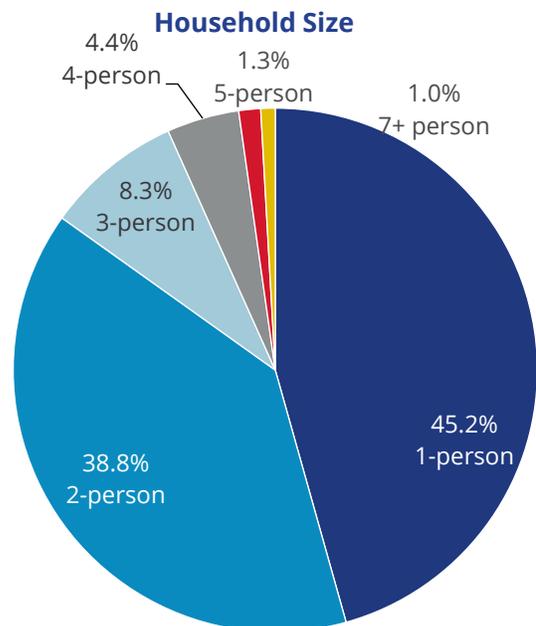
Source: 2023 ACS Table DP02

The most common household size in Manchester was estimated to be one-person households, which comprised 45.2% of households in 2023. Two-person households comprised the second-largest number of households at just under 38.8%. Finally, three-person households comprised 8.3% of the 23,654 households in Manchester. It should be noted that 208 households contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Manchester. Additionally, the 2023 ACS estimated the average household size at 1.90 persons, which is slightly more than reported in the 2010 Census (1.85 persons).

### Household Size

Size	Total	Percent
1-person	10689	45.2%
2-person	9,186	38.8%
3-person	1975	8.3%
4-person	1046	4.4%
5-person	315	1.3%
6-person	235	1.0%
7+ person	208	0.9%
<b>Total</b>	<b>23,654</b>	<b>100%</b>

Source: 2023 ACS Table B11016



## Income & Poverty Status

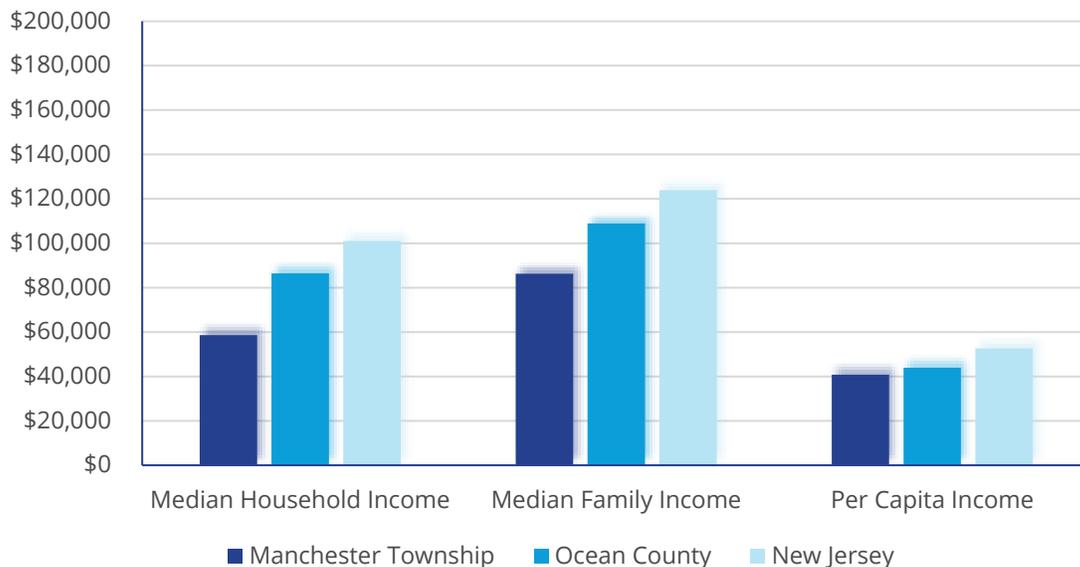
The 2023 ACS estimated the median household income for the Township of Manchester to be \$58,612, which is over \$27,000 less than Ocean County's and over \$42,000 less than the State's. Similarly, the median family income for Manchester was estimated at \$86,304, which is over \$22,000 below the County's and over \$37,000 less than the State's. Finally, the Township's per capita income was estimated at \$40,782, which is less than the County's and less than the State's. Based on this data, residents of Manchester represent the lower end of the high incomes of Ocean County and the State's median incomes. This is reflected in the poverty rates of individuals and families estimated in the 2023 ACS. Manchester's poverty rate for individuals was estimated at 9%, which is slightly less State's by 0.8% and 1.4% less than the County's. The Township's poverty rate for families was estimated at 4.5%, which is 2% less than the County's and less than the State's by 3.5%. The table and bar chart below provide a comparison between income and poverty characteristics.

**Income and Poverty Characteristics**

Income Type	Manchester Township	Ocean County	New Jersey
Median Household Income	\$58,612	\$86,411	\$101,050
Median Family Income	\$86,304	\$108,905	\$123,892
Per Capita Income	\$40,782	\$43,900	\$52,583
Poverty Status (Percent of People)	9.0%	10.4%	9.8%
Poverty Status (Percent of Families)	4.5%	6.5%	7.0%

Source: 2023 ACS Table DP03

**Income Characteristics**



According to the 2023 ACS, nearly 5.9% of households in Manchester (1,403) earn over \$200,000 annually. Households earning \$100,000 or more annually were estimated to include 6,296 households or 26.6% of all households in Manchester. Over 43% of households in Ocean County earned at least \$100,000 annually, including 13.5% earning more than \$200,000. Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8% of households. It should be noted that over 44% of households in Manchester earned less than \$50,000. See the table below for additional details.

### Household Income

Income Range	Manchester Township		Ocean County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	986	4.2%	8,000	3.3%	140,262	4.0%
\$10,000 to \$14,999	1,017	4.3%	5,750	2.4%	99,362	2.9%
\$15,000 to \$24,999	2,519	10.6%	14,101	5.8%	175,402	5.0%
\$25,000 to \$34,999	2,911	12.3%	16,522	6.8%	184,753	5.3%
\$35,000 to \$49,999	3,108	13.1%	23,445	9.7%	276,601	8.0%
\$50,000 to \$74,999	4,105	17.4%	38,360	15.9%	448,192	12.9%
\$75,000 to \$99,999	2,712	11.5%	29,753	12.3%	397,939	11.4%
\$100,000 to \$149,999	3,246	13.7%	46,092	19.1%	627,526	18.0%
\$150,000 to \$199,999	1,647	7.0%	26,902	11.1%	407,723	11.7%
\$200,000 or more	1,403	5.9%	32,596	13.5%	720,595	20.7%
<b>Total</b>	<b>23,654</b>	<b>100%</b>	<b>241,521</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>

Source: 2023 ACS Table DP03

# IV. Housing Demographics

## Housing Type

The 2023 ACS estimated the Township’s housing stock at 26,438 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 12,255 units or 46.4% of all dwellings. One-unit, attached dwellings (e.g. townhomes) comprised 5,847 units (22.1%), while two-family dwellings comprised 2,338 units (8.8%) of the housing stock. The Township contains 1,844 multi-family units (6.9%), which are buildings containing five or more dwelling units. It should be noted that the 2023 ACS estimated 1,688 dwellings to be mobile homes. See the table below for details.

**Housing Units in Structure**

Structure	Number of Units	Percent
1-unit, detached	12,255	46.4%
1-unit, attached	5,847	22.1%
2 units	2,338	8.8%
3 or 4 units	2,466	9.3%
5 to 9 units	488	1.8%
10 to 19 units	395	1.5%
20 or more units	961	3.6%
Mobile Home	1688	6.4%
Other (boat, RV, van, etc.)	0	0.0%
<b>Total</b>	<b>26,438</b>	<b>100%</b>

Source: 2023 ACS Table DP04

## Occupancy Status

Of the 26,438 residential units, 23,654 units, or 89.5% of the housing stock, was occupied. This includes 20,346 owner-occupied units and 3,308 rental units. The 2,784 vacant units includes properties classified as “For-Rent”, “For Sale”, “Sold, Not Occupied”, “Seasonal”, and “Other”. See the table on the following page for details.

The 2023 ACS estimated the average household size in Manchester was 1.90 persons, while the average family size was 2.64 persons. Comparing tenure, the average owner-occupied household was 1.90, while the average renter-occupied household was 1.84 persons.

### Occupancy Status

Status	Units	Percent
Occupied Total	23,654	89.5%
<i>Owner Occupied</i>	20,346	86.0%
<i>Renter Occupied</i>	3,308	14.0%
Vacant Total	2,784	10.5%
<i>For rent</i>	15	0.5%
<i>Rented, not occupied</i>	0	0.0%
<i>For Sale</i>	156	5.6%
<i>Sold, not occupied</i>	201	7.2%
<i>Seasonal</i>	743	26.7%
<i>For migrant workers</i>	0	0.0%
<i>Other</i>	1,669	59.9%
<b>Total</b>	<b>26,438</b>	<b>100%</b>

Source: 2023 ACS Tables DP04 & B25004

### Value & Rent of Housing Stock

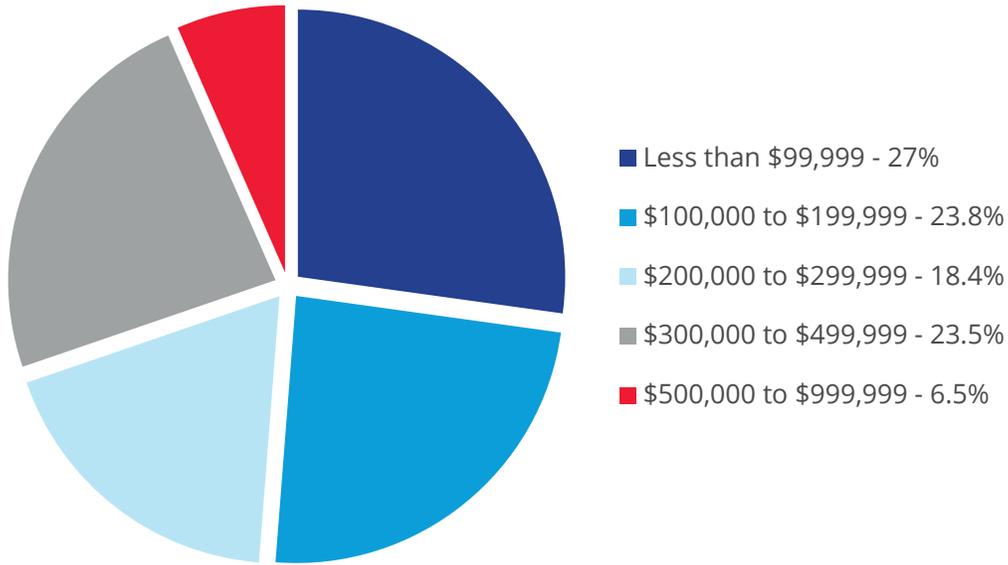
The 2023 ACS provided estimates for owner-occupied housing units in Manchester. According to the data, a plurality of homes in the Township were worth less than \$99,999 (27%). Homes worth between \$300,000 and \$499,999 comprised 23.5% of the owner-occupied housing units, while 23.8% of homes were estimated to be worth between \$100,000 and \$199,999. Only 6.5% of homes (80 units) were valued between \$500,000 and \$999,999, while only 0.8% homes were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$196,300. See the table below and chart on the following page for details.

#### Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	5,488	27.0%
\$100,000 to \$199,999	4,851	23.8%
\$200,000 to \$299,999	3,736	18.4%
\$300,000 to \$499,999	4,779	23.5%
\$500,000 to \$999,999	1,327	6.5%
\$1,000,000 or more	165	0.8%
<b>Total</b>	<b>20,346</b>	<b>100%</b>
Median Value	\$196,300	

Source: 2023 ACS Table DP04

### Value of Owner Occupied Units



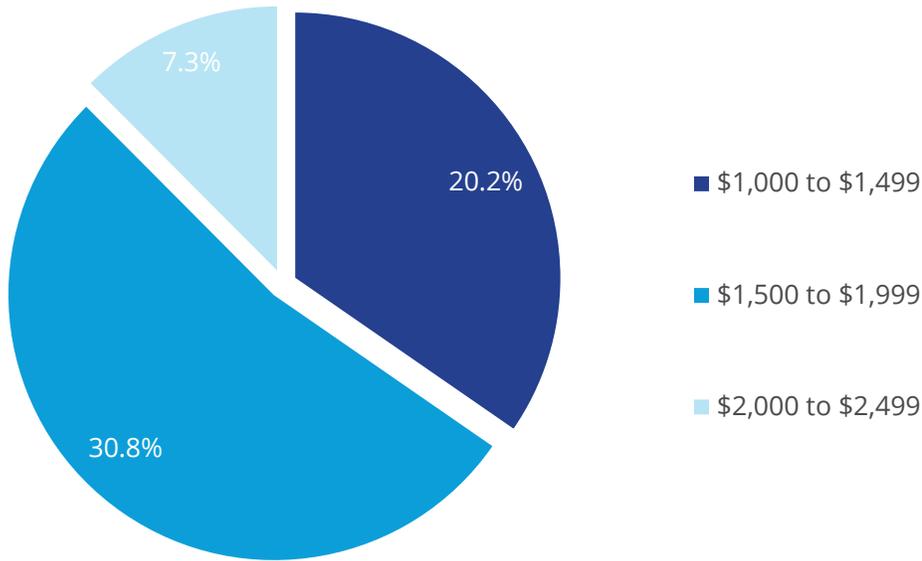
The median rent in the Township was estimated at \$1,520 per the 2023 ACS. Looking at the rent ranges, over 30% Township’s rental units fell between \$1,500 and \$1,999 per month. Units that cost between \$1,000 and \$1,499 comprised only 20.2% of rentals (667 units), while 25.5% (842 units) cost less than \$1,000. See the table below and chart on the following page for more information.

### Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	842	25.5%
\$1,000 to \$1,499	667	20.2%
\$1,500 to \$1,999	1,019	30.8%
\$2,000 to \$2,499	240	7.3%
\$2,500 to \$2,999	11	0.3%
\$3,000 or more	322	9.7%
No rent paid	207	6.3%
<b>Total</b>	<b>3,308</b>	<b>100%</b>
Median (in dollars)	\$1,520	

Source: 2023 ACS Table DP04

### Cost of Rentals



### Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH’s use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970, and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. An estimated 46 occupied homes do not contain complete plumbing, 124 do not contain kitchen facilities, 137 occupied homes lack telephone services, and 62 homes within the Township lack adequate heat.

### Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	46	0.19%
Lack of complete kitchen	124	0.52%
Lack of telephone service	137	0.6%
Lack of adequate heat	62	0.3%
<b>Total Occupied Housing Units</b>	<b>23,654</b>	<b>1.56%</b>

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, 23,515 of the Township’s 23,654 occupied housing units contained 1.00 or less persons per room. An estimated 128 units contain 1.01 to 1.50 occupants, and 11 units contain 1.51 or more occupants.

**Occupants Per Room**

Occupants	Number of Units	Percent
1.00 or less	23,515	99.4%
1.01 to 1.50	128	0.5%
1.51 or more	11	0.0%
<b>Total</b>	<b>23,654</b>	<b>100%</b>

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (i.e., 1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Manchester. An estimated 4,922 units, or 18.6%, of the Township’s housing stock were constructed prior to 1970 with approximately 1% being constructed prior to 1940. Residential development in Manchester boomed during the 1970s and 1980s as an estimated 53.5% of the Township’s housing stock was constructed during this era. Since 1990, an estimated 7,352 homes have been constructed. See the table and chart on the following page for more details.

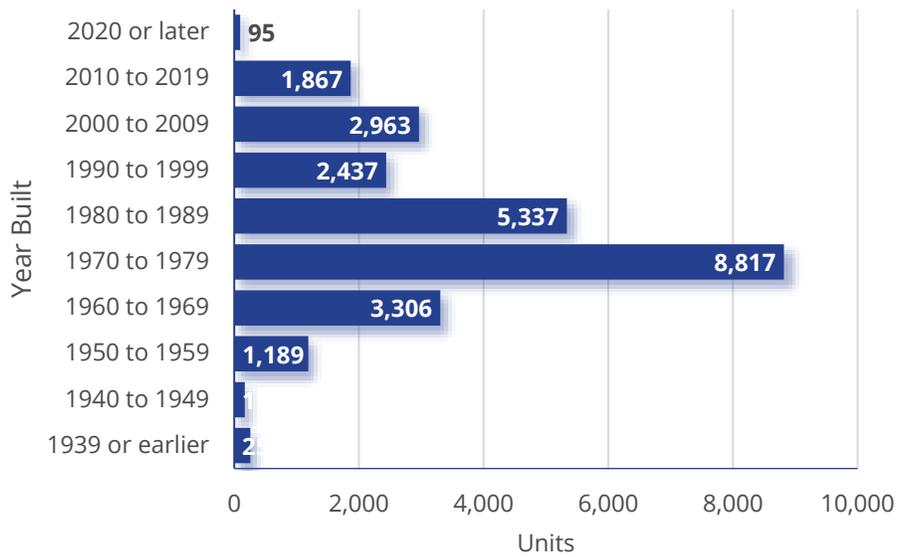
It should be noted that the “2020 or later” line item may be inaccurate. The New Jersey Department of Community Affairs’ (“DCA”), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 215 certificates of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 25 for additional details.

### Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	259	1.0%
1940 to 1949	168	0.6%
1950 to 1959	1,189	4.5%
1960 to 1969	3,306	12.5%
1970 to 1979	8,817	33.3%
1980 to 1989	5,337	20.2%
1990 to 1999	2,437	9.2%
2000 to 2009	2,963	11.2%
2010 to 2019	1,867	7.1%
2020 or later	95	0.4%
<b>Total</b>	<b>26,438</b>	<b>100%</b>

Source: 2023 ACS Table DP04

### Age of Housing Stock



## V. Employment Demographics

The 2023 ACS estimated that Manchester had 16,730 residents over the age of 16 in the workforce. Of those, 15,712 (93.9%) were employed, which translates to a 6.1% unemployment rate. A majority of workers were private wage and salary workers (73.2%). However, 14.9% were workers employed by the government and 5.3% were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	12,240	73.2%
Government workers	2,498	14.9%
Self-employed workers	883	5.3%
Unpaid family workers	91	0.5%
<b>Total employed residents</b>	<b>15,712</b>	<b>93.9%</b>
Total unemployed residents	1,018	6.1%
<b>Total residents in workforce</b>	<b>16,730</b>	<b>100%</b>

Source: 2023 ACS Table DP03

### Occupational Characteristics

The 2023 ACS estimated 5,826 workers were employed in management, business, science, and arts fields, which represents 37.1% of the Township's employed residents. Sales and office workers totaled 24.1% of employed residents, while 19.8% were employed service jobs. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	5,826	37.1%
Service	3,105	19.8%
Sales & office	3,793	24.1%
Natural resources, construction, & maintenance	1,017	6.5%
Production, transportation, & material moving	1,971	12.5%
<b>Total</b>	<b>15,712</b>	<b>100%</b>

Source: 2023 ACS Table DP03

### Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Manchester will increase from 6,243 reported in 2015 to 8,734 in 2050. This represents an increase of 2,491 jobs, or an average annual increase of 71 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 3,721 jobs in Manchester in

2023, which is 2,593 less than projected by NJTPA. Utilizing this number, roughly 185 new jobs would need to be created within the Township each year for the next 27 years.

### Employment Projection

Year	Jobs	Change	Percent
2015	6,243	---	---
2050	8,734	2,491	39.9%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,  
<https://www.njtpa.org/plan2050>

## In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 3,686 private sector jobs within the Township, which were provided by an average of 445 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW reported that Manchester had an average of 3,721 private-sector jobs provided by 448 employers, including the redacted data. Additionally, the QCEW data reflects employment within Manchester, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the health/social industry contained the largest number of jobs in the Township with an average of 1,291 jobs (28.1%). These jobs were provided by 158 employers, which is the largest industry of employers in Manchester. The "other services" industry had 42 employers, which was the second-highest industry of employers, but the accounted for an average of 259 jobs (5.6%). The retail/trade industry had the second-highest jobs and third-highest employers with an average of 866 jobs (18.8%) and 39 employers. In the public sector, the 2023 QCEW Municipal Report indicated that there was one federal government employer, which had an average of only one employee and nine local government employers, which had an average of 913 jobs. This included six local government education employers providing an average of 617 jobs. See the table on the following page for data on each industry sector.

### Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	50	11.0%	307	6.7%	\$69,192
Manufacturing	9	2.0%	43	0.9%	\$66,558
Wholesale Trade	8	1.8%	58	1.3%	107,229
Retail Trade	39	8.6%	866	18.8%	\$30,906
Transportation/Warehousing	12	2.6%	23	0.5%	\$51,677
Information	-	-	-	-	-
Finance/Insurance	18	4.0%	72	1.6%	\$81,716
Real Estate	19	4.2%	186	4.0%	\$51,765
Professional/Technical	25	5.5%	87	1.9%	\$79,283
Admin/Waste Remediation	19	4.2%	51	1.1%	\$35,976
Health/Social	158	34.7%	1,291	28.1%	\$58,149
Arts/Entertainment	5	1.1%	17	0.4%	\$17,949
Accommodations/Food	31	6.8%	420	9.1%	\$31,000
Other Services	42	9.2%	259	5.6%	\$37,878
Unclassifieds	10	2.2%	7	0.2%	\$31,452
<b>Private Sector Total</b>	<b>445</b>	<b>98%</b>	<b>3,686</b>	<b>80%</b>	<b>\$53,624</b>
Federal Government	1	0.2%	1	0.0%	\$94,442
Local Government	9	2.0%	913	19.8%	\$70,009
Local Government Education	6	1.3%	617	13.4%	\$65,206
<b>Public Sector Total</b>	<b>10</b>	<b>2%</b>	<b>914</b>	<b>20%</b>	<b>\$76,552</b>

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

### Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 30 and 34 minutes, which was made by 2,148 workers (15.5%). A commute between 20 and 34 minutes followed close behind with 1,848 workers (13.4%). Rounding off the top three was a commute of 60 to 89 minutes, which was reported by 1,676 workers (12.1%). The mean travel time was estimated at 33.2 minutes. It should be noted that 2,297 workers (16.6%) reported a commute of more than one hour. Additionally, 1,609 workers, or 10.4% of the Township's employed residents, reported working from home. See the table on the following page for additional details.

### Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	126	0.9%
5 to 9	944	6.8%
10 to 14	1,342	9.7%
15 to 19	1,545	11.2%
20 to 24	1,848	13.4%
25 to 29	960	6.9%
30 to 34	2,148	15.5%
35 to 39	249	1.8%
40 to 44	1,161	8.4%
45 to 59	1,198	8.7%
60 to 89	1,676	12.1%
90 or more	621	4.5%
<b>Total</b>	<b>13,818</b>	<b>100.0%</b>

Source: 2023 ACS Table B08303

## VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The DCA Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates of occupancy varies from year to year in the Township of Manchester. From 2013 to 2016, 95 certificates of occupancy were issued, while 8 were issued in 2017 and two in 2018. Of those, four were for multi-family units and 101 were for single- or two-family dwellings. Certificates issuance slowed down between 2019 and 2021, where a total of 26 certificates were issued, all for single- or two-family dwelling. It should be noted that the Construction Reporter indicates nine certificates of occupancy, and 32 demolition permits were issued during 2024. Since 2013, a total of 313 demolition permits were issued, which equates to a net development of -124 residential units. Since the number of demolitions exceeds the number of COs issued for new homes, it is likely that there is an error in the data, perhaps that the demolitions are not for complete home demolitions but only partial demolitions for additions.

### Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	47	23	10	15	8	2	1	16	9	32	17	NR	180
Demolitions	1	1	17	19	27	6	4	29	45	32	100	NR	281
<b>Net Development</b>	<b>46</b>	<b>22</b>	<b>-7</b>	<b>-4</b>	<b>-19</b>	<b>-4</b>	<b>-3</b>	<b>-13</b>	<b>-36</b>	<b>0</b>	<b>-83</b>	<b>NR</b>	<b>-101</b>

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, outside of the planned inclusionary development, the Township anticipates an average of approximately 10 new units to be constructed per year.

## VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- Manchester's capacity to accommodate its housing needs.
- A consideration of the lands that is most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

The ability to accommodate Manchester's present and prospective affordable housing needs is determined by three components – available land, water capacity and sewer capacity.

### Land Capacity

Land development is limited by environmental constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size, and land use regulations. Manchester Township conducted a study of the remaining vacant lands and found that there is adequate land available to meet the affordable housing needs of the Township.

### Wastewater Capacity

Manchester Township provides sanitary sewerage service to major developed portions of the Township. Manchester Township was included in the Ocean County Wastewater Management Plan ("OCWMP"), which was approved by the New Jersey Department of Environmental Protection ("NJDEP") on December 30, 2015.

The Township provides a sewerage collection system which then connects to two regional interceptors to the Ocean County Utility Authority ("OCUA") Central Water Pollution Control Facility ("CWPCF") located in Berkeley Township. The two regional interceptors serving Manchester Township are the Crestwood Interceptor and the Union Branch Interceptor.

The Crestwood Interceptor, which serves most of the Pinelands Whiting Town Area, is sized to accommodate the development that was authorized by the Pinelands Commission as part of the municipal conformance plan. All of the Whiting Town retirement communities and nearly all businesses in the Whiting area are serviced by this system.

The Union Branch Interceptor serves the entire eastern portion of Manchester Township and a portion of Jackson Township. This interceptor consists of 24-inch, 30-inch, and 42-inch pipes. It originates in the Borough of Lakehurst and replaced the former Lakehurst Sewage Treatment Plant. It proceeds southerly and terminates at the Toms River Interceptor at the Manchester - Toms River Township boundary.

The OCWMP analyzes the existing and potential future wastewater flows for each of the municipalities in the CWPCF and finds that the treatment plant is capable of treating the existing wastewater flows and the present capacity is anticipated to remain sufficient through the year 2035.

The MTMU and the OCUA have confirmed that there is existing wastewater infrastructure adjacent to the site and there exists adequate capacity at the interceptors and the OCUA Central Regional Treatment Plant to serve the proposed affordable housing development.

## Water Capacity

Manchester's drinking water is derived from ten wells, seven which draw from the Kirkwood-Cohansey Aquifer, and three which draw from the Potomac-Raritan-Magothy Aquifer. The system is operated by the Manchester Township Water Utility, and is capable of pumping 10.830 MGD.

Water availability increased substantially with completion of a new water treatment plant in 1992; however, the capacity of the current water supply system reached its regulated maximum per the NJDEP in 2006. In 2007, a water hook-up moratorium was instituted for new development.

The limitation of water service for new development, including major portions of the Court ordered inclusionary housing developments in the Hovsons, Inc., MDG and Stavola Builder Remedy lawsuits, resulted in additional litigation by Hovsons pertaining to allocation of the remaining system capacity under a COAH Rule pertaining to "limited resources." In conjunction with discussions with Hovsons and other Builder Remedy litigants on allocation of water allocation, the Township applied to the NJDEP for increased allocation of ground water, for development of a new water treatment facility and for expansion of the water distribution system in 2006. The NJDEP had been modeling the Cohansey and Raritan aquifers to determine the limits on the amount of future groundwater withdrawals. In the spring of 2012, the NJDEP authorized the Township to interconnect the Whiting area through the Heritage Minerals property with the Manchester (eastern area) of the Township. This interconnect will permit the expansion of the Township water system to provide for Township water service to proposed new retirement community and other development along Routes 37 and 70.

According to the Township's Water Engineer, the existing water system along with the Heritage PRM wells and additional water treatment at that site, there is sufficient firm capacity to serve the anticipated affordable housing developments.

## Potential Affordable Housing Developers

Presently, there are multiple developers within Manchester who are proposing or have received approvals for inclusionary developments. The Fair Share Plan includes those developments that have either been already constructed, those with approved site plan approvals and those with current Settlement Agreements that have a realistic opportunity of being constructed.

In March 2004, Manchester Development Group (MDG) was part of a Settlement Agreement with the Township, which resulted in rezoning; however, no development was constructed. In February 2017, the Township entered into another Settlement Agreement with MDG. In July 2017, a zoning ordinance amendment was adopted to effectuate the terms of the Settlement Agreement, which require 81 affordable family rental units. The property has since been purchased by Ocean County for open space preservation and is no longer available for affordable housing development.

In March 2017, Hovson Inc. and Heritage Minerals, Inc (Hovsons) filed a motion to intervene in the Settlement Agreement between the Township and the FSHC. The 2005 Hovsons Settlement Agreement provided for the construction of 2, 205 age-restricted housing units; however, Hovsons are no longer interested in developing the site as permitted in the 2005 Settlement Agreement. The

Hovsons site is not required to address the Township's current Prior Round and Third Round obligations. The Township expects to continue to work with Hovsons to plan their large tract to include affordable housing to meet the Township's future affordable housing obligations. The Court Master John Maczuga, PP had recommended that the Hovsons site be included as an additional inclusionary site with crediting "to be determined."<sup>3</sup>

Stavola Materials, Inc. was an intervenor and a party to a Settlement Agreement with the Township in 2004, which resulted in a rezoning of their property for multifamily development with 17 affordable units. Stavola has not constructed this development and had approached the Township with interest in a new development plan for the property. In June 2017, Stavola representatives met with the Township. They indicated that they wish to develop the property in the future, after the sand mining operations are completed. The property has since been designated as a redevelopment area and has been approved for the development of a warehouse project. The site is no longer available for affordable housing and has been removed from the HEFSP.

### Anticipated Development Patterns

Anticipated development patterns within Manchester are expected to follow the established zoning. Manchester is zoned for single family residential, apartments, town center commercial, community commercial, highway commercial, limited manufacturing, health facilities and conservation. The majority of the Town is zoned for single family residential of various densities. See the Zoning Map on the next page for details.

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<sup>3</sup> John D. Maczuga, PP, Mater's Report: Fairness/Compliance Hearing, dated March 20, 2017.



## State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads “An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.”

In March 2001, the New Jersey State Development and Redevelopment Plan (SDRP) was adopted, which amended the previous plan adopted in 1992. In 2010, the State released a new draft State Plan, which was approved but never adopted. In 2025, the State adopted the 2025 New Jersey Development and Redevelopment Plan, which amended the previous plan adopted in 2001. The document sets a vision for 2050, aiming to create prosperity and opportunity, dynamic and revitalized towns, centralized development and redevelopment, jobs, and a clean environment. The State Plan is intended to guide comprehensive planning and strategic investments by state, county, and municipal governments, while addressing the urgent challenges of climate change, environmental justice, and technological change. The Plan has ten aspirational goals as follows:

- Economic Development – Promote economic growth that benefits all residents of New Jersey.
- Housing – Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- Infrastructure - Economic opportunity through nation-leading infrastructure.
- Revitalization and Recentering – Revitalize and recenter the state’s underutilized developed areas.
- Climate Change – Effectively address the adverse impacts of global climate change.
- Natural and Water Resources – Protect, maintain, and restore the state’s natural and water resources and ecosystems.
- Pollution and Environmental Clean-up – Protect the environment; prevent and clean up pollution.
- Historic and Scenic Resources – Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- Equity – Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- Comprehensive Planning – Foster sound and integrated planning and implementation at all levels statewide.

It is noted that new mapping and planning area designations will be forthcoming.

In terms of water, wastewater, stormwater, and multi-modal transportation, this HEFSP is not inconsistent with the guidance and policies within the 2025 State Plan.

## Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality’s housing element. NJSA 52:27D-310g. has been added, which states “An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in

the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)”

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs (“DCA”) is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey’s website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA’s website was reviewed on March 18, 2025. DCA’s website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Manchester is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Manchester’s zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

# FAIR SHARE PLAN

## VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Outline of the four-part affordable obligation;
- Explanation of existing mechanisms and credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

### Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate-income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to 30% or less of the median gross household income. The Township of Manchester is located in Region 4, which contains Mercer, Monmouth, and Ocean Counties.

Using the 2025 regional income limits<sup>4</sup>, a four-person moderate income household is capped at \$112,000. Two-person moderate income households are capped at \$86,160, while two-person households could make up to \$53,850 to be considered a low-income household. The table on the below provides the median, moderate, low, and very-low income limits for one-, two-, three-, and four-person households in Region 4.

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<sup>4</sup> Last updated May 5, 2025, by New Jersey Housing and Mortgage Finance Agency (NJHMFA). Effective May 16, 2025.

### 2025 Regional Income Limits for Region 4

Income	Household Size			
	1-person	2-person	3-person	4-person
Median	\$94,300	\$107,700	\$121,200	\$140,000
Moderate (80%)	\$75,440	\$86,160	\$96,960	\$112,000
Low (50%)	\$47,150	\$53,850	\$60,600	\$70,000
Very Low (30%)	\$28,290	\$32,310	\$36,360	\$42,000

Source: [https://www.nj.gov/dca/hmfa/about/regulations/docs/UHAC\\_Income%20Limits.pdf](https://www.nj.gov/dca/hmfa/about/regulations/docs/UHAC_Income%20Limits.pdf)

## IX. Manchester's Affordable Housing Obligation

Manchester's Fair Share Plan describes the project and strategies the Township proposes to address its affordable housing obligation. The four components addressed by this plan are as follows:

### Present Need (Rehabilitation) • 154 Unit

Manchester Township accepted DCA's rehabilitation obligation of 154 units for the Fourth Round.

### Prior Round Obligation • 370 Units

The March 10, 2015 Supreme Court Order directed municipalities to use the Prior Round Obligation that COAH established in 1993. Manchester's unadjusted 1987 to 1999 obligation, published in 1993, was a Pre-Credited need of 370 units, with a net Rehabilitation Component of 35 units.

COAH certified the Township's Prior Round Plan (1987-1999) on December 6, 1995, which included a 370-unit obligation.

**Minimum rental obligation** = 25% (pre-credited need - prior cycle credits - rehabilitation obligation)

= 25% (405 - 122 - 35) = 248 x 0.25 = 62 units minimum rental obligation

**Maximum age-restricted units** = 25% (pre-credited need - prior cycle credits - rehabilitation credits)

= 25% (405 - 122 - 35)

= 248 x 0.25 = 62 units maximum age-restricted units

**Maximum rental bonus** = 1 bonus credit for each rental unit, not to exceed the minimum rental obligation

= 62-unit maximum rental bonus

### Third Round Obligation • 340 Units

In accordance with the February 6, 2016 Settlement Agreement with the FSHC, Manchester had a Third Round obligation of 340 affordable units for the period 1999-2025.

### Fourth Round Obligation • 412 Units

As indicated in the March 27, 2025 Order setting the Fourth Round obligations, Manchester Township's Fourth Round prospective need obligation is 412 units.

## X. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

### Rehabilitation Credits

#### **Manchester Township Rehabilitation Program**

Ocean County Community Development Division has provided and supervised the rehabilitation of qualified housing units in the Township through its Community Block Development Grant (CBDG) program. Since 2010, the Ocean County has completed the rehabilitation of three (3) qualified homes located in Manchester Township. (A list of these properties rehabilitated through the Ocean County CBDG program is included in the Appendix.)

In 2015, the Township implemented a Home Improvement Program to address housing owned or rented by low and moderate-income households. The Township appointed Community Grants, Planning & Housing ("CGP&H") to administer the Township's Home Improvement Program and to act as the Township's Administrative Agent.

The Township plans to continue to utilize its Housing Trust Fund to fund its on-going Home Improvement Program to meet its 154-unit rehabilitation obligation for the Fourth Round. The rehabilitated units are affordability restricted with a 10-year lien filed against the property. It is a zero percent (0%) forgivable loan after 10 years if the owner complies with the program requirements.

The Township's Spending Plan has estimated that the additional 154 homes could be rehabilitated through 2025 with the anticipated funding. On average, \$10,000 is estimated to rehabilitate a home. The Spending Plan estimates \$1,540,000 will be available to fund 154 rehabilitation projects over the next 10 years. The rehabilitation credit obligation will be subject to rehabilitation funds being made available to the Township through its Affordable Housing Trust Fund.

In the event of a shortfall, Manchester Township will apply for a Small Cities/CBDG grant available through the Department of Community Affairs. The grant's purpose is to rehabilitate homes and encourage the construction of affordable housing. Other eligible costs include activities that support affordable housing development, such as site assemblage, engineering, infrastructure improvements, and utilities hook ups. The Township intends to earmark funds from its total development fees projected to be collected over the next ten years for rehabilitation to supplement the existing rehabilitation mechanisms in the case of a shortfall of rehabilitation credits.

## Prior Round Credits

### 1. Credits without Controls (Crestwood)

Pursuant to N.J.A.C. 5:93-3.2, the municipality may take credits for affordable housing units constructed between April 1, 1980 and December 15, 1986. Credits are granted to municipalities for affordable public housing units that are occupied by low- and moderate-income households but do not have deed restrictions or other income controls in place. On March 22, 1996, Court Master Phillip Caton completed an analysis of the credits without controls surveys in Manchester Township pursuant to the Case Management Order of October 12, 1996. He concluded from this analysis that 134 units are eligible for credits without controls under N.J.A.C. 5:93-3.2(b)1-3 and 122 units are eligible for such credits applying the additional criteria of N.J.A.C. 5:93-3.2(b)4-5. Manchester will apply 122 credits without control units towards the Prior Round obligation.

### 2. Birchwood (Willows) at Whiting

Birchwood at Whiting is 100 percent affordable age-restricted rental development located at 1110 Route 70 (Block 83.01, Lot 7.03). The project received Planning Board approval on February 1, 2016 for 76 units. The Township Committee approved a 30-year PILOT on August 10, 2015. The development has been completed. Manchester will apply 62 age-restricted units from Birchwood towards the Prior Round obligation. A maximum of 62 age-restricted units can be applied to the Prior Round obligation.

### 3. Group Homes

A total of 35 bedrooms for very low-income persons have been built in the Township. These include the following:

Group Home		Bedrooms
Affinity Partners Network Services	Block 129, Lot 34	3
ARC Ocean County Chapter	Block 99.112, Lot 8	4
ARC Ocean County Group Home	Block 120, Lot 9	5
Devereux Foundation	Block 143, Lot 22	4
Employ Ability Unlimited	Block 99.158, Lot 8	4
Mobility Special Care Housing	Block 1.428, Lot 19	4
Preferred Behavioral Health	Block 99.353, Lot 4	4
Serv Supportive Housing 1	Block 41.10, Lot 22.01	3
Serv Supportive Housing 2	Block 99.86, Lot 8	4
	<b>TOTAL</b>	<b>35</b>

### 4. Habitat for Humanity

There are 4 existing affordable family for-sale homes constructed by Habitat for Humanity in Manchester Township. Manchester is applying three of the four credits towards the Prior Round obligation.

- Block 1.127, Lots 30-32, Sixth Ave
- Block 2, Lot 776.04, Patricia Ct
- Block 31.02, Lot 2, 2643 Ridgeway Rd
- Block 99.159, Lot 1, Hwy 539

## 5. Manchester Village

Manchester Village is an existing 100 percent affordable family rental project located on Manor Drive (Block 79, Lot 31). This project includes 57 family rental units. Manchester is applying 57 units and 57 bonus credits towards the Prior Round.

## 6. Presidential Gardens

Presidential Gardens is an inclusionary development located on the southeast corner of Route 37 and Colonial Drive (Block 46.01, Lot 1.01 and 1.03). It was granted preliminary and major subdivision approval on October 1, 2012 and is now complete. It includes 519 apartments with a 20 percent set-aside or 104 family rental affordable units. Manchester is applying 29 units and 5 bonus credits towards the Prior Round obligation.

## 7. Prior Round Bonus Credits

Pursuant to N.J.A.C. 5:93-5.15(d), the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals or non-age-restricted group homes) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Prior Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Prior Round, Manchester Township has a rental obligation of 62 units and, therefore, may apply up to 62 bonus credits. Manchester will apply 57 rental bonus credits from Manchester Village and 5 rental bonus credits from Presidential Gardens towards Prior Round obligation.

## Summary of Prior Round Credits

As shown in the table below, the Township has total of 308 existing affordable units to address the Prior Round obligation. There are 121 non-age-restricted rental units and 62 age-restricted rental units. Manchester Township is eligible for a rental bonus credit up to a maximum of 62 units. The 62 rental bonus credits added to the 308 affordable units result in a total of 370 affordable unit credits.

PRIO ROUND CREDITS							
Project	Credit Type	Status	Total Units	Available Credits	Prior Round		
					Units	Bonus	Total
Birchwood (Willows) at Whiting	100% AR/R	Existing	76	76	62		62
Credits without Controls (Crestwood)	Prior-Cycle	Existing	122	122	122		122
Group Homes	NAR/R	Existing	35	35	35		35
Habitat for Humanity	NAR/S	Existing	4	4	3		3
Manchester Village	Inclusionary NAR/R	Existing		57	57	57	114
Presidential Gardens	Inclusionary NAR/R	Existing	519	104	29	5	34
<b>Total</b>					<b>308</b>	<b>62</b>	<b>370</b>
<b>Obligation</b>					<b>370</b>		

## Third Round Credits

### 1. Autumn Ridge (Manchester Associates, Inc)

Autumn Ridge is an existing inclusionary development located along Route 70 and Ridgeway Road (Block 30, Lot 1.01, 2, 4, and 52), containing 82 townhouse units with a 20 percent set-aside, which yields 17 affordable units. The project received Planning Board approval in 2016, and the 17 affordable family sale units have been constructed. Manchester will apply the 17 credits towards the Third Round obligation.

### 2. Heritage at Whiting (Manchester Senior Housing LP)

Heritage at Whiting is a 100 percent affordable age-restricted project located along Lacey Road (Block 100, Lot 10.02). The project was completed in November 2016. This development involved the rehabilitation of existing apartments into 70 affordable rental apartments, including 65 age-restricted apartments and 5 family rental apartments. Manchester is applying 52 age-restricted units, 5 family rentals, and 10 rental bonus credits from Heritage at Whiting towards the Third Round obligation.

### 3. Presbyterian Homes

Presbyterian Homes is an existing 100% affordable senior housing development located on Hilltop Road (Block 82.09, Lot 14.01). The project contains 84 age-restricted rental units. Manchester is applying 6 units towards the Third Round obligation.

### 4. Presidential Gardens

Presidential Gardens is an existing inclusionary development located on the southeast corner of Route 37 and Colonial Drive (Block 46.01, Lot 1.01 and 1.03). Manchester is applying 75 units and 75 bonus credits towards the Third Round obligation.

### 5. Ridge Creek

Ridge Creek contains four affordable family for-sale homes as part of an existing inclusionary development located on Laketree Court and Ridgeview Drive (Block 43.05, Lots 7 and 21; and Block 43.06, Lots 8 and 23). Manchester is applying 4 credits towards the Third Round obligation.

### 6. Parkwood Square

This project is a proposed inclusionary development consisting of Lots 11, 12, 13 and 14 of Block 65 is located at the northeast corner of Ridgeway Road (County Route 571) and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547) within the PB-1 Pinelands Business Zoning District within the Regional Growth Area.

The tract is proposed to be developed with 138 townhomes, a 3-story mixed use building with commercial on the ground floor and 28 affordable apartments on the second and third floors, a 2-story office building, a clubhouse, and recreation area. The Planning Board granted preliminary and final major site plan approval on February 5, 2024, which it memorialized in a resolution on March 4th. The Planning Board granted amended preliminary and final site plan approval with bulk variance relief on August 5, 2024, which was memorialized via resolution on September 3, 2024. The Township will apply 28 credits from this project to the Third Round obligation.

### *Site Suitability*

The affordable housing rules require municipalities to designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. These terms are defined below:

- Approvable site means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
- Available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
- Developable site means a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by NJDEP.
- Suitable site means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

This site meets the four prongs of the rules as follows:

- Approvable site – The lot is presently within the PB-1 Zone and Regional Growth Area of the Pinelands. The zoning permits mixed-use development with inclusionary housing at a density of 8 du/ac with a minimum 20 percent affordable housing set-aside. The project has site plan approval for the construction of affordable housing units and will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Township will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is located at the northeast corner of Ridgeway Road (County Route 571) and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547) adjacent to the existing developed properties. The site is in proximity to NJ Route 70, connecting to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

## **7. Hope Chapel Town Square**

This project is a proposed inclusionary development on Lots 1, 2, and 4 of Block 66, located at the northwest corner of Ridge Avenue and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547). The property is located in the PB-1 (Pinelands Business) zone district, which had been amended in November 2023 (Ordinance No. 23-41) to permit mixed-use development as a conditional use with a mandatory 20 percent affordable housing set-aside. The Applicant received site plan approval from the Planning Board on June 12, 2025 to develop 87 townhomes in 13 buildings, a 2-story mixed-use building with commercial on the ground floor and 17 affordable apartments on the second floor, a 2-story pre-school building, and recreation area.

### *Site Suitability*

This site meets the four prongs of the rules as follows:

- Approvable site – The lot is presently within the PB-1 Zone and Regional Growth Area of the Pinelands. The zoning permits mixed-use development with inclusionary housing. The project has site plan approval for the construction of 17 affordable housing units and will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Township will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is located at the northeast corner of Ridge Avenue and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547) adjacent to the existing developed properties. The site is in proximity to NJ Route 70, connecting to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

## **8. 2701 Route 37**

This project is a proposed inclusionary development on Lots 4, 7.01, and 10 in Block 46, located at the northwest corner of Route 37 and Hawks Way. The tract is approximately 34.89 acres. The tract is located in both the Town Center (TC) zone and the R-40 Residential Zone. The plans suggest that the extent of the proposed improvements will be limited to the portion zoned TC, which permits all uses specified in Schedule E, as well as a Planned Multifamily Development option.

The Applicant received site plan approval from the Planning Board on December 8, 2025 to develop 240 apartments (192 market rate and 48 affordable) split into 10 buildings, along with a clubhouse, maintenance building, walking trail, and other outdoor amenities. The Township is claiming 48 credits from this project to be applied to the Third Round.

### *Site Suitability*

This site meets the four prongs of the rules as follows:

- Approvable site – The lot is presently within the TC Town Center Zone and R-40 Zone. The zoning permits mixed-use development with inclusionary housing with a minimum 20 percent affordable housing set-aside. The project has site plan approval for the construction of affordable housing units and will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Borough will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is located along Route 37 adjacent to the existing developed properties. The site is in proximity to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

## 9. Heritage Minerals (Hovsons, Inc.)

The Heritage Minerals site (owned by Hovsons, Inc.) consists of Block 75.01, Lots 1, 2, 4, 6, 11, 37, 40, and 55, located south of Route 37 and east of Route 70. The total Heritage Minerals Tract contains approximately 7,175 acres within Manchester and Berkeley Townships and Lakehurst Borough. Hovsons, Inc. brought a Mount Laurel Complaint against the Township (Hovsons, Inc. et al. vs. Manchester Township, OCN-L-3457-93 PW) in 1993.

The Township reached a settlement agreement with Hovsons in 2005. In accordance with the Settlement Agreement, the Heritage Minerals tract was rezoned to the RC-2 Retirement Community Zone District. As a result of a separate Federal Stipulation of Agreement, a “development area” consisting of 995 acres and two accessways, one from Route 37 and one from Route 70 shall be permitted. The remaining 6,180 acres are to be dedicated to the State of New Jersey as a Conservation Area. This site was anticipated to provide 2,205 age-restricted single family dwelling units. The Settlement Agreement also provides that the developer shall make a contribution of \$5,000,000 to the Township Open Space Fund with a reduction of such contribution to adjust for water infrastructure costs.

In March 2017, Hovsons, Inc. and Heritage Minerals, Inc. (Hovsons) filed a motion to intervene in the Settlement Agreement between the Township and the FSHC. Since the Hovsons site was not required to address the Township’s Prior Round and Third Round obligations, the property was noted as a potential site to address a future obligation. The Township expects to continue to work with Hovsons to plan their large tract to include affordable housing to meet the Township’s future affordable housing obligations.

The “Heritage Minerals Tract” was designated as a “Non-Condemnation Redevelopment Area” on September 6, 2013.

In June 2015, the Township formed a Heritage Minerals Working Group (“HMWG”), made up of political and community leaders to steer and review the redevelopment plan envisioned by the developer. The new plan presented included 6,543 homes proposed and 1 million square feet of commercial space and 1 million square feet of industrial space.

On June 13, 2016, the Township Council adopted a Redevelopment plan via Ordinance 16-022, permitting a conceptualized “Town Center” with 6,543 units, which expanded the development area beyond the 995 acres per the 2005 Settlement Agreement.

After receiving input from the NJDEP regarding environmental concerns with the expanded area, the Township decided to withdraw the Redevelopment Plan, and the Mayor vetoed Ordinance 16-022 on June 20, 2016. The NJDEP indicated that development beyond the 995-acre footprint would be extremely difficult given the various environmental issues, permit requirements, and effects on the threatened and endangered species.

In accordance with the 2026 Settlement Agreement, the Township intends to amend the zoning for the RC-2 Zone to permit a maximum of 2,450 total dwellings units, which shall consist of 1,153 age-restricted market rate units, 929 market rate family units, 73 age-restricted affordable units, and 295 family affordable units. The Township is applying 5 age-restricted credits and 10 non-age-restricted family credits towards the Third Round obligation.

### *Site Suitability*

This site meets the four prongs of the rules as follows:

- **Approvable site** – The tract is presently within the RC-2 Retirement Community Zone and is located within the PA-2 Suburban Planning Area per the State Plan Policy Map. The current zoning permits age-restricted inclusionary housing, as discussed above, which will be amended to require a mix of age-restricted and non-age-restricted housing, including 73 age-restricted affordable units, and 295 family affordable units. The project will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- **Available site** – The site is under private ownership and has clear title.
- **Developable site** – The property is in the sewer and water service areas. The Borough will cooperate with the property owner/developer to secure water and sewer capacity.
- **Suitable site** – The property is located along Route 37 adjacent to the existing developed properties. The site is in proximity to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

### **10. 2065 Route 37 Redevelopment**

Lot 15.01 in Block 44 is a 45.4-acre tract located along the eastbound side of Route 37 at the Commonwealth Boulevard intersection and is within the Highway Development (HD-3) Zone. The property was declared a Non-Condensation Area in Need of Redevelopment by the Manchester Township Council pursuant to Resolution 19-290 on July 22, 2019. The associated “2065 Route 37 Redevelopment Plan” was adopted by Ordinance 20-021 on July 13, 2020, and the Council named 2065 Route 37 Owners, LLC as the contingent redeveloper via Resolution 21-267 on June 28, 2021. The Redevelopment Plan established the “2065 Route 37 Redevelopment District” and supersedes the underlying zoning for the area.

The Planning Board granted preliminary/final major subdivision approval, pursuant to a resolution adopted September 7, 2021, for the creation of three (3) conforming lots. The project also included construction of a mixed-use development consisting of 210 residential units in 21 separate buildings, a clubhouse (Phase 1), a 6,296 square foot convenience store with 16 fueling stations (Phase 2), and an 18,000 square foot commercial pad (Phase 3). The Board granted preliminary and final site plan approval for the residential component and preliminary approval only for the commercial sites. The redevelopment plan requires a 15 percent set-aside for rental units, resulting in 32 affordable units for this project. The redeveloper provided a payment-in-lieu of constructing affordable units on this site. Therefore, the Township is not claiming any credits from this site.

### **11. Third Round Bonus Credits**

Rental bonuses for the Third Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Third Round, Manchester Township has a rental obligation of 85 units and, therefore, may apply up to 85 bonus credits. Manchester will apply 75 rental bonus credits from Presidential Gardens and 10 rental bonus credits from Heritage at Whiting towards the Third Round obligation.

### Summary of Third Round Credits

As shown in the table below, the Township has total of 255 affordable units to address the Third Round obligation. There are 219 rental units. Township is eligible for a rental bonus credit up to a maximum of 85 units. The 85 rental bonus credits added to the 308 affordable units result in a total of 340 affordable unit credits.

THIRD ROUND CREDITS							
Project	Credit Type	Status	Total Units	Available Credits	Third Round		
					Units	Bonus	Total
Autumn Ridge (Manchester Associates, Inc.)	NAR/S	Existing	82	17	17		17
Heritage at Whiting (Manchester Senior Housing LP)	AR/R	Existing	65	65	52	5	57
	NAR/R	Existing	5	5	5	5	10
Presbyterian Homes	100% AR/R	Existing	84	84	6		6
Presidential Gardens	Inclusionary NAR/R	Existing	519	104	75	75	150
Ridge Creek	Inclusionary NAR/S	Existing	4	4	4		4
Parkwood Square	Inclusionary NAR/R	Approved	138	28	28		28
Hope Chapel Town Square	Inclusionary NAR/R	Proposed	104	17	5		5
2701 Route 37	Inclusionary NAR/R	Proposed	240	48	48		48
Heritage Minerals	Inclusionary AR/S	Proposed	2,450	73	5		5
	Inclusionary NAR/S	Proposed		295	10		10
<b>Total</b>					<b>255</b>	<b>85</b>	<b>340</b>
<b>Obligation</b>					<b>340</b>		

## Fourth Round Credits

### 1. Birchwood (Willows) at Whiting

Birchwood at Whiting is 100 percent affordable age-restricted rental development located at 1110 Route 70 (Block 83.01, Lot 7.03). Manchester will apply 14 of the 76 age-restricted units from Birchwood along with 7 age-restricted bonus credits towards the Third Round obligation.

### 2. Habitat for Humanity

There are 4 existing affordable family for-sale homes constructed by Habitat for Humanity in Manchester Township. Manchester is applying one of the 1 credit and 1 non-profit bonus credit towards the Fourth Round obligation.

### 3. Heritage at Whiting (Manchester Senior Housing LP)

Heritage at Whiting is a 100 percent affordable age-restricted project located along Lacey Road (Block 100, Lot 10.02). Manchester is applying 13 age-restricted units and 6 age-restricted bonus credits from Heritage at Whiting towards the Third Round obligation.

### 4. Presbyterian Homes

Presbyterian Homes is an existing 100% affordable senior housing development located on Hilltop Road (Block 82.09, Lot 14.01). The project contains 84 age-restricted rental units. Manchester is applying 78 units and 39 age-restricted bonus credits towards the Fourth Round obligation.

### 5. Hope Chapel Town Square

The Township is applying 12 of the 17 affordable housing units from Hope Chapel Town Square towards the Fourth Round obligation.

### 6. Craftway (Block 69, Lot 8)

This project is a proposed inclusionary development consisting of Lot 8 in Block 69 located along Ridgeway Road (County Route 571). The property is located in the PB-1 (Pinelands Business) zone district, which had been amended in November 2023 (Ordinance No. 23-41) to permit mixed-use development as a conditional use with a mandatory 20 percent affordable housing set-aside. The Applicant has submitted an application to the Planning Board seeking site plan approval to develop 40 townhomes in 6 buildings, a 2-story mixed-use building with commercial on the ground floor and 7 affordable apartments on the second floor. Pending the outcome of the Planning Board application, the Township is anticipating 7 credits to be available from this project, which would be applied to the Fourth Round obligation.

#### *Site Suitability*

This site meets the four prongs of the rules as follows:

- Approvable site – The lot is presently within the PB-1 Zone and Regional Growth Area of the Pinelands. The zoning permits mixed-use development with inclusionary housing at a density of 8 du/ac with a minimum 20 percent affordable housing set-aside. The project is pending site plan approval for the construction of affordable housing units and will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.

- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Township will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is located at along Ridgeway Road adjacent to existing developed properties. The site is in proximity to NJ Route 70, connecting to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

## **7. Seaport/Hangar Rd (Block 69, Lots 1.01-1.09)**

This project is a proposed inclusionary development consisting of Lots 1.01 through 1.09 in Block 69 located at the northeast corner of Ridgeway Road (County Route 571) and Hangar Road. The site is currently within the PB-40 Residential Zoning District.

The tract is proposed to be rezoned to permit a mixed-use development with 52 townhomes, a 3-story mixed use building with commercial on the ground floor and 11 affordable apartments on the second and third floors. A concept plan has been provided by the anticipated developer. The Township will apply 11 credits from this project to the Fourth Round obligation.

### *Site Suitability*

This site meets the four prongs of the rules as follows:

- Approvable site – The site is within Regional Growth Area of the Pinelands. The Township intends to adopt zoning to permit mixed-use development with inclusionary housing with a minimum 20 percent affordable housing set-aside. The project will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Township will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is along Ridgeway Road adjacent to the existing developed properties. The site is in proximity to NJ Route 70, connecting to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

## **8. Ridgeway Blvd (Lots 8 and 16 in Block 72; and Lots 9 and 17 in Block 72.01)**

This project is a proposed inclusionary development consisting of Lots 8 and 16 in Block 72; and Lots 9 and 17 in Block 72.01 located along Ridgeway Boulevard. The site is currently within the POR-LI Zoning District.

The tract is proposed to be rezoned to permit a mixed-use development. The developer is in the process of purchasing the four parcels. Two parcels at 2582 Ridgeway Blvd (Block 72.01, Lot 17) and 2590 Ridgeway Blvd (Block 72, Lot 8) have been purchased or are under contract. These two parcels are included in the Fourth Round. Should the other two parcels become under ownership of the developer, they may also be developed to produce affordable housing units. At this time those

additional two parcels are not relied upon for the Fourth Round obligation. The four parcels are intended to be rezoned to permit a mixed-use developed at a density of 8.65 du/ac.

2582 Ridgeway Blvd (Block 72.01, Lot 17) is anticipated to produce 214 units with 43 affordable units.

2590 Ridgeway Blvd (Block 72, Lot 8) is anticipated to produce 317 units with 64 affordable units.

Concept plans have been provided by the anticipated developer. The Township will apply 11 and 43 credits from this project to the Fourth Round obligation.

#### *Site Suitability*

This site meets the four prongs of the rules as follows:

- Approvable site – The site is within Regional Growth Area of the Pinelands. The Township intends to adopt zoning to permit mixed-use development with inclusionary housing with a minimum 20 percent affordable housing set-aside. The project will be developed in accordance with the Township Affordable Housing Ordinance, UHAC, applicable COAH regulations, and the Amended Fair Housing Act.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Township will cooperate with the property owner/developer to secure water and sewer capacity.
- Suitable site – The property is along Ridgeway Road adjacent to the existing developed properties. The site is in proximity to NJ Route 70, connecting to the regional roadway network. There are no known environmental constraints impacting the development of the site with affordable housing.

### **9. Heritage Minerals (Hovsons, Inc.)**

In accordance with the 2026 Settlement Agreement, the Township intends to amend the zoning for the RC-2 Zone to permit a maximum of 2,450 total dwellings units, which shall consist of 1,153 age-restricted market rate units, 929 market rate family units, 73 age-restricted affordable units, and 295 family affordable units. The Township is applying 2 age-restricted units with 1 age-restricted bonus credit, and 113 non-age-restricted family credits towards the Fourth Round obligation.

### **10. Fourth Round Bonus Credits**

Pursuant to the Amended Fair Housing Act, municipalities may take bonus credits in the Fourth Round as follows: 1 credit per unit of special needs and supportive housing, 0.5 credits per unit of nonprofit housing, 0.5 credits per unit of age-restricted housing, 0.5 credits per unit of redevelopment, 0.5 credits per unit of extended controls, and 0.5 credits per unit of 100 percent affordable housing. Bonus credits for the Fourth Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Fourth Round, Manchester Township has a rental obligation of 103 units and, therefore, may apply up to 103 bonus credits. Manchester will apply 7 age-restricted credits from Birchwood (Willows) at Whiting, 1 non-profit bonus credit for habitat for humanity, 6 age-restricted credits from Heritage at Whiting, 39 age-restricted credits from Presbyterian Homes, and 1 age-restricted credit Heritage Minerals, for a total of 54 bonus credits towards the Fourth Round obligation.

## Summary of Fourth Round Credits

As shown in the table below, the Township has total of 358 affordable units to address the Fourth Round obligation. There are 121 rental units. Township is eligible for bonus credits up to a maximum of 103 units. The 54 available bonus credits added to the 309 affordable units result in a total of 412 affordable credits.

FOURTH ROUND CREDITS							
Project	Credit Type	Status	Total Units	Available Credits	Fourth Round		
					Units	Bonus	Total
Birchwood (Willows) at Whiting	100% AR/R	Existing	76	76	14	7	21
Habitat for Humanity	NAR/S	Existing	4	4	1	1	2
Heritage at Whiting (Manchester Senior Housing LP)	AR/R	Existing	65	65	13	6	19
	NAR/R	Existing	5	5	0		0
Presbyterian Homes	100% AR/R	Existing	84	84	78	39	117
Parkwood Square	Inclusionary NAR/R	Approved	138	28	0		0
Hope Chapel Town Square	Inclusionary NAR/R	Proposed	104	17	12		12
Craftway (Block 69, Lot 8)	Inclusionary NAR/S	Proposed	40	7	7		7
Seaport/Hangar Rd (Block 69, Lots 1.01-1.09)	Inclusionary NAR/S	Proposed	52	11	11		11
2582 Ridgeway Blvd (Block 72.01, Lot 17)	Inclusionary NAR/S	Proposed	214	43	43		43
2590 Ridgeway Blvd (Block 72, Lot 8)	Inclusionary NAR/S	Proposed	317	64	64		64
Heritage Minerals	Inclusionary AR/S	Proposed	2,450	73	2	1	3
	Inclusionary NAR/S	Proposed		295	113		113
<b>Total</b>					<b>358</b>	<b>54</b>	<b>412</b>
<b>Obligation</b>					<b>412</b>		

## Adjustments

Manchester is not seeking any downward adjustment of its Rehabilitation, Prior Round, Third Round, or Fourth Round obligations as part of this plan.

## Development Fees

Manchester will continue to collect residential and non-residential development fees as permitted under the State-wide Non-Residential Fee Act. The Township's Development Fee Ordinance was adopted on October 18, 1994, and amended on April 9, 2007, September 8, 2008, November 10-2014, and April 27, 2015. These funds will be utilized to satisfy the Township's obligation, provide affordability assistance, to pay for administrative costs as permitted by law and to utilize funds to rehabilitate affordable housing units through the on-going Manchester Home Improvement Program.

## Implementation Schedule

The anticipated implementation schedule for the mechanisms that are proposed within the Township of Manchester Fair Share Plan to address its Fourth Round obligation of 412 units is provided below. The Township's Rehabilitation Program will continue as an on-going mechanism to address the Township's Present Need obligation.

Of the developments listed to address the Third or Fourth Round obligations, three projects are proposed, and two projects have been approved but not yet built. Other credits are existing developments and therefore are not included in the Implementation Schedule.

IMPLEMENTATION SCHEDULE											
Mechanism	2025	2026	2027	2028	2029	2030	2031	2032	2032	2034	2035
<b>Home Improvement Program</b>											
Solicit Applicants											
Rehabilitate Units											
<b>Inclusionary Projects</b>											
Parkwood Square											
Hope Chapel Town Square											
2701 Route 37											
Heritage Minerals											
Craftway											
Seaport/Hangar Rd											
Ridgeway Blvd											

## XI. Spending Plan

The Township has prepared a Spending Plan to address its planned disbursement of funds collected through the Town's adopted Development Fee Ordinance. A Development Fee Ordinance creating a dedicated revenue source for affordable housing was adopted by the Township on September 8, 2008, and amended on April 9, 2007, September 8, 2008, November 10-2014, and April 27, 2015.

The ordinance establishes the Township's Housing Trust Fund for which the Town's Spending Plan has been prepared. The Spending Plan estimates 154 units to be rehabilitation over the next 10 years. The Township will also undertake affordability assistance as required and has set-aside funding for this purpose.

# XII. Appendix

Parkwood Square (Lots 11, 12, 13 and 14 of Block 65)



## ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

PARKWOOD SQUARE

March 2026

Project No. MCT-0089

### Legend

- |   |   |
|---|---|
|  Subject Sites       |  Riparian Buffer |
|  Steep Slopes (15%+) |  Wetlands        |
|  Streams             |  Wetlands Buffer |
|  Waterbodies         |   |



Engineering  
& Design

**RESOLUTION# PB-2023-005  
RESOLUTION OF APPROVAL  
APPLICATION OF  
PARKWOOD SQUARE LP &  
PARKWOOD CENTER B LLC  
APPLICATION #PB2023-05**

IN THE MATTER OF : PLANNING BOARD OF THE  
PARKWOOD SQUARE LP & : TOWNSHIP OF MANCHESTER  
PARKWOOD CENTER B LLC : NUMBER #PB-2023-005  
: BLOCK 65 LOT 11, 12, 13, 14  
: RIDGEWAY ROAD (CR 571) & LAKEHURST  
: WHITESVILLE ROAD (CR 547)

**WHEREAS**, an application has been made to the Township of Manchester Planning Board (the "Board") by Parkwood Square, LP and Parkwood Center B, LLC (the "applicant"), for a Preliminary and Final Major Site Plan Approval. The property commonly located with lot frontage on Ridgeway Road, Lakehurst Whitesville Road, and Ridge Road in the Township of Manchester, NJ, Block 65 Lots 11,12,13,14 as depicted on the Tax Maps of the Manchester Township, Ocean County, New Jersey, and said premises being located in the Pinelands Business, (PB-1) Zone; and

**WHEREAS**, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and provided proof of same to the Township of Manchester; and

**WHEREAS**, the Applicant was represented by Salvatore Alfieri, Esq of Cleary, Giacobbe, Alfieri, Jacobs, LLC; and

**WHEREAS**, the Township of Manchester Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

**WHEREAS**, the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Township of Manchester, County of Ocean, and State of New Jersey, on August 5, 2024, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is requesting Preliminary and Final Major Site Plan approval for the

construction of townhome complex consisting of 138 townhouses, a splash park, various open areas and a club house. Additionally, Applicant is requesting approval for one commercial office building. Lastly, Applicant is requesting approval for a Mixed-Use building with commercial stores on the ground floor and 28 deed-restricted affordable apartments on the second and third floors. The Applicant received Preliminary approval on March 4, 2024. Finally, Applicant is requesting a technical subdivision for each of the townhomes.

- A. The Applicant requires the following variances:
  - 1. Section 245-74.1 C(4)(b) Minimum side yard setback. The ordinance requires a side yard setback of 50 feet.
  - 2. Section 245-74.1C(16) of the Mixed Use ordinance regulates the minimum distance between townhouse buildings, which ranges from 30 feet for “townhouse dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet,” or “For townhouse dwellings oriented essentially end-to-end to each other, the minimum distance between same shall be 30 feet,” to 50 feet “For townhouse dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet.”
  - 3. Signage. Section 245-27 E (15)(a) restricts the number of ground signs based on site acreage. For a site 50 acres or less, one ground sign is permitted. The site proposes to include 4 ground signs. As this deviation is located outside of the mixed-use ordinance, only bulk variance relief would be required.
  - 4. Section 245-27 E (15)(a)[4] restricts the location of ground signs more than 6 square feet in area to a minimum 100 feet apart. The commercial sign and community monument sign proposed along Lakehurst-Whitesville Road appear to measure 75 feet apart. As this deviation is located outside of the mixed-use ordinance, only bulk variance relief would be required.
- B. The Applicant requires no submission waivers.
- C. The Applicant is requesting the following design waivers:
  - 1. The Applicant is requesting a waiver of section 245-28E(1) No loading areas surrounding an office building with a square footage of 12,800 square feet.
  - 2. Section 245-82F(1) requires that landscape plans be prepared by a certified landscape architect, whereas the landscaping plans provided are signed by a licensed

engineer/planner.

3. Section 245-82F(2)(a) requires foundation plantings be provided within established bed lines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed.
3. In support of the application, the Applicant submitted the following documents:
  - A. Cover Letter prepared by Professional Design Services, LLC, signed by Ian M. Borden, P.P., dated 07/24/2024;
  - B. Check for Minor Subdivision Application Fee in the amount of \$150.00, submitted by Parkwood Center B, LLC, dated 07/17/2024;
  - C. Check for Minor Subdivision Review Fee in the amount of \$1,000.00, submitted by Parkwood Center B, LLC, dated 07/17/2024;
  - D. Copy of Applicant's W9 "Request for Taxpayer Identification Number and Certification", signed by Applicant, dated 07/16/2024;
  - E. Land Use and Development Application, signed by applicant, dated 07/16/2024;
  - F. Architectural Floor Plans, entitled "Proposed New Single-Family Townhomes: Chapman/Parkwood Townhomes (for Zoning Permit Only, Not Construction)", prepared by B+F Design Studio & Architectural Services, consisting of 4 pages, unsigned, dated 07/18/2024;
  - G. "Preliminary & Final - Major Site Plan for Block 65/ Lots 11, 12, 13, & 14, Township of Manchester, Ocean County, New Jersey", prepared by Professional Design Services, LLC, consisting of 24 pages, signed by William Stevens, P.E., dated 4/25/2022, last revised 07/24/2024;
  - H. Survey entitled, "Minor Subdivision Plat for Block 65/ Lots 11, 12, 13 & 14, Township of Manchester, Ocean County, New Jersey", prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 07/12/24;
4. During the public hearing held on August 5, 2024; the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
  - A. Review letter dated August 2, 2024 by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering, the Planning Board Engineer.
  - B. Review letter dated July 31, 2024 Nicholas Dickerson, P.P., AICP, CFM, of Colliers Engineering & Design, the Planning Board Planner.

5. The Planning Board received no updated review letters/memos from the following Manchester Township Officials.
6. During the Public Hearing, the Applicant's professionals referenced the following Exhibits:
  - A. A-1 A color plan of the overall site dated August 5, 2024.
  - B. A-2 proposed subdivision plat dated August 5, 2024
  - C. A-3 A n overlay plan of both site plan and subdivision plat dated August 5, 2024.
  - D. A-4 A Color rendering of the Commercial Mixed-Use Building
  - E. A-5 A Color rendering of the Commercial Building.
  - F. A-7 A Color rendering of the Club House Building
  - G. A-7 A Color rendering of the Townhouse Buildings
7. During the Public Hearing on August 5, 2024, the Board held a brief jurisdictional hearing to :
  - A. Mr. Alfieri explained that the Applicant desires to eliminate all possible variances.
  - B. Mr. Alfieri explained that Applicant is requesting Preliminary and Final Major Site Plan approval.
  - C. The township adopted ordinance 24-27 which partially eliminates the need for variance relief, that being the front setback variance.
  - D. However, Section 245-74.1 C(4)(b) Minimum side yard setback. The ordinance requires a side yard setback of 50 feet for the townhomes, the applicant will comply with said ordinance.
  - E. Section 245-74.1C(16) of the Mixed Use ordinance regulates the minimum distance between townhouse buildings, which ranges from 30 feet for "townhouse dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet," or "For townhouse dwellings oriented essentially end-to-end to each other, the minimum distance between same shall be 30 feet," to 50 feet "For townhouse dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet."
  - F. The Applicant provided testimony of Ian Borden. Mr. Borden provided testimony that the Applicant will comply by eliminating decks where necessary and instead provide concrete pads.
  - G. In particular pads R, S, and T all conflict. The Applicant will eliminate the deck from on the ends of building T and the deck closest to T on Building R. Additionally, the two decks

on the end of building S closest to building T. This will provide 40 feet between the building and comply with the applicable ordinance with the 30-foot setback and thus no variance will need to be requested.

H. The Applicant will comply with the remaining ordinances that trigger variances and thus, the Planning Board shall retain jurisdiction.

8. During the Public Hearing on August 5, 2024, the Applicant's Planner, Ian M. Borden, P.P., of Professional Design Services testified before the Board:
  - A. Mr. Borden explained the property is currently forested and in a natural state.
  - B. There are no environmental constraints on the property other than the Pinelands jurisdictional approval.
  - C. Mr. Borden testified generally to the surrounding zones.
  - D. Mr. Borden testified to the history of the PB-1 Zone including the chapter 23-41 which permits Mixed-Use buildings in the zone.
  - E. Mr. Borden introduced the A1 through A3 .
  - F. Mr. Borden referenced A-1 which is a color copy of the of the overall site plan.
  - G. Mr. Borden described the intention and specifics as to the overall site
  - H. Mr. Borden agreed the Applicant will work with the Board Professionals to ensure there are no variances are triggered.
9. During the Public Hearing on August 5, 2024, the Applicant's Architect Melissa Rub, testified before the Board:
  - A. Ms. Rub testified to the general plans to construct the Mixed-Use building.
  - B. Ms. Rub testified entered Exhibits A-4 through 7.
  - C. Ms. Rub testified generally to working with the Board's Sub Committee to provide a more aesthetically fitting building design to the community.
  - D. Ms. Rub went through the changes to the architecture of all the buildings.
  - E. Ms. Rub Testified to the expansion of certain buildings square footage of 154 square feet per floor for a total of approximately 600 square feet.
  - F. Ms. Rub testified that the Applicant has submitted plans reflecting this expansion.
  - G. The buildings showing the increase in square footage will be I, H,G, F, E, D, C, B, A along the exterior of the complex.

- H. Applicant will also revise plans to provide accurate dimensions and distances of exterior townhomes.
- 10. During the Public Hearing on August 5, 2024, the Public testified before the Board:
  - A. The Public testified about concerns with regard to overdevelopment of the site, concerns about Mr. Borden's testimony, general concerns about traffic circulation, the impact on the water supply, the impact on the Pinelands Preserve, to density issues and traffic circulation.
- 11. The Board finds that in all other respects the application is in substantial compliance with the ordinances of the Township, and the same may be approved subject to the applicant complying with all terms and provisions of the Board Engineer's review letter dated August 2, 2024 and Board Planner's Letter of July 24, 2024; subject to the specific conditions enumerated below, paying all taxes, application and escrow fees associated with the property and with the project; and obtaining such outside agency approvals as shall be required by law.

### **CONCLUSIONS OF LAW**

WHEREAS, the Board determined that the Applicant's Major Site Plan Approval pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, the Board has determined that the design waiver of section 245-28E(1) No loading areas surrounding an office building with a square footage of 12,800 square feet is reasonable and granted; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Manchester Township Planning Board, in the County of Ocean and State of New Jersey, on the 5th day of August 2024, upon a motion made by James Vaccaro with conditions and seconded by Felicia Finn, that the application of Parkwood Square LP & Parkwood Center B LLC for Preliminary Approval be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of August 5, 2024.

2. The Applicant is granted Preliminary and Final Site Plan and Technical Subdivision Approval of application.
3. The Applicant agrees to be bound by all prior conditions of the preliminary approval.
4. Applicant will eliminate the decks on pads on the end of building T, the end of building R closest to T, and the two end decks on building S closest to building T.
5. The Technical Subdivision will be perfected by the filing of a plat.
6. Applicant will comply with all requirements and escrow of a Major Subdivision.
7. Applicant will revise plans to reflect accurate distances around the exterior row of townhomes.
8. Applicant will revise plans to provide accurate square footage of townhomes on the exterior row, said expansion shall be limited to 154 square feet per second floor and 176 square feet per first floor and basement per testimony of Applicant's Architect.
9. Applicant shall reflect no spillage of light on the amended site plan.
10. Applicant will comply with testimony eliminating all variances per the jurisdictional hearing.
11. Applicant will comply with all Pinelands conditions.
12. Applicant will install all EV spaces within the statutory time frame.
13. All buildings will have coach style lanterns (Sconces).
14. The HOA will snowplow both the driveways and the streets.
15. Applicant will deed restrict that that there shall be no accessory structures permitted on the subdivided properties.
16. Applicant will provide landscaping easements where necessary and work with the Board Engineer on where to provide.
17. Applicant will clarify acreage of the site to address the right of way dedication to the county.
18. All necessary steps shall be taken to make the affordable units creditworthy pursuant to applicable law.
19. The Applicant shall comply with all applicable affordable housing requirements, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
20. The Applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance, if required.
21. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; the Ocean County Planning Board; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
22. The Applicant must comply with the Development Fee Ordinance of the Township of Manchester, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing

23. Publication of a notice of this decision will be published in the official newspaper of the Manchester Township Planning Board at the cost of the Applicant.

ADOPTED this 3<sup>rd</sup> day of September 2024.

Motion to approve made by James Vaccaro, seconded by James Teague.

VOTE ON ROLL CALL:

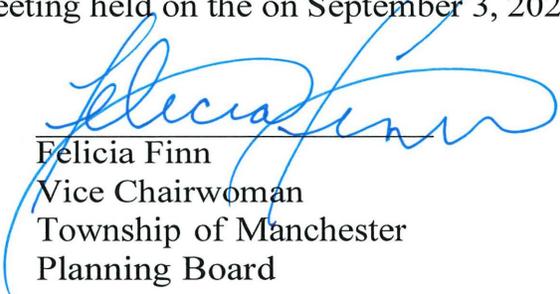
IN FAVOR: Vice Chairwoman Felicia Finn, Timothy Umlauf, James Vaccaro, James Teague, Sandra Drake, and Sam Carollo

OPPOSED: None

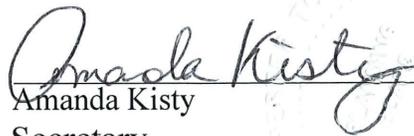
NOT- PRESENT: William Barron, Timothy Poss, and William Foor

#### CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #Pb-2023-05, approved on August 5, 2024, and duly adopted as to form by the Planning Board of Manchester Township and memorialized at its regular meeting held on the on September 3, 2024.



Felicia Finn  
Vice Chairwoman  
Township of Manchester  
Planning Board



Amanda Kisty  
Secretary  
Township of Manchester  
Planning Board



**AMENDED RESOLUTION# PB-2023-005**  
**RESOLUTION OF APPROVAL**  
**APPLICATION OF**  
**PARKWOOD SQUARE, LP &**  
**PARKWOOD CENTER B, LLC**  
**APPLICATION #PB2023-12**

IN THE MATTER OF : PLANNING BOARD OF THE  
PARKWOOD SQUARE LP & : TOWNSHIP OF MANCHESTER  
PARKWOOD CENTER B LLC : NUMBER #PB-2023-005  
: BLOCK 65 LOT 11, 12, 13, 14  
: RIDGEWAY ROAD (CR 571) & LAKEHURST  
: WHITESVILLE ROAD (CR 547)

**WHEREAS**, an amended resolution has been prepared on behalf of the Township of Manchester Planning Board (the "Board") by Parkwood Square, LP and Parkwood Center B, LLC (the "applicant"), said resolution clarifying several conditions of the Preliminary and Final Major Site Plan Approval and Preliminary and Final Technical Subdivision Approval. The property commonly located with lot frontage on Ridgeway Road, Lakehurst Whitesville Road, and Ridge Road in the Township of Manchester, NJ, Block 65 Lots 11,12,13,14 as depicted on the Tax Maps of the Manchester Township, Ocean County, New Jersey, and said premises being located in the Pinelands Business, (PB-1) Zone; and

**WHEREAS**, the Applicant is not required to notice as this resolution is just for purposes of clarifying conditions and therefore Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law; and

**WHEREAS**, the Applicant was represented by Salvatore Alferi, Esq of Cleary, Giacobbe, Alfieri, Jacobs, LLC; and

**WHEREAS**, the Township of Manchester Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

**WHEREAS**, the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Township of Manchester, County of Ocean, and State of New Jersey, on August 5, 2024, made the following findings:

1. The Board found the application complete.

2. According to the application, the Applicant is requesting Preliminary and Final Major Site Plan approval for the construction of townhome complex consisting of 138 townhouses, a splash park, various open areas and a club house. Additionally, Applicant is requesting approval for one commercial office building. Lastly, Applicant is requesting approval for a Mixed-Use building with commercial stores on the ground floor and 28 deed-restricted affordable apartments on the second and third floors. The Applicant received Preliminary approval on March 4, 2024. Finally, Applicant is requesting a technical subdivision for each of the townhomes.

A. The Applicant requires the following variances:

1. Section 245-74.1 C(4)(b) Minimum side yard setback. The ordinance requires a side yard setback of 50 feet.
2. Section 245-74.1C(16) of the Mixed Use ordinance regulates the minimum distance between townhouse buildings, which ranges from 30 feet for “townhouse dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet,” or “For townhouse dwellings oriented essentially end-to-end to each other, the minimum distance between same shall be 30 feet,” to 50 feet “For townhouse dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet.”
3. Signage. Section 245-27 E (15)(a) restricts the number of ground signs based on site acreage. For a site 50 acres or less, one ground sign is permitted. The site proposes to include 4 ground signs. As this deviation is located outside of the mixed-use ordinance, only bulk variance relief would be required.
4. Section 245-27 E (15)(a)[4] restricts the location of ground signs more than 6 square feet in area to a minimum 100 feet apart. The commercial sign and community monument sign proposed along Lakehurst-Whitesville Road appear to measure 75 feet apart. As this deviation is located outside of the mixed-use ordinance, only bulk variance relief would be required.

B. The Applicant requires no submission waivers.

C. The Applicant is requesting the following design waivers:

1. The Applicant is requesting a waiver of section 245-28E(1) No loading areas surrounding an office building with a square footage of 12,800 square feet.
2. Section 245-82F(1) requires that landscape plans be

prepared by a certified landscape architect, whereas the landscaping plans provided are signed by a licensed engineer/planner.

3. Section 245-82F(2)(a) requires foundation plantings be provided within established bed lines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed.

3. In support of the application, the Applicant submitted the following documents:

- A. Cover Letter prepared by Professional Design Services, LLC, signed by Ian M. Borden, P.P., dated 07/24/2024;
- B. Check for Minor Subdivision Application Fee in the amount of \$150.00, submitted by Parkwood Center B, LLC, dated 07/17/2024;
- C. Check for Minor Subdivision Review Fee in the amount of \$1,000.00, submitted by Parkwood Center B, LLC, dated 07/17/2024;
- D. Copy of Applicant's W9 "Request for Taxpayer Identification Number and Certification", signed by Applicant, dated 07/16/2024;
- E. Land Use and Development Application, signed by applicant, dated 07/16/2024;
- F. Architectural Floor Plans, entitled "Proposed New Single-Family Townhomes: Chapman/Parkwood Townhomes (for Zoning Permit Only, Not Construction)", prepared by B+F Design Studio & Architectural Services, consisting of 4 pages, unsigned, dated 07/18/2024;
- G. "Preliminary & Final - Major Site Plan for Block 65/ Lots 11, 12, 13, & 14, Township of Manchester, Ocean County, New Jersey", prepared by Professional Design Services, LLC, consisting of 24 pages, signed by William Stevens, P.E., dated 4/25/2022, last revised 07/24/2024;
- H. Survey entitled, "Minor Subdivision Plat for Block 65/ Lots 11, 12, 13 & 14, Township of Manchester, Ocean County, New Jersey", prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 07/12/24;

4. During the public hearing held on August 5, 2024; the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:

- A. Review letter dated August 2, 2024 by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering, the Planning Board Engineer.
- B. Review letter dated July 31, 2024 Nicholas

Dickerson, P.P., AICP, CFM, of Colliers Engineering & Design, the Planning Board Planner.

5. The Planning Board received no updated review letters/memos from Manchester Township Officials.
6. During the Public Hearing, the Applicant's professionals referenced the following Exhibits:
  - A. A-1 A color plan of the overall site dated August 5, 2024.
  - B. A-2 proposed subdivision plat dated August 5, 2024
  - C. A-3 A n overlay plan of both site plan and subdivision plat dated August 5, 2024.
  - D. A-4 A Color rendering of the Commercial Mixed-Use Building
  - E. A-5 A Color rendering of the Commercial Building.
  - F. A-7 A Color rendering of the Club House Building
  - G. A-7 A Color rendering of the Townhouse Buildings
7. During the Public Hearing on August 5, 2024, the Board held a brief jurisdictional hearing to :
  - A. Mr. Alfieri explained that the Applicant desires to eliminate all possible variances.
  - B. Mr. Alfieri explained that Applicant is requesting Preliminary and Final Major Site Plan approval.
  - C. The township adopted ordinance 24-27 which partially eliminates the need for variance relief, that being the front setback variance.
  - D. However, Section 245-74.1 C(4)(b) Minimum side yard setback. The ordinance requires a side yard setback of 50 feet for the townhomes, the applicant will comply with said ordinance.
  - E. Section 245-74.1C(16) of the Mixed Use ordinance regulates the minimum distance between townhouse buildings, which ranges from 30 feet for "townhouse dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet," or "For townhouse dwellings oriented essentially end-to-end to each other, the minimum distance between same shall be 30 feet," to 50 feet "For townhouse dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet."
  - F. The Applicant provided testimony of Ian Borden. Mr. Borden provided testimony that the Applicant will comply by eliminating decks where necessary and instead provide concrete pads.
  - G. In particular decks at buildings R, S, and T conflict with

building and deck spacing requirements. The Applicant will relocate the deck from the end of building T and the deck closest to T on Building R from the rear to the side of each building.. This will provide 40 feet between buildings S and T and comply with the applicable ordinance with the 30-foot setback between decks and thus no variance will need to be requested.

H. The Applicant will comply with the remaining ordinances that trigger variances and thus, the Planning Board shall retain jurisdiction.

8. During the Public Hearing on August 5, 2024, the Applicant's Planner, Ian M. Borden, P.P., of Professional Design Services testified before the Board:

A. Mr. Borden explained the property is currently forested and in a natural state.

B. There are no environmental constraints on the property other than the Pinelands jurisdictional approval.

C. Mr. Borden testified generally to the surrounding zones.

D. Mr. Borden testified to the history of the PB-1 Zone including the chapter 23-41 which permits Mixed-Use buildings in the zone.

E. Mr. Borden introduced the A1 through A3 .

F. Mr. Borden referenced A-1 which is a color copy of the of the overall site plan.

G. Mr. Borden described the intention and specifics as to the overall site

H. Mr. Borden agreed the Applicant will work with the Board Professionals to ensure there are no variances are triggered.

9. During the Public Hearing on August 5, 2024, the Applicant's Architect Melissa Rub, testified before the Board:

A. Ms. Rub testified to the general plans to construct the Mixed-Use building.

B. Ms. Rub testified entered Exhibits A-4 through 7.

C. Ms. Rub testified generally to working with the Board's Sub Committee to provide a more aesthetically fitting building design to the community.

D. Ms. Rub went through the changes to the architecture of all the buildings.

E. Ms. Rub Testified to the expansion of certain buildings square footage of 154 square feet per floor for a total of approximately 600 square feet.

F. Ms. Rub testified that the Applicant has submitted plans reflecting this expansion.

- G. The buildings showing the increase in square footage will be I, H, G, F, E, D, C, B, A along the exterior of the complex.
  - H. Applicant will also revise plans to provide accurate dimensions and distances of exterior townhomes.
10. During the Public Hearing on August 5, 2024, the Public testified before the Board:
- A. The Public testified about concerns with regard to overdevelopment of the site, concerns about Mr. Borden's testimony, general concerns about traffic circulation, the impact on the water supply, the impact on the Pinelands Preserve, to density issues and traffic circulation.
11. During the Public Hearing on March 2, 2026, the Applicant's Attorney presented needed changes to the Board; specifically
- A. 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.
  - B. The fence along Ridge, as referenced above, shall be black vinyl coated chain link fencing to better blend into the wooded area and buffer.
  - C. 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 townhouses units, with the remaining 25% of the units to be subject to said deed restriction.
12. For purposes of Affordable Housing, the Applicant shall provide 28 affordable housing units.
13. The Board finds that in all other respects the application is in substantial compliance with the ordinances of the Township, and the same may be approved subject to the applicant complying with all terms and provisions of the Board Engineer's review letter dated August 2, 2024 and Board Planner's Letter of July 24,

2024; subject to the specific conditions enumerated below, paying all taxes, application and escrow fees associated with the property and with the project; and obtaining such outside agency approvals as shall be required by law.

### CONCLUSIONS OF LAW

WHEREAS, the Board determined that the Applicant's Major Site Plan Approval and Preliminary and Final Technical Subdivision Approval pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, the Board has determined that the design waiver of section 245-28E(1) No loading areas surrounding an office building with a square footage of 12,800 square feet is reasonable and granted; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Manchester Township Planning Board, in the County of Ocean and State of New Jersey, on the 5th day of February 2024, upon a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, that the application of Parkwood Square LP & Parkwood Center B LLC for Preliminary Approval and Preliminary and Final Technical Subdivision Approval be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of August 5, 2024.
2. The Applicant is granted Preliminary and Final Site Plan and Technical Subdivision Approval of application.
3. The Applicant agrees to be bound by all prior conditions of the preliminary approval.
4. Applicant will eliminate the decks on pads on the end of building T, the end of building R closest to T, and the two end decks on building S closest to building T.
5. The Technical Subdivision will be perfected by the filing of a plat.
6. Applicant will comply with all requirements and escrow of a Major Subdivision.
7. Applicant will revise plans to reflect accurate distances around the exterior row of townhomes.
8. Applicant will revise plans to provide accurate square footage of townhomes on the exterior row, said expansion shall be limited to 154 square feet per second

floor and 176 square feet per first floor and basement per testimony of Applicant's Architect.

9. Applicant shall reflect no spillage of light on the amended site plan.
10. Applicant will comply with testimony eliminating all variances per the jurisdictional hearing.
11. Applicant will comply with all Pinelands conditions.
12. Applicant will install all EV spaces within the statutory time frame.
13. All buildings will have coach style lanterns (Sconces).
14. The HOA will snowplow both the driveways and the streets.
15. Applicant will deed restrict that that there shall be no accessory structures permitted on the subdivided properties.
16. Applicant will provide landscaping easements where necessary and work with the Board Engineer on where to provide.
17. Applicant will clarify acreage of the site to address the right of way dedication to the county.
18. All necessary steps shall be taken to make the affordable units creditworthy pursuant to applicable law.
19. The Applicant shall comply with all applicable affordable housing requirements, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
20. The Applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance, if required.
21. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; the Ocean County Planning Board; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
22. The Applicant must comply with the Development Fee Ordinance of the Township of Manchester, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing
23. Publication of a notice of this decision will be published in the official newspaper of the Manchester Township Planning Board at the cost of the Applicant.

ADOPTED this 2nd day of March 2026.

VOTE ON ROLL CALL:

IN FAVOR: Vice Chairman William Baron, Chairwoman Felicia Finn,  
Timothy Umlauf, James Teague,

OPPOSED: None

NOT- PRESENT:

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #Pb-2023-05, approved on August 5, 2024, and duly adopted as to form by the Planning Board of Manchester Township and memorialized at its regular meeting held on the on September 4, 2024 and as amended on March 2, 2026.

\_\_\_\_\_  
Felicia Finn  
Chairwoman  
Township of Manchester  
Planning Board

\_\_\_\_\_  
Amanda Kisty  
Secretary  
Township of Manchester  
Planning Board

Hope Chapel Town Square (Lots 1, 2, and 4 of Block 66)

Township  
of Jackson



## ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

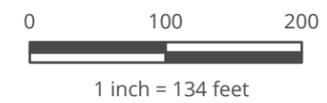
HOPE CHAPEL TOWN SQUARE

March 2026

Project No. MCT-0089

### Legend

- |   |   |
|---|---|
|  Subject Sites       |  Riparian Buffer |
|  Steep Slopes (15%+) |  Wetlands        |
|  Streams             |  Wetlands Buffer |
|  Waterbodies         |   |



Colliers

Engineering  
& Design

**RESOLUTION# PB-2024-22  
RESOLUTION OF APPROVAL  
APPLICATION OF  
HOPE CHAPEL TOWN SQUARE LLC  
APPLICATION #PB2024-22**

IN THE MATTER OF : PLANNING BOARD OF THE  
HOPE CHAPEL TOWN SQUARE : TOWNSHIP OF MANCHESTER  
LLC : NUMBER #PB-2024-22  
: BLOCK 66 LOT 1, 2, &4  
: RIDGEWAY ROAD (CR 571) & LAKEHURST  
: WHITESVILLE ROAD (CR 547)

**WHEREAS**, an application has been made to the Township of Manchester Planning Board (the "Board") by Hope Chapel Town Square (the "applicant"), for a Preliminary and Final Major Site Plan Approval. The property commonly located with lot frontage on Ridgeway Road, Lakehurst Whitesville Road, and Ridge Road in the Township of Manchester, NJ, Block 66 Lots 1, 2, and 4 as depicted on the Tax Maps of the Manchester Township, Ocean County, New Jersey, and said premises being located in the Pinelands Business, (PB-1) Zone; and

**WHEREAS**, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and provided proof of same to the Township of Manchester; and

**WHEREAS**, the Applicant was represented by Salvatore Alfieri, Jr., Esq. of Cleary, Giacobbe, Alfieri, Jacobs, LLC; and

**WHEREAS**, the Township of Manchester Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

**WHEREAS**, the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Township of Manchester, County of Ocean, and State of New Jersey, on April 7, 2025 and June 12, 2025 , made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is seeking Preliminary and Final Major Site Plan approval for a mixed-use development on the property. Nearest South Hope Chapel Road are two (2) buildings, one of which is 20,800

SF mixed use building with commercial on the ground floor and seventeen (17) affordable housing units on the second floor and the 2nd building is a 22,400 SF 2-story pre-school with a 6,000 SF childcare recreation area. The remaining thirteen (13) buildings within the development contain eighty-seven (87) townhouse style residential units. Overall, the applicant is proposing one-hundred four (104) residential units. The application also proposes appurtenant site improvements such as off-street parking, landscaping, lighting, site utilities, a 1,000 SF townhouse recreation area, a 12,000 SF recreation facility (with water splash park), three (3) community monument signs, a commercial sign, five (5) refuse enclosures, ten (10) above ground detention basins and related stormwater management infrastructure.

A. The Applicant requires the following variances:

1. 245-32 N (3) (h) On-site business or advertising signs may be permitted, provided that:
  - i. No more than two signs are located on any one premises leased or utilized by any one business establishment;
  - ii. The total area of such signs shall not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level.

B. The Applicant requires the following submission waivers:

1. #D.5 – Statement from utility companies as to serviceability of the site.
2. In accordance with §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner.

C. The Applicant is requesting the following design waivers:

1. Section 245-82F(2)(a) requires foundation plantings be provided within established bed lines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed on the northern side and rear of the proposed childcare center.

3. In support of the application, the Applicant submitted the following documents:

- A. Cover Letter prepared by Professional Design Services, LLC,

- signed by Ian M. Borden, P.P., dated 4/17/25 and 4/25/25;
- B. Statement of Operation, prepared by Professional Design Services, LLC, unsigned, dated 03/27/2025;
  - C. Environmental Impact Statement, prepared by Professional Design Services, LLC, signed by Ian M. Borden P.P., President, dated 12/01/2024, last revised 04/15/2025;
  - D. Stormwater Management Report, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 10/11/2024, last revised 04/24/2025;
  - E. Stormwater Management System Operations and Maintenance Manual, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 04/24/2025;
  - F. Site Plans entitled, "Preliminary & Final Major Site Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, NJ" consisting of (20) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 10/11/2024, last revised 04/24/2025;
  - G. Architectural Plans entitled, "Proposed New Construction for: Hope Chapel Town Square, Block: 66 Lots: 1, 2 & 4, Township of Manchester, Ocean County, NJ" consisting of (17) sheets, prepared by B+F Design, Studio and Architectural Services, unsigned, last dated 03/31/2025;
  - H. Survey entitled, "Map of Survey for Tax Block 66 – Tax Lots 1, 2, & 4, Township of Manchester, Ocean County, New Jersey" consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 05/08/2023;
  - I. Soil Erosion and Sediment Control Plan entitled, "Soil Erosion and Sediment Control Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, New Jersey" consisting of (5) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 01/20/2025, last revised 04/24/2025;
  - J. Stormwater Maintenance Plan entitled, "Stormwater Maintenance Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, New Jersey" consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 04/24/2025;
  - K. Cover Letter from Professional Design Services, LLC, signed by Ian M. Borden, P.P., dated 05/21/2025.
  - L. Stormwater Management Report, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 10/11/2024, last revised 05/20/2025.

- M. Stormwater Management System Operations and Maintenance Manual, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 04/24/2025.
  - N. Site Plans entitled, "Preliminary & Final Major Site Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, NJ" consisting of (20) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 10/11/2024, last revised 05/21/2025.
4. During the public hearing held on June 12, 2025, the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
- A. Review letter dated June 9, 2025 by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering, the Planning Board Engineer.
  - B. Review letter dated May 30, 2025 Nicholas Dickerson, P.P., AICP, CFM, of Colliers Engineering & Design, the Planning Board Planner.
5. The Planning Board received no updated review letters/memos from the Manchester Township Officials.
6. During the Public Hearing, the Applicant's professionals referenced the following Exhibits:
- A. A-1 A color plan of the overall site dated June 12, 2025.
  - B. A-2 proposed subdivision plat dated June 12, 2025.
  - C. A-3 Colored rendering of Mixed Use Building dated June 12, 2025.
  - D. A-4 A Color rendering of the proposed Day Care Building dated June 12, 2025.
  - E. A-5 A Color rendering of the Townhouse Buildings
7. During the Public Hearing on June 12, 2025, the Applicant's Planner, Ian M. Borden, P.P., of Professional Design Services testified before the Board:
- A. Mr. Borden explained some of the property is currently forested and in a natural state, while another portion of the property was a former Garden Center.
  - B. Additionally, there is a single-family residence on the property being rented.
  - C. There are no environmental constraints on the property other than the Pinelands jurisdictional approval.
  - D. Mr. Broden testified that any contaminates on the site, if any, have been removed and if not removed said contaminates

- removed according to DEP standards.
- E. There are no freshwater wetlands on the property
  - F. Mr. Borden testified generally to the surrounding zones.
  - G. Mr. Borden testified to the history of the property including a prior Use Variance on the site which is no longer applicable as the said use has been absorbed into the new PB-1 Zone.
  - H. Mr. Borden testified to the history of the PB-1 Zone including the chapter 23-41 which permits Mixed-Use buildings in the zone.
  - I. Mr. Borden introduced exhibits A1 and A2 .
  - J. Mr. Borden referenced A-1 which is a color aerial photo of the of the overall site.
  - K. Mr. Borden described the submitted Environmental Impact Statement for the site which was revised April 17, 2025.
  - L. Mr. Borden agreed to revise the EIS per the Board Engineer's comments in his review letter.
  - M. Mr. Borden described the intention and specifics as to the overall site.
  - N. Mr. Borden described the buffers on the site including the required buffers depicted with Jackson Township.
  - O. Mr. Borden indicated that the Applicant has obtained conditional approval from Pinelands through a Certificate of Inconsistency and that the Applicant will comply with any changes Pinelands requires.
  - P. Pinelands Commission issued an inconsistent Certificate of Filing on March 4, 2025 and final approval from Pinelands is required prior to any construction being permitted. The Certificate also asks for testimony on the fire hazard mitigation standards.
  - Q. The CMP requires a 200' perimeter fuel break between all buildings and a high hazard forest where more than 100 dwelling units are proposed. . In this case there is no high hazard forest near this project. The entire area surrounding the property is fully developed in accordance with the local zoning regulations. North of the site is Jackson Trails which has been cleared, west south and east of the site are fully developed residential and commercial areas. The residential areas adjoining the site to the west are not contiguous forest areas but fully developed residential area bifurcated by existing roads such as Vath, Basso & Ridge
  - R. Mr. Borden agreed the Applicant will work with the Board Professionals to ensure there are no variances are triggered.
  - S. Mr. Borden described the Mixed-Use building generally.
  - T. Mr. Borden described the sites Affordable Units will be located on the top or residential portion of the Mixed Building.
  - U. Mr. Borden indicated that the Applicant will comply with the

- Affordable Requirement of 20% as determined by the Townships Affordable Housing Attorney.
- V. On the bottom portion of the Mixed Building, Applicant intends to have commercial retail spaces available.
  - W. Applicant will comply with all township and state building codes for a Mixed-Use Building
  - X. Mr. Borden described that each affordable unit will have a dedicated parking space behind the rear of the building, immediately adjacent to the residential townhouses.
  - Y. Mr. Borden described the guest parking for the commercial area will serve both the commercial retail area as well as any overflow guest parking for the affordable apartment units as off commercial hours will allow for surplus parking.
  - Z. The commercial retail portion will operate consistent with Township ordinances and further agrees to close at 10pm.
  - AA. Mr. Borden agreed to provide bollards for the Mixed-Use Building.
  - BB. Mr. Borden described the EV ready spaces and that each townhome would have an outlet facing the driveway.
  - CC. Mr. Borden described and detailed the conditional use requirements.
  - DD. Mr. Borden described the outdoor recreation area.
  - EE. Mr. Borden agreed the Applicant would move the trash enclosure for the mixed-Use Building away from the entrance to the Splash recreation area to an area near the storm water basin close to Ridge Avenue.
  - FF. The Splash Area will be fenced and available for all members of the HOA.
  - GG. The Splash area will not be permitted to be accessed from the Day Care facility which it immediately abuts.
  - HH. Mr. Borden stated the Splash Area does not conflict with the Day Care Building.
  - II. Applicant agreed to extend the proposed six-foot fence around the childcare recreation area so as to avoid any children climbing over into splash area.
  - JJ. Mr. Borden described the Day Care Building use.
  - KK. Applicant will submit a statement of operations.
  - LL. Said Day care will consist of a maximum of 341 children with 30 employees.
  - MM. There will be dedicated employee parking.
  - NN. The ages for the day care will be from 6 months to 5 years.
  - OO. There will be no gatherings at the Day Care facility, strictly Day Care.
  - PP. The Applicant agrees to stripe the dedicated drop off areas for the day care.
  - QQ. Day Care drop off and pick up will be staggered in the morning between 8am and 9am with drop-off staggered

between 3:30pm and 4:30pm so as to avoid severe congestion on the site.

RR. Applicant agreed to have parking attendants or reserve police officers directing drop off and pick up so as to avoid congestion.

SS. The project proposes 3 signs. One commercial sign located at the main commercial access to South Hope Chapel Road and 2 residential community monument signs located at the residential access drives to South Hope Chapel and Ridge.

TT. Mr. Borden described the commercial monument sign of four-foot sign and two-foot base; said sign will be internally illuminated along South Hope Chapel.

UU. Said sign is a variance as there will be an additional sign for the town home area along Ridge Ave.

VV. Both signs will be low impact.

WW. A community monument sign for the townhouse units with project name will be provided at each full driveway access. Each sign will have an area of 32 sf and height of 6' with a setback of 15'. Each sign will be internally illuminated. Ordinance section 245-27A (8) as referred from 245-27B(1) states that signs identifying multifamily developments can be approved on a case-by-case basis. A commercial sign for the mixed use and childcare buildings is proposed along South Hope Chapel Road having a maximum height of 16' and signage area of 60 sf. In the Sign Ordinance, the B-1 zone (245-27B) permits a sign having a maximum area of 60 sf so the proposed sign complies. The sign ordinance further permits façade signs having a maximum area of 40% of the signable area or 60 sf, whichever is less. The façade signage for the mixed use and childcare buildings will comply with the ordinance. The Pinelands section of the Land Use Ordinance (245-32 N(3) (h) [2]), however, states the total area of on-site business signs may not exceed 20 sf with a maximum height of 15'. The proposed sign complies with the sign requirements, but a variance is required from the Pinelands requirements contained in 245-32. No digital or animated signs are proposed.

XX. Mr. Borden described the residential townhouse portion of the project.

YY. Mr. Borden paralleled the developed to the same style and basic details as Parkwood Square development immediately across Ridge Avenue.

ZZ. Garbage for residential portion will be located in dumpsters dispersed throughout the site.

AAA. Water will be supplied in through agreement with the township for sewer extension from Jackson as described in the sister application of Parkwood Square.

BBB. Applicant agreed to comply with all aspects of Board Engineer and Planner Review Letters.

CCC. Mr. Borden reserved the details of the residential area for Applicant's Engineer and Architect.

DDD. The parapet on top of the building will hide the mechanicals.

8. During the Public Hearing on June 12, 2025, the Applicant's Engineer, Willaim Stevens, P.E., P.P., of Professional Design Services testified before the Board:
  - A. Mr. Stevens described in detail the overall stormwater system designed for the site.
  - B. Mr. Stevens stated an HOA will be created and maintain the stormwater system.
  - C. All basins will be deed dedicated and the storm water manual recorded.
  - D. The basins will provide for post and rail fencing with mesh to prevent intrusion into the basin area.
9. During the Public Hearing on June 12, 2025, the Applicant's Traffic Engineer John Rea, P.E. of McDonough and Rea, testified before the Board.
  - A. Mr. Rea described the overall striping plan for the site so as to provide for proper traffic flow.
  - B. Mr. Rea stated that his projects for the site are made through 2034 and included Parkwood Square, Jackson Trails, Active Acquisitions, and the Ocean County Park.
  - C. Mr. Rea his study was more akin to a regional study.
  - D. Mr. Rea stated that during daytime hours the site will have D service which is a 35-55 second delay for traffic and off hours of a C service which is a 20-35 second delay.
  - E. Mr. Rea cited the parking for the site is more than adequate and exceeds the requirements of RSIS.
  - F. Mr. Rea says delays will happen in the future and the installation of the signals at Fremont Ave and Jackson Trails will aid the site.
  - G. Mr. Rea agreed to work with the Township Traffic Official and the Board Planner to develop sufficient traffic flow for the day care building.
  - H. Applicant agreed to parking officials to direct traffic during drop off and pick up.
  - I. Applicant agreed to no buses or large passenger vans for pick up and drop off for day care.
  - J. Applicant again agreed to stagger pick up for children for

the day care.

- K. Mr. Rea testified peak hours for the overall site will be from 7:15 am to 8:15am and 3:15pm to 4:15pm.
  - L. Applicant agreed to submit all turning radiuses for the site to the Township Fire Marshall so as to make sure that a fire truck can ingress and egress through the site in an emergency.
10. During the Public Hearing on June 12, 2025, the Applicant's Architect Melissa Rub, testified before the Board:
- A. Ms. Rub testified to the general plans to construct the Mixed-Use building.
  - B. Ms. Rub testified entered Exhibits A-3 through 5.
  - C. Ms. Rub testified generally to working with the Board's Sub Committee to provide a more aesthetically fitting building design to the community which was done with the current application.
  - D. Ms. Rub went through the architecture of all the buildings.
  - E. Ms. Rub described the Mixed-Use Building including the loading area, retail, residential and commercial areas.
  - F. The building will be internally sprinkled and described the exterior features of the Mixed Building including each of the three floors
  - G. The Mixed Building will have two elevators that are both ADA compliant and can fit a stretcher; one in the center and one on the left side of building.
  - H. Each residential unit will have a washer dryer. Ms. Rub agreed to include additional hardy features to the Mixed Building.
  - I. The elevators will have a battery backup and a generator.
  - J. Basement is for retail occupants' commercial storage only, nothing hazardous materials.
  - K. Ms. Rub described the Day Care Building.
  - L. Day Care Building will be fully sprinkled.
  - M. The Day Care Building will be ADA compliant.
  - N. The basement of the Day Care Building will be unfinished and not occupied, storage only for Day Care.
  - O. The elevator will be located in the center of the building with battery backup and generator.
  - P. The building will have parking bollards so as to protect during pick-up/drop-off.
  - Q. Ms. Rub described the townhouse portion of the project.
  - R. The townhouses will be sprinkled.
  - S. Applicant agreed to Deed restrict the basements so as to not allow any bedrooms or closets in the study so as to control the need for additional parking on the site.

- T. The basement shall have egress windows.
- U. Applicant agreed to Deed Restrict 15% of the attics to not allow bedrooms so as to control the need for additional parking on the site.

V.

11. During the Public Hearing on June 12, 2025, the Public testified before the Board:
  - A. The Public testified about concerns with regard to overdevelopment of the site, concerns about Mr. Borden's testimony, general concerns about traffic circulation, the impact on the water supply, the impact on the Pinelands Preserve, to density issues and traffic circulation.
12. The Board finds that in all other respects the application is in substantial compliance with the ordinances of the Township, and the same may be approved subject to the applicant complying with all terms and provisions of the Board Engineer's review letter dated June 9, 2025 and Board Planner's Letter of May 30, 2025; subject to the specific conditions enumerated below, paying all taxes, application and escrow fees associated with the property and with the project; and obtaining such outside agency approvals as shall be required by law.

### CONCLUSIONS OF LAW

WHEREAS, the Board determined that the Applicant's Major Site Plan Approval pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, a variance from ordinance 245-32N(3)(h) 245-32 N (3) (h) On-site business or advertising signs may be permitted, provided that no more than two signs are located on any one premises leased or utilized by any one business establishment and the total area of such signs shall not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level where applicant has provided for more than two signs but will not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level with the which constitutes a hardship and substantial benefit in accordance with *N.J.S.A. 40:55D-70 (c)(l)* and *N.J.S.A. 40:55D-70C(2)*; and

WHEREAS, the Board has determined that the submission waiver of Statement from utility companies as to serviceability of the site is reasonable and granted; and

WHEREAS, the Board has determined that the submission waiver of §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner is reasonable and granted; and

WHEREAS, the Board has determined that the submission waiver of Section 245-82F(2)(a) requires foundation plantings be provided within established bedlines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed along the northern side and rear of the proposed childcare center is reasonable and granted; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Manchester Township Planning Board, in the County of Ocean and State of New Jersey, on the 12th day of June 2025, upon a motion made by Felicia Finn and seconded by James Vaccaro, that the application of Hope Chapel Town Square LLC for Preliminary and Final Major Site Plan Approval be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of April 7, 2025 and June 12, 2025.
2. The applicant shall comply with all terms and provisions of the Board Engineer's review letter dated June 9, 2025 and Board Planner's Letter of May 30, 2025
3. Applicant will comply with all Pinelands conditions.
4. The HOA will snowplow both the driveways and the streets.
5. Said snow removal shall not be placed in the parking spaces.
6. Applicant will provide landscaping easements where necessary and work with the Board Engineer on where to provide.
7. The Commercial hours of operation shall be from 8am to 10 pm.
8. Applicant shall submit a detailed statement of operations for the Mixed-Use Building, Day Care Building, and Residential Area.
9. Applicant shall form an HOA to control maintenance on the site including stormwater.
10. If there are any contaminants on the site, said chemicals shall be removed according to DEP standards.
11. Applicant shall comply with the Affordable housing set aside of 20% as indicated per the Township Affordable Housing Attorney.
12. Applicant will comply with the landscaping requirement of Board Engineer's Letter and indicate the necessary work per the Board Engineer's approval.
13. Applicant shall move dumpster from the splash park entrance to Ridge Ave Storm Basin side per Board Engineer's approval.
14. The Applicant shall reverse the angle of the dumpster by Building #6.
15. Applicant shall provide bollards for Mixed Building and Day Care Building.
16. Applicant shall provide sidewalks along roadways surrounding the property.

17. Applicant shall provide turning radiuses to the Township Fire Marshall for approval.
18. Applicant shall require parking officials during pickup and drop-off hours of Day Care to Board Planner and township traffic official approval.
19. No buses and large vans permitted for Day Care.
20. Pickup and Dropoff shall be staggered for the Day Care.
21. No food shall be made on premises for Day Care.
22. The Applicant shall comply with all applicable affordable housing requirements, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
23. Applicant shall deed restrict no bedrooms in the basement and the study shall not have a closet.
24. Applicant shall deed restrict 15% of the attics to not permit bedrooms.
25. The Applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance, if required.
26. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; the Ocean County Planning Board; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
27. The Applicant must comply with the Development Fee Ordinance of the Township of Manchester, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing
28. Publication of a notice of this decision will be published in the official newspaper of the Manchester Township Planning Board at the cost of the Applicant.

ADOPTED this 4th day of August 2025.

VOTE ON ROLL CALL:

IN FAVOR: Chairman William Barron, Vice Chairwoman Felicia Finn,  
Timothy Umlauf, James Vaccaro, William Peck

OPPOSED: None

NOT- PRESENT: Timothy Poss, Jim Sloan, James Teague, Paul Cugliari

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for

Application #Pb-2024-22, approved on June 12, 2025, and duly adopted as to form by the Planning Board of Manchester Township and memorialized at its regular meeting held on the on August 4, 2025.



William Barron  
Chairman  
Township of Manchester  
Planning Board



Amanda Kisty  
Secretary  
Township of Manchester  
Planning Board

**AMENDED RESOLUTION# PB-2024-002  
RESOLUTION OF APPROVAL  
APPLICATION OF  
HOPE CHAPEL TOWN SQUARE, LLC  
APPLICATION #PB2024-002**

IN THE MATTER OF : PLANNING BOARD OF THE  
HOPE CHAPEL TOWN SQUARE, : TOWNSHIP OF MANCHESTER  
LLC : NUMBER #PB-2024-002  
: BLOCK 66 LOT 1, 2, &4  
: RIDGEWAY ROAD (CR 571) & LAKEHURST  
: WHITESVILLE ROAD (CR 547)

**WHEREAS**, the Applicant has requested clarification of several issues for resolution compliance and the conditions contained with the resolution of approval previously adopted by the Township of Manchester Planning Board (the "Board") by Hope Chapel Town Square (the "applicant"), for a Preliminary and Final Major Site Plan Approval. The property commonly located with lot frontage on Ridgeway Road, Lakehurst Whitesville Road, and Ridge Road in the Township of Manchester, NJ, Block 66 Lots 1, 2, and 4 as depicted on the Tax Maps of the Manchester Township, Ocean County, New Jersey, and said premises being located in the Pinelands Business, (PB-1) Zone; and

**WHEREAS**, the Applicant is only requesting clarification of conditions and is not required to notice and therefore satisfied the noticing requirements of the New Jersey Municipal Land Use; and

**WHEREAS**, the Applicant was represented by Salvatore Alferi, Jr., Esq. of Cleary, Giacobbe, Alfieri, Jacobs, LLC; and

**WHEREAS**, the Township of Manchester Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

**WHEREAS**, the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Township of Manchester, County of Ocean, and State of New Jersey, on April 7, 2025 and June 12, 2025 , made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is seeking Preliminary and Final Major Site Plan approval for a mixed-

use development on the property. Nearest South Hope Chapel Road are two (2) buildings, one of which is 20,800 SF mixed use building with commercial on the ground floor and seventeen (17) affordable housing units on the second floor and the 2nd building is a 22,400 SF 2-story pre-school with a 6,000 SF childcare recreation area. The remaining thirteen (13) buildings within the development contain eighty-seven (87) townhouse style residential units. Overall, the applicant is proposing one-hundred four (104) residential units. The application also proposes appurtenant site improvements such as off-street parking, landscaping, lighting, site utilities, a 1,000 SF townhouse recreation area, a 12,000 SF recreation facility (with water splash park), three (3) community monument signs, a commercial sign, five (5) refuse enclosures, ten (10) above ground detention basins and related stormwater management infrastructure.

A. The Applicant requires the following variances:

1. 245-32 N (3) (h) On-site business or advertising signs may be permitted, provided that:

- i. No more than two signs are located on any one premises leased or utilized by any one business establishment;
- ii. The total area of such signs shall not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level.

B. The Applicant requires the following submission waivers:

1. #D.5 – Statement from utility companies as to serviceability of the site.
2. In accordance with §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner.

C. The Applicant is requesting the following design waivers:

1. Section 245-82F(2)(a) requires foundation plantings be provided within established bed lines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed on the northern side and rear of the proposed childcare center.

3. In support of the application, the Applicant submitted the

following documents:

- A. Cover Letter prepared by Professional Design Services, LLC, signed by Ian M. Borden, P.P., dated 4/17/25 and 4/25/25;
- B. Statement of Operation, prepared by Professional Design Services, LLC, unsigned, dated 03/27/2025;
- C. Environmental Impact Statement, prepared by Professional Design Services, LLC, signed by Ian M. Borden P.P., President, dated 12/01/2024, last revised 04/15/2025;
- D. Stormwater Management Report, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 10/11/2024, last revised 04/24/2025;
- E. Stormwater Management System Operations and Maintenance Manual, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 04/24/2025;
- F. Site Plans entitled, “Preliminary & Final Major Site Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, NJ” consisting of (20) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 10/11/2024, last revised 04/24/2025;
- G. Architectural Plans entitled, “Proposed New Construction for: Hope Chapel Town Square, Block: 66 Lots: 1, 2 & 4, Township of Manchester, Ocean County, NJ” consisting of (17) sheets, prepared by B+F Design, Studio and Architectural Services, unsigned, last dated 03/31/2025;
- H. Survey entitled, “Map of Survey for Tax Block 66 – Tax Lots 1, 2, & 4, Township of Manchester, Ocean County, New Jersey” consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 05/08/2023;
- I. Soil Erosion and Sediment Control Plan entitled, “Soil Erosion and Sediment Control Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, New Jersey” consisting of (5) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 01/20/2025, last revised 04/24/2025;
- J. Stormwater Maintenance Plan entitled, “Stormwater Maintenance Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, New Jersey” consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 04/24/2025;
- K. Cover Letter from Professional Design Services, LLC, signed by Ian M. Borden, P.P., dated 05/21/2025.
- L. Stormwater Management Report, prepared by Professional

- Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 10/11/2024, last revised 05/20/2025.
- M. Stormwater Management System Operations and Maintenance Manual, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 04/24/2025.
  - N. Site Plans entitled, “Preliminary & Final Major Site Plan for Hope Chapel Town Square, Tax Block 66, Tax Lots 1, 2 & 4, Township of Manchester, Ocean County, NJ” consisting of (20) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens III, P.E., P.P., dated 10/11/2024, last revised 05/21/2025.
4. During the public hearing held on August 5, 2024; the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
    - A. Review letter dated June 9, 2025 by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering, the Planning Board Engineer.
    - B. Review letter dated May 30, 2025 Nicholas Dickerson, P.P., AICP, CFM, of Colliers Engineering & Design, the Planning Board Planner.
  5. The Planning Board received no updated review letters/memos from the Manchester Township Officials.
  6. During the Public Hearing, the Applicant’s professionals referenced the following Exhibits:
    - A. A-1 A color plan of the overall site dated June 12, 2025.
    - B. A-2 proposed subdivision plat dated June 12, 2025.
    - C. A-3 Colored rendering of Mixed Use Building dated June 12, 2025.
    - D. A-4 A Color rendering of the proposed Day Care Building dated June 12, 2025.
    - E. A-5 A Color rendering of the Townhouse Buildings
  7. During the Public Hearing on June 12, 2025, the Applicant’s Planner, Ian M. Borden, P.P., of Professional Design Services testified before the Board:
    - A. Mr. Borden explained some of the property is currently forested and in a natural state, while another portion of the property was a former Garden Center.
    - B. Additionally, there is a single-family residence on the property being rented.
    - C. There are no environmental constraints on the property other than the Pinelands jurisdictional approval.

- D. Mr. Broden testified that any contaminates on the site, if any, have been removed and if not removed said contaminates removed according to DEP standards.
- E. There are no freshwater wetlands on the property
- F. Mr. Borden testified generally to the surrounding zones.
- G. Mr. Borden testified to the history of the property including a prior Use Variance on the site which is no longer applicable as the said use has been absorbed into the new PB-1 Zone.
- H. Mr. Borden testified to the history of the PB-1 Zone including the chapter 23-41 which permits Mixed-Use buildings in the zone.
- I. Mr. Borden introduced exhibits A1 and A2 .
- J. Mr. Borden referenced A-1 which is a color aerial photo of the of the overall site.
- K. Mr. Borden described the submitted Environmental Impact Statement for the site which was revised April 17, 2025.
- L. Mr. Borden agreed to revise the EIS per the Board Engineer's comments in his review letter.
- M. Mr. Borden described the intention and specifics as to the overall site.
- N. Mr. Borden described the buffers on the site including the required buffers depicted with Jackson Township.
- O. Mr. Borden indicated that the Applicant has obtained conditional approval from Pinelands through a Certificate of Inconsistency and that the Applicant will comply with any changes Pinelands requires.
- P. Pinelands Commission issued an inconsistent Certificate of Filing on March 4, 2025 and final approval from Pinelands is required prior to any construction being permitted. The Certificate also asks for testimony on the fire hazard mitigation standards.
- Q. The CMP requires a 200' perimeter fuel break between all buildings and a high hazard forest where more than 100 dwelling units are proposed. . In this case, the overall property is located in a high hazard forest Area. However, the entire area surrounding the property is fully developed in accordance with the local zoning regulations. This important as the forested areas surrounding the property are broken on all sides; North of the site is Jackson Trails which has been cleared, west south and east of the site are fully developed residential and commercial areas. The residential areas adjoining the site to the west are not contiguous forest areas but fully developed residential area bifurcated by existing roads such as Vath, Basso & Ridge.
- R. Mr. Borden agreed the Applicant will work with the Board Professionals to ensure no variances are triggered.
- S. Mr. Borden described the Mixed-Use building generally.

- T. Mr. Borden described the sites Affordable Units will be located on the top or residential portion of the Mixed Building.
- U. Mr. Borden indicated that the Applicant will comply with the Affordable Requirement of 20% as determined by the Townships Affordable Housing Attorney.
- V. On the bottom portion of the Mixed Building, Applicant intends to have commercial retail spaces available.
- W. Applicant will comply with all township and state building codes for a Mixed-Use Building
- X. Mr. Borden described that each affordable unit will have a dedicated parking space behind the rear of the building, immediately adjacent to the residential townhouses.
- Y. Mr. Borden described the guest parking for the commercial area will serve both the commercial retail area as well as any overflow guest parking for the affordable apartment units as off commercial hours will allow for surplus parking.
- Z. The commercial retail portion will operate consistent with Township ordinances and further agrees to close at 10pm.
- AA. Mr. Borden agreed to provide bollards for the Mixed-Use Building.
- BB. Mr. Borden described the EV ready spaces and that each townhome would have an outlet facing the driveway.
- CC. Mr. Borden described and detailed the conditional use requirements.
- DD. Mr. Borden described the outdoor recreation area.
- EE. Mr. Borden agreed the Applicant would move the trash enclosure for the mixed-Use Building away from the entrance to the Splash recreation area to an area near the area near the storm water basin close to Ridge Avenue.
- FF. The Splash Area will be fenced and available for all members of the HOA.
- GG. The Splash area will not be permitted to be accessed from the Day Care facility which it immediately abuts.
- HH. Mr. Borden stated the Splash Area does not conflict with the Day Care Building.
- II. Applicant agreed to extend the proposed six-foot fence around the childcare recreation area so as to avoid any children climbing over into splash area.
- JJ. Mr. Borden described the Day Care Building use.
- KK. Applicant will submit a statement of operations.
- LL. Said Day care will consist of a maximum of 341 children with 30 employees.
- MM. There will be dedicated employee parking.
- NN. The ages for the day care will be from 6 months to 5 years.
- OO. There will be no gatherings at the Day Care facility, strictly Day Care.

- PP. The Applicant agrees to stripe the dedicated drop off areas for the day care.
- QQ. Day Care drop off and pick up will be staggered in the morning between 8am and 9am with drop-off staggered between 3:30pm and 4:30pm so as to avoid severe congestion on the site.
- RR. Applicant agreed to have parking attendants or reserve police officers directing drop off and pick up so as to avoid congestion.
- SS. The project proposes 3 signs. One commercial sign located at the main commercial access to South Hope Chapel Road and 2 residential community monument signs located at the residential access drives to South Hope Chapel and Ridge.
- TT. Mr. Borden described the commercial monument sign of four-foot sign and two-foot base; said sign will be internally illuminated along South Hope Chapel.
- UU. Said sign is a variance as there will be an additional sign for the town home area along Ridge Ave.
- VV. Both signs will be low impact.
- WW. A community monument sign for the townhouse units with project name will be provided at each full driveway access. Each sign will have an area of 32 sf and height of 6' with a setback of 15'. Each sign will be internally illuminated. Ordinance section 245-27A (8) as referred from 245-27B(1) states that signs identifying multifamily developments can be approved on a case-by-case basis. A commercial sign for the mixed use and childcare buildings is proposed along South Hope Chapel Road having a maximum height of 16' and signage area of 60 sf. In the Sign Ordinance, the B-1 zone (245-27B) permits a sign having a maximum area of 60 sf so the proposed sign complies. The sign ordinance further permits façade signs having a maximum area of 40% of the signable area or 60 sf, whichever is less. The façade signage for the mixed use and childcare buildings will comply with the ordinance. The Pinelands section of the Land Use Ordinance (245-32 N(3) (h) [2]), however, states the total area of on-site business signs may not exceed 20 sf with a maximum height of 15'. The proposed sign complies with the sign requirements, but a variance is required from the Pinelands requirements contained in 245-32. No digital or animated signs are proposed.
- XX. Mr. Borden described the residential townhouse portion of the project.
- YY. Mr. Borden paralleled the developed to the same style and basic details as Parkwood Square development immediately across Ridge Avenue.
- ZZ. Garbage for residential portion will be located in dumpsters

dispersed throughout the site.

AAA. Water will be supplied in through agreement with the township for sewer extension from Jackson as described in the sister application of Parkwood Square.

BBB. Applicant agreed to comply with all aspects of Board Engineer and Planner Review Letters.

CCC. Mr. Borden reserved the details of the residential area for Applicant's Engineer and Architect.

DDD. The parapet on top of the building will hide the mechanicals.

8. During the Public Hearing on June 12, 2025, the Applicant's Engineer, William Stevens, P.E., P.P., of Professional Design Services testified before the Board:
  - A. Mr. Stevens described in detail the overall stormwater system designed for the site.
  - B. Mr. Stevens stated an HOA will be created and maintain the stormwater system.
  - C. All basins will be deed dedicated and the storm water manual recorded.
  - D. The basins will provide for post and rail fencing with mesh to prevent intrusion into the basin area.
9. During the Public Hearing on June 12, 2025, the Applicant's Traffic Engineer John Rea, P.E. of McDonough and Rea, testified before the Board.
  - A. Mr. Rea described the overall striping plan for the site so as to provide for proper traffic flow.
  - B. Mr. Rea stated that his projects for the site are made through 2034 and included Parkwood Square, Jackson Trails, Active Acquisitions, and the Ocean County Park.
  - C. Mr. Rea his study was more akin to a regional study.
  - D. Mr. Rea stated that during daytime hours the site will have D service which is a 35-55 second delay for traffic and off hours of a C service which is a 20-35 second delay.
  - E. Mr. Rea cited the parking for the site is more than adequate and exceeds the requirements of RSIS.
  - F. Mr. Rea says delays will happen in the future and the installation of the signals at Freemont Ave and Jackson Trails will aid the site.
  - G. Mr. Rea agreed to work with the Township Traffic Official and the Board Planner to develop sufficient traffic flow for the day care building.
  - H. Applicant agreed to parking officials to direct traffic during

- drop off and pick up.
- I. Applicant agreed to no buses or large passenger vans for pick up and drop off for day care.
  - J. Applicant again agreed to stagger pick up for children for the day care.
  - K. Mr. Rea testified peak hours for the overall site will be from 7:15 am to 8:15am and 3:15pm to 4:15pm.
  - L. Applicant agreed to submit all turning radiuses for the site to the Township Fire Marshall so as to make sure that a fire truck can ingress and egress through the site in an emergency.
10. During the Public Hearing on August 5, 2024, the Applicant's Architect Melissa Rub, testified before the Board:
- A. Ms. Rub testified to the general plans to construct the Mixed-Use building.
  - B. Ms. Rub testified entered Exhibits A-3 through 5.
  - C. Ms. Rub testified generally to working with the Board's Sub Committee to provide a more aesthetically fitting building design to the community which was done with the current application.
  - D. Ms. Rub went through the architecture of all the buildings.
  - E. Ms. Rub described the Mixed-Use Building including the loading area, retail, residential and commercial areas.
  - F. The building will be internally sprinkled and described the exterior features of the Mixed Building including each of the three floors
  - G. The Mixed Building will have two elevators that are both ADA compliant and can fit a stretcher; one in the center and one on the left side of building.
  - H. Each residential unit will have a washer dryer. Ms. Rub agreed to include additional hardy features to the Mixed Building.
  - I. The elevators will have a battery backup and a generator.
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  - Q. Ms. Rub described the townhouse portion of the project.

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  - S. Applicant agreed to Deed restrict the basements so as to not allow any bedrooms or closets in the study so as to control the need for additional parking on the site.
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  - U. Applicant agreed to Deed Restrict 15% of the attics to not allow bedrooms so as to control the need for additional parking on the site.
11. During the Public Hearing on June 12, 2025, the Public testified before the Board:
- A. The Public testified about concerns with regard to overdevelopment of the site, concerns about Mr. Borden's testimony, general concerns about traffic circulation, the impact on the water supply, the impact on the Pinelands Preserve, to density issues and traffic circulation.
12. During the hearing on March 2, 2026, the Applicant's Attorney requested clarification on a number of resolution compliance issues pertaining to the Applicants approval, specifically:
- A. 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 be amended to reflect same.
  - B. Additionally, per the request of Pinelands, all prior approvals not associated with this application as hereby rescinded.
  - C. 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 townhouses units, with the remaining 15% of the units to be subject to said deed restriction.
13. For the purposes of Affordable housing, Applicant shall provide 17 Affordable Housing Units.
14. The Board finds that in all other respects the application is in

substantial compliance with the ordinances of the Township, and the same may be approved subject to the applicant complying with all terms and provisions of the Board Engineer's review letter dated June 9, 2025 and Board Planner's Letter of May 30, 2025; subject to the specific conditions enumerated below, paying all taxes, application and escrow fees associated with the property and with the project; and obtaining such outside agency approvals as shall be required by law.

### **CONCLUSIONS OF LAW**

WHEREAS, the Board determined that the Applicant's Major Site Plan Approval pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, a variance from ordinance 245-32N(3)(h) 245-32 N (3) (h) On-site business or advertising signs may be permitted, provided that no more than two signs are located on any one premises leased or utilized by any one business establishment and the total area of such signs shall not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level where applicant has provided for more than two signs but will not exceed 20 square feet per side with the maximum height to the top of the sign not to exceed 15 feet from ground level with the which constitutes a hardship and substantial benefit in accordance with *N.J.S.A. 40:55D-70 (c)(1)* and *N.J.S.A. 40:55D-70C(2)*; and

WHEREAS, the Board has determined that the submission waiver of Statement from utility companies as to serviceability of the site is reasonable and granted; and

WHEREAS, the Board has determined that the submission waiver of §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner is reasonable and granted; and

WHEREAS, the Board has determined that the submission waiver of Section 245-82F(2)(a) requires foundation plantings be provided within established bedlines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed along the northern side and rear of the proposed childcare center is reasonable and granted; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Manchester Township

Planning Board, in the County of Ocean and State of New Jersey, on the 2nd day of March 2026, upon a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, that the application of Hope Chapel Town Square LLC for Amended Preliminary and Final Major Site Plan Approval be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of April 7, 2025 and June 12, 2025.
2. The applicant shall comply with all terms and provisions of the Board Engineer's review letter dated June 9, 2025 and Board Planner's Letter of May 30, 2025.
3. Applicant will comply with all Pinelands conditions.
4. The HOA will snowplow both the driveways and the streets.
5. Said snow removal shall not be placed in the parking spaces.
6. Applicant will provide landscaping easements where necessary and work with the Board Engineer on where to provide.
7. The Commercial hours of operation shall be from 8am to 10 pm.
8. Applicant shall submit a detailed statement of operations for the Mixed-Use Building, Day Care Building, and Residential Area.
9. Applicant shall form an HOA to control maintenance on the site including stormwater.
10. If there are any contaminants on the site, said chemicals shall be removed according to DEP standards.
11. Applicant shall comply with the Affordable housing set aside of 20% as indicated per the Township Affordable Housing Attorney.
12. Applicant will comply with the landscaping requirement of Board Engineer's Letter and indicate the necessary work per the Board Engineer's approval.
13. Applicant shall move dumpster from the splash park entrance to Ridge Ave Storm Basin side per Board Engineer's approval.
14. The Applicant shall reverse the angle of the dumpster by Building #6.
15. Applicant shall provide bollards for Mixed Building and Day Care Building.
16. Applicant shall provide sidewalks along roadways surrounding the property.
17. Applicant shall provide turning radiuses to the Township Fire Marshall for approval.
18. Applicant shall require parking officials during pickup and drop-off hours of Day Care to Board Planner and township traffic official approval.
19. No buses and large vans permitted for Day Care.
20. Pickup and Dropoff shall be staggered for the Day Care.
21. No food shall be made on premises for Day Care.
22. The Applicant shall comply with all applicable affordable housing requirements, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
23. Applicant shall deed restrict no bedrooms in the basement and the study shall not have a closet.
24. Applicant shall deed restrict 15% of the attics to not permit bedrooms.
25. The Applicant shall provide all required Site Performance Bond and

Inspection Fees in accordance with the Municipal Ordinance, if required.

26. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; the Ocean County Planning Board; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
27. The Applicant must comply with the Development Fee Ordinance of the Township of Manchester, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing
28. Publication of a notice of this decision will be published in the official newspaper of the Manchester Township Planning Board at the cost of the Applicant.

ADOPTED this 2nd day of March 2026.

VOTE ON ROLL CALL:

IN FAVOR:

OPPOSED: None

NOT- PRESENT:

#### CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #PB-2024-002, approved on June 12, 2025, and duly adopted as to form by the Planning Board of Manchester Township and memorialized at its regular meeting held on August 4, 2025 and as amended on March 2, 2026.

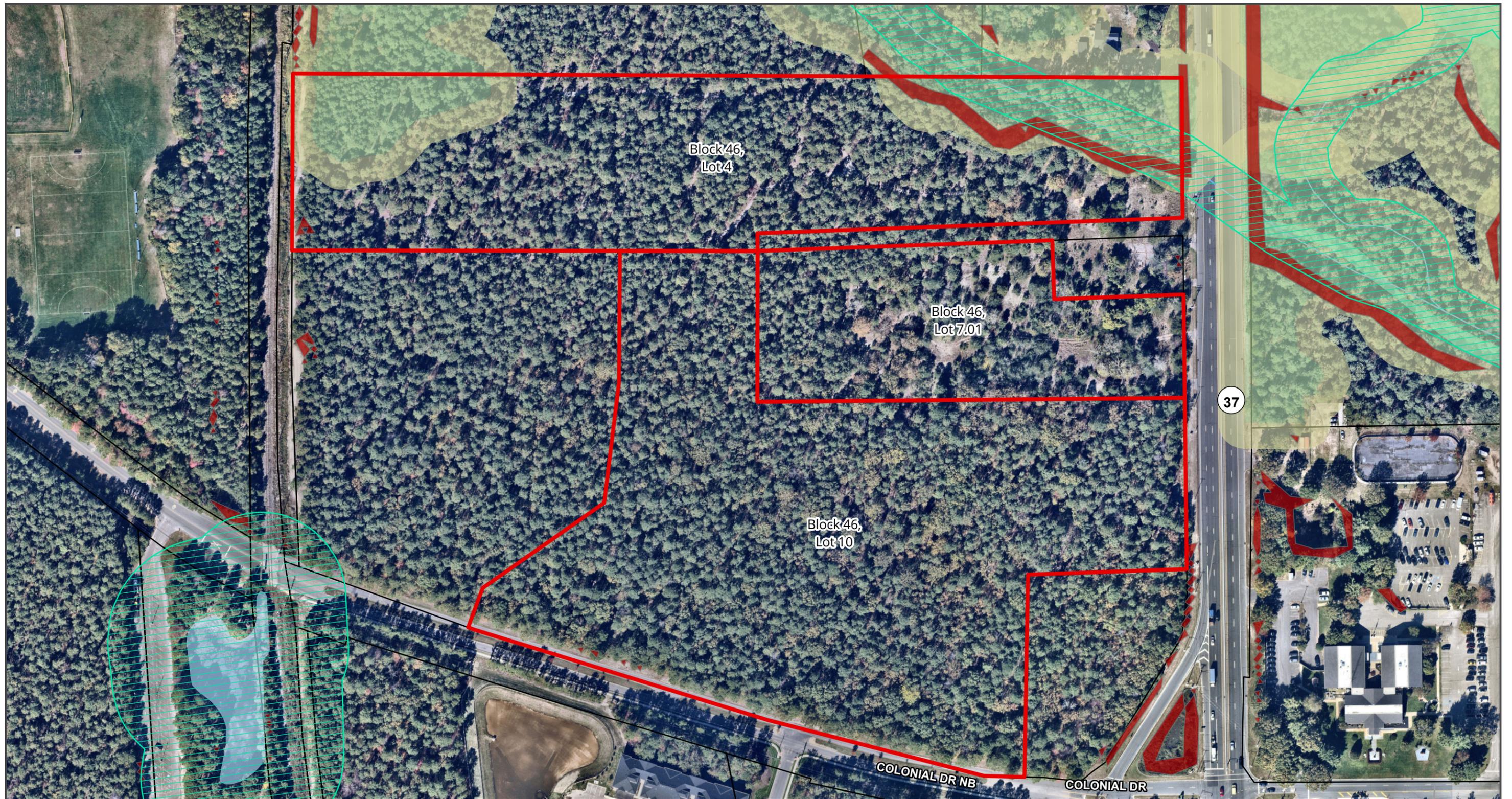
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Felicia Finn  
Chairwoman  
Township of Manchester  
Planning Board

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Amanda Kisty  
Secretary  
Township of Manchester  
Planning Board

2701 Route 37 (Lots 4, 7.01, and 10 in Block 46)



# ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

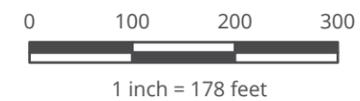
2701 ROUTE 37

March 2026

Project No. MCT-0089

## Legend

- |   |   |
|---|---|
|  Subject Sites       |  Wetlands        |
|  Steep Slopes (15%+) |  Wetlands Buffer |
|  Streams             | <b>FEMA Flood Hazard Zones</b>  |
|  C1 Stream Buffer    |  A Zone          |
|  Waterbodies         |  AE Zone         |
|  Riparian Buffer     |   |



Engineering  
& Design

**RESOLUTION# 2024- 020  
RESOLUTION OF APPROVAL  
FOLLOWING APPLICATION FOR  
RECONSIDERATION FOR  
APPLICATION OF  
2701 HIGHWAY 37, LLC**

IN THE MATTER OF  
2701 HIGHWAY 37, LLC

: PLANNING BOARD OF THE  
: TOWNSHIP OF MANCHESTER  
: NUMBER 2024-020  
: BLOCK 46; LOT 4, 7.01 & 10  
: 2701 HIGHWAY 37

**WHEREAS**, an application has been made to the Township of Manchester Planning Board (the "Board") by 2701 Highway 37, LLC (the "Applicant"), for a Preliminary and Final Major Site Plan Approval. This Board issued a denial to the application on October, from which the Applicant filed the present motion for reconsideration. The property is commonly known as 2701 Highway 37 in the Township of Manchester, NJ, Block 46 Lots 4, 7.01 & 10 as depicted on the Tax Maps of the Manchester Township, Ocean County, New Jersey, and said premises being located in Town Center (TC) and R-40; and

**WHEREAS**, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and provided proof of same to the Township of Manchester; and

**WHEREAS**, the Applicant was represented by Salvatore Alferi, Esq and Dante Alferi, Esq., of Cleary, Giacobbe, Alfieri, Jacobs, LLC; and

**WHEREAS**, the Township of Manchester Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

**WHEREAS**, the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Township of Manchester, County of Ocean, and State of New Jersey, on August 4, 2025, September 2, 2025, and December 8, 2025 made the following findings:

1. The Board found the application complete.
2. The Board found the Motion for Reconsideration to be adequate per below argument and findings.

3. The subject property is located at the western corner of the intersection of NJ State Highway Route 37 and Colonial Drive. The overall parcel consists of existing Block 46, Lots 4, 7.01 & 10 and contains a total area of 34.89 acres (1,519,902 sf). The property currently is vacant and wooded and does not contain any existing structures or site improvements with the exception of various small dirt paths. The existing land is within both the TC (Town Center) & R-40 (Residential) Zoning Districts. No improvements are proposed within the R-40 zoned portion of the property.
4. According to the application, the Applicant is seeking Preliminary and Final Major Site Plan approval for the construction of an apartment complex with (10) apartment buildings with 240 units, a clubhouse, pool, and maintenance building containing a total building coverage area of 116,400 sf, with parking and other site appurtenances. The project will be serviced by public water and sanitary sewer.

A. The following variances are requested:

1. Minimum Lot Size – where 30 acres are required within the TC “Town Center” Zone, while 24 acres are proposed within the TC “Town Center” Zone and a total of 34.9 acres for the whole site. (Per Township Ordinance Section #245-31(R)(11.b)).
2. Maximum Impervious Coverage – where 30% is permitted within the TC “Town Center” Zone, while 40.1% is proposed within the TC “Town Center” Zone and a total of 27.6% for the whole site. (Per Township Ordinance Section #245-31(R)(11.g)).

B. The Applicant requires no submission waivers.

C. The Applicant is requesting the following design waivers:

1. Section 245-82F(1) requires that landscape plans be prepared by a certified landscape architect, whereas the landscaping plans provided are signed by a licensed engineer/planner.

5. In support of the application, the Applicant submitted the following documents:

- A. Cover Letter, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., dated 11/26/2024;

- B. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, dated 11/06/2024;
- C. Land Use Development Application Checklist and Documents Required to be Submitted, 245 Attachment 3, Appendix 3;
- D. Application Fee and Escrow Deposit Routing Form for Preliminary Escrow Fee, (2) sheets;
- E. Application Fee and Escrow Deposit Routing Form for Preliminary Application Fee and Final Application Fee, 2 sheets;
- F. Proof of Taxes Paid through 02/01/2024;
- G. Traffic and Transportation Consulting, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E., dated 10/28/2024;
- H. 200 ft Property Owners List (Township of Manchester), undated;
- I. Environmental Impact Statement, prepared by DuBois and Associates, LLC, signed by Kristin Wildman, P.W.S., dated 11/14/2024;
- J. Stormwater Management Report, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., dated 11/11/2024;
- K. Architectural Plans entitled, "New Construction for: Manchester Apartments, Route 37 & Colonial Drive, Manchester Township, New Jersey, Block 46, Lots 4, 5, 7.01 & 10" consisting of (8) sheets, prepared by Tokarski Millemann Architects, unsigned, undated;
- L. Survey entitled, "Boundary & Topographic Survey for Tax Block 46, Tax Lots 4, 7.01 & 10, (Reference Tax Map Sheet No. 8), Township of Manchester, Ocean County, New Jersey", consisting of (1) sheet, prepared by Professional Design Services, LLC, signed by Steven Metelski, Jr., P.L.S., dated 01/22/2024; and
- M. Site Plans entitled, "Preliminary & Final Major Site Plan for Manchester Gardens, Tax Block 46, Tax Lots 4, 7.01 & 10, (Reference Tax Map Sheet No. 8), Township of Manchester, Ocean County, New Jersey", consisting of (36) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., dated 11/24/2024.
- N. Site Plans entitled, "Preliminary & Final Major Site Plan for Manchester Gardens, Tax Block 46, Tax Lots 4, 7.01 & 10, (Reference Tax Map Sheet No. 8), Township of Manchester, Ocean County, New Jersey", sheets 1 & 3, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., dated 11/24/2024, last revised 01/16/2025.
- O. Response Letter, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated

07/14/2025;

- P. Architectural Renderings, prepared by Tokarski Millemann Architects, unsigned, undated;
  - Q. Stormwater Management Report, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., P.P., dated 11/11/2024, last revised 07/09/2025;
  - R. Architectural Plans entitled, "New Construction for: Manchester Apartments, Route 37 & Colonial Drive, Manchester Township, New Jersey, Block 46, Lots 4, 5, 7.01 & 10" consisting of (8) sheets, prepared by Tokarski Millemann Architects, signed by Richard Tokarski, Jr., A.I.A., dated 05/10/2024;
  - S. Site Plans entitled, "Preliminary & Final Major Site Plan for Manchester Gardens, Tax Block 46, Tax Lots 4, 7.01 & 10, (Reference Tax Map Sheet No. 8), Township of Manchester, Ocean County, New Jersey", consisting of (36) sheets, prepared by Professional Design Services, LLC, signed by William A. Stevens, P.E., dated 11/24/2024, last revised 06/25/2025;
6. During the public hearing held on August 4, 2024 and September 2, 2025; the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
- A. Review letter dated July 17, 2025 August 31, 2025 by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., of Morgan Engineering, the Planning Board Engineer.
  - B. Review letter dated July 31, 2025 Nicholas Dickerson, P.P., AICP, CFM, of Colliers Engineering & Design, the Planning Board Planner.
7. The Planning Board received no updated review letters/memos from the following Manchester Township Officials.
8. During the public hearings, the following exhibits were marked into evidence:
- A. A-1 Cover Sheet
  - B. A-2 Aerial Photo with property highlighted in yellow
  - C. A-3 Colored Site Plan with Highlighted Wetlands
  - D. A-4 Colored Site plan with landscaping
  - E. A-5 3D Rendering of Buildings.
  - F. A-6 Club house building rendering
  - G. A-7 Backside of clubhouse rendering
  - H. A-8 Apartment Floor Plans layouts 1<sup>st</sup> floor
  - I. A-9 "" 2<sup>nd</sup> floor

- J. A-10 "" 3<sup>rd</sup> floor
- K. A-11 Elevations of Apartment Buildings
- L. A-12 Clubhouse elevations
- M. A-13 Maintenance Building with Trash Enclosures.
- N. A-14 Exhibit Packet
- O. A-15 (N-1) Additionally exhibit provide

9. During the Public Hearing on December 8, 2025, the Board considered the Applicants Motion for Reconsideration and the argument as outlined by Mr. Alfieri in his Motion Brief:
- A. Specifically, Rule 3:2-2 provides that “any applicant or other interested party may, by right, within forty-five (45) days after the publication of notice of the decision, move the Board for a rehearing of the matter by filing an application in the form of a letter addressed to the Board containing a brief statement of the ground relied upon.
  - B. “Reconsideration should be utilized only for those cases which fall into that narrow corridor,” such as when “the Court has expressed its decision based upon a palpably incorrect or irrational basis.” *Cummings v. Bahr*, 295 N.J. Super. 374, 385 (App. Div. 1996).
  - C. The Applicant presented substantial, un rebutted expert testimony in support of the Application and in favor of the bulk variance relief sought. Indeed, this un rebutted expert testimony was presented over the course of two (2) separate public hearings and included plan revisions based upon comments from the Board and its professionals.
  - D. Additionally, the un rebutted testimony provided also that the proposed development advances numerous aspects of the MLUL; not least of which is that the project provides critical affordable housing units to the Township and the community at large. *See Holmdel Builders Ass'n v. Twp. of Holmdel*, 121 N.J. 550, 567 (1990) (reinforcing that affordable housing is considered essential to the promotion of general welfare).
  - E. Specifically, the most recent Fair Share Plan, which was adopted by the Board on or about June 18, 2025, provides that the Township intends to utilize the Applicant’s Project to receive twenty (20) credits towards the Township’s Third Round affordable housing obligations and an additional thirty-five (35) credits (twenty (20) credits with seven (7) bonus credits) towards the Township’s mandated Fourth Round affordable housing obligations.
  - F. This position is further supported by the abnormal vote that occurred at the September 2, 2025 meeting. As the Board will recall, a motion was made to deny the application but failed to receive the requisite votes. Next, a motion to carry the subject Application to a later date was made but failed as it did not

receive a second by any voting member. Finally, a third motion was made to approve the application, received a second but ultimately did not receive the required simple-majority vote to approve.

- G. The Board found these reasons and those outlined on the record at the December 8, 2025 as adequate and granted the Applicant's reconsideration.
10. During the Public Hearing on August 4, 2024, the Board held a brief jurisdictional hearing, Ian M. Borden, P.P., of Professional Design Services testified before the Board :
- A. The Board heard testimony from Ian M. Borden Professional Design Services.
  - B. Mr. Borden explained the requested variances and how they coincide with the zoning.
  - C. Mr. Borden explained the property is split zoned , in particular lot 4 is in the Residential 40 zone while all development is proposed in the TC or Town Center Zone.
  - D. As there is no development proposed in the R-40 Zone, Mr. Borden Opined there is no use variance and the Board has jurisdiction to hear the application.
  - E. The Board granted the Applicants requests, deemed the Application complete, and allowed the Application to continue.
11. During the Public Hearing on August 4, 2025, the Applicant's Planner, Ian M. Borden, P.P., of Professional Design Services testified before the Board:
- A. Mr. Borden testified to the zoning in general to the area.
  - B. Mr. Borden testified briefly regarding the general site.
  - C. Mr. Borden explained the property is currently forested and in a natural state.
  - D. There are environmental constraints on the property including Pinelands jurisdictional approval, which Applicant currently has a certificate of non-conformity.
  - E. Mr. Borden testified to the Fresh water wetlands on the property which are mostly confined to the Lot 4 which will be dedicated to open space and remain undisturbed.
  - F. Applicant will memorialize the green space via deed dedication.
  - G. Mr. Borden testified that the Applicant will need CAFRA Approval.
  - H. Mr. Borden Briefly explained the variances requested.
  - I. Mr. Borden testified generally to the surrounding zones.
  - J. Mr. Borden testified to the history of the TC Zone.
  - K. Mr. Borden described the intention and specifics as to the overall site.
  - L. Mr. Borden testified to the buffers along the property lines

including the 50-foot buffer to the north.

- M. Applicant is permitted to have approximately 10 units per Acre.
  - N. Applicant is requesting a landscape waiver.
  - O. Mr. Borden addressed the comments to the Board Planner's Review Letter.
  - P. Mr. Borden discussed the Environmental conditions of the property including the EIS, to which an amended EIS will be submitted.
12. During the Public Hearing on August 4, 2025, the Applicant's Engineer, William Stevens, P.E., P.P., of Professional Design Services testified before the Board:
- A. Mr. Stevens testified to the general engineering conditions of the property.
  - B. Mr. Stevens testified to the variances and waivers consistent with Mr. Borden's testimony.
  - C. Mr. Stevens testified to the layout of the site.
  - D. Mr. Stevens testified to the parking and agreed to remove 10 parking spaces.
  - E. Mr. Stevens testified to the location of each of the 10 buildings and each buildings general makeup including Affordable Housing Units.
  - F. Mr. Stevens discussed the walkways including the 10-foot walkway from the recreation area and the regular walkways which will be 6 feet.
  - G. All walkways will be ADA compliant.
  - H. There will be no connections to other Town Center Properties.
  - I. Mr. Stevens testified general to the mulch walking rail surrounding the property.
  - J. The trail will have bollard style lighting with more lighting towards the rear of the property and dark areas.
  - K. There will be acorn style lantern lighting for streetscape along Hawks.
  - L. Applicant will comply with any requirement for permission to light or application requirements to Township.
  - M. The Clubhouse will have bollards.
  - N. The Clubhouse/pool will have a fence that surrounds pool and connects to side of clubhouse and will be compliant.
  - O. Applicant will apply to Fire Marshall to seek approval of Hydrant placement.
  - P. There will be no HOA.
  - Q. Each Building will have 24 apartment units
  - R. Applicant will have to modify plans for Affordable Housing Units as there is a three-bedroom Affordable Unit

Requirement which changes the site plans.

- S. There will be monument sign on 37 and Colonial which will be illuminated with a spotlight.
13. During the Public Hearing on August 4, 2025, the Applicant's Traffic Engineer, John H. Rea, P.E., testified before the Board:
- A. Mr. Rea testified to the general plans to construct the site.
  - B. Mr. Rea testified referencing the site plan and his traffic study.
  - C. Mr. Rea testified to the outline of the impact on Route 37 and Colonial Drive and Hawks.
  - D. Each was a B Level of impact.
  - E. Mr. Rea testified to the impact of the traffic during peak hours.
  - F. Mr. Rea did his traffic counts during school hours, and his estimates include all the surrounding developments fully developed.
  - G. Weekday morning and afternoons between 3-6 pm were the busiest hours.
  - H. There is no requirement for turn lanes going in or out of the development.
  - I. According to Mr. Rea, the Development overall will not have an impact on the surrounding traffic and the traffic within the development can circulate safely.
  - J. The Applicant will meet all RSIS standards for parking and there is a surplus within the development.
14. During the Public Hearing on August 4, 2025, the Applicant's Architect Richard P. Tokarski, Jr. AIA, testified before the Board:
- A. Mr. Tokarski testified to the general plans to construct each apartment building.
  - B. Mr. Tokarski referenced the exhibits A-5 through A-11.
  - C. Mr. Tokarski testified generally to aesthetically fitting building design to the community.
  - D. Mr. Tokarski went through the changes to the architecture of all the buildings including the need for additional revisions as the result of Affordable Housing three-bedroom apartments.
  - E. Mr. Tokarski Testified to the expansion of certain buildings square footage.
  - F. Mr. Tokarski testified that the Applicant will submit plans reflecting this expansion.
  - G. Mr. Tokarski testified to the general layout of each apartment per the submitted plans.

15. During the Public Hearing on September 2, 2025, the Applicant's Engineer, William Stevens, P.E., P.P., of Professional Design Services testified before the Board:
  - A. Mr. Stevens testified to the general engineering conditions of the property and provided a recap of his previous testimony.
  - B. Mr. Stevens testified to the changes to the buildings and the impervious coverage changes.
  - C. There are no new variances and no additional relief is requested.
  
16. During the Public Hearing on September 2, 2025, the Applicant's Architect Richard P. Tokarski, Jr. AIA, testified before the Board:
  - A. Mr. Tokarski testified to the general plans to construct each apartment building and provided a brief recap to the Board.
  - B. Mr. Tokarski testified to the dimensional changes to the buildings affected by the 3-bedroom Affordable Housing Units.
  
17. During the Public Hearing on September 2, 2025, the Public testified before the Board:
  - A. The Public testified raising concerns with regard to overdevelopment of the site, questions were raised about Mr. Borden's testimony, general concerns about traffic circulation, the impact on the water supply, the lack of elevators to the second and third floor apartments and the impact on the Pinelands Preserve, density issues, and traffic circulation.
  
18. On December 8, 2025, the Applicant revisited its testimony given by its professionals including to that of Williams Stevens, P.E., John Rea, P.E. traffic expert, and Richard Tokarski, AIA.
  - A. The Professionals testified consistent with their previous testimony, agreed to the same conditions as previously mentioned, and the additionally conditions set forth below.
  - B. Mr. Stevens testified that the approval is conditioned upon CAFRA approval, will comply with Board Engineer's Letters, the Applicant will implement an HOA only if units are switched to for sale, Applicant will Deed dedicate the Storm water system, and Applicant will be responsible for all snow removal and in doing so will leave at least two spaces for each unit.
  - C. Mr. Tokarski agreed that the Applicant will strongly consider the implementation of elevators throughout the site, at the least some sort of ratio of buildings as is

financially feasible .

- D. Mr. Rea agreed to work with the Board to move the infrastructure in the Right of Way along Hawks Way so as to anticipate possible expansion of the roadway in the future and work with the Board Engineer in doing so. Additionally, Mr. Rea recommended and agreed to add raised speed tables and other traffic calming measures to reduce any possibility of traffic speed and abuse by public.
19. During the Public Hearing on December 8, 2025, the Public testified before the Board:
- B. The Public commented consistently with the previous testimony adding concern about the children walking to the nearby school, compliance with any requests of the Board of Education, the tax of additional people on the Township infrastructure.

### CONCLUSIONS OF LAW

WHEREAS, the Board determined that the Applicant's Major Site Plan Approval pursuant to *N.J.S.A.* 40:55D-46 and *N.J.S.A.* 40:55D-50 were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, a variance from the Minimum Lot Size where 30 acres are required within the TC "Town Center" Zone, while 24 acres are proposed within the TC "Town Center" Zone and a total of 34.9 acres for the whole site (Per Township Ordinance Section #245-31(R)(11.b)) which constitutes a hardship and substantial benefit in accordance with *N.J.S.A.* 40:55D-70 (c)(1) and *N.J.S.A.* 40:55D-70C(2); and

WHEREAS, a variance from the Maximum Impervious Coverage where 30% is permitted within the TC "Town Center" Zone, while 40.1% is proposed within the TC "Town Center" Zone and a total of 27.6% for the whole site (Per Township Ordinance Section #245-31(R)(11.g)) which constitutes a hardship and substantial benefit in accordance with *N.J.S.A.* 40:55D-70 (c)(1) and *N.J.S.A.* 40:55D-70C(2); and

WHEREAS, a variance from the Maximum Site Disturbance where 80% is permitted within the TC "Town Center" Zone, while 82% is proposed within the TC "Town Center" Zone and a total of 56.4% for the whole site (Per Township Ordinance Section #245-31 R(11)(T)) which constitutes a hardship and substantial benefit in accordance with *N.J.S.A.* 40:55D-70 (c)(1) and *N.J.S.A.* 40:55D-70C(2); and

WHEREAS, the Board has determined that the submission waiver of §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner is reasonable and granted; and

WHEREAS, the Board has determined that the submission waiver of §245-82.F.(1) of the Township Ordinance requires a Landscape Plan to be prepared and certified by a Licensed Landscaped Architect, whereas the applicant has provided a Landscape Plan prepared and certified by a Professional Engineer & Planner is reasonable and granted; and

WHEREAS, the Board has determined that the design waiver of §245-86B of the Township Ordinance requires the surrounding nature trail to be fully illuminated however only portions of the trail will be illuminated to the Board Engineer's approval is reasonable and granted; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Manchester Township Planning Board, in the County of Ocean and State of New Jersey, on the 8<sup>th</sup> day of December 2025, upon a motion made by Mr. Vaccaro and seconded by Mr. Teague, that the application of 2701 Highway 37, LLC for Preliminary and Final Major Site Plan Approval be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of August 4, 2025, September 4, 2025 and December 8, 2025.
2. The applicant shall comply with all terms and provisions of the Board Engineer's review letter dated August 31, 2025 and Board Planner's Letter of July 29, 2025
3. Applicant will comply with all Pinelands conditions.
4. Applicant will comply with all CAFRA conditions.
5. Applicant will apply for and LOI and comply.
6. Applicant will deed restrict all of the area within the R-40 zone to open space subject to any requirements of DEP/CAFRA/Pinelands.
7. Applicant will expand walkway to recreation area to 10 feet wide all other walkways may remain at 6 feet wide (if Applicant has not already done so).
8. All walkways will be ADA compliant.
9. Applicant will sufficiently light the trail walkway and work with Board engineer in doing so to his satisfaction.
10. The pool area fence will connect to the clubhouse.
11. All lighting along Hawks Way shall be acorn style and request permission from town council in doing so.
12. Applicant will comply with all Affordable Housing requirements.
13. Applicant will provide a Statement of operations for clubhouse with hours of operation etc.

14. Applicant will dedicate the roadway to Title 39 jurisdiction.
15. Applicant will apply to fire safety for any comments and comply with any recommendations.
16. Applicant shall provide Ballards in front of clubhouse if not already done so.
17. Applicant will provide bike racks at the buildings.
18. The Applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance, if required.
19. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; the Ocean County Planning Board; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
20. The Applicant must comply with the Development Fee Ordinance of the Township of Manchester, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing
21. Publication of a notice of this decision will be published in the official newspaper of the Manchester Township Planning Board at the cost of the Applicant.

ADOPTED this 6th day of January 2026.

VOTE ON ROLL CALL:

IN FAVOR: William Baron, Chairwoman Felicia Finn, Timothy Umlauf,  
James Teague, James Vaccaro

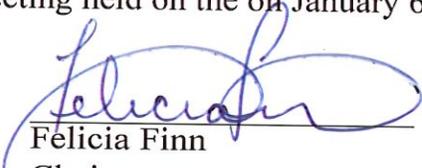
OPPOSED: None

ABSTAIN: Paul Cugliari

NOT- PRESENT:

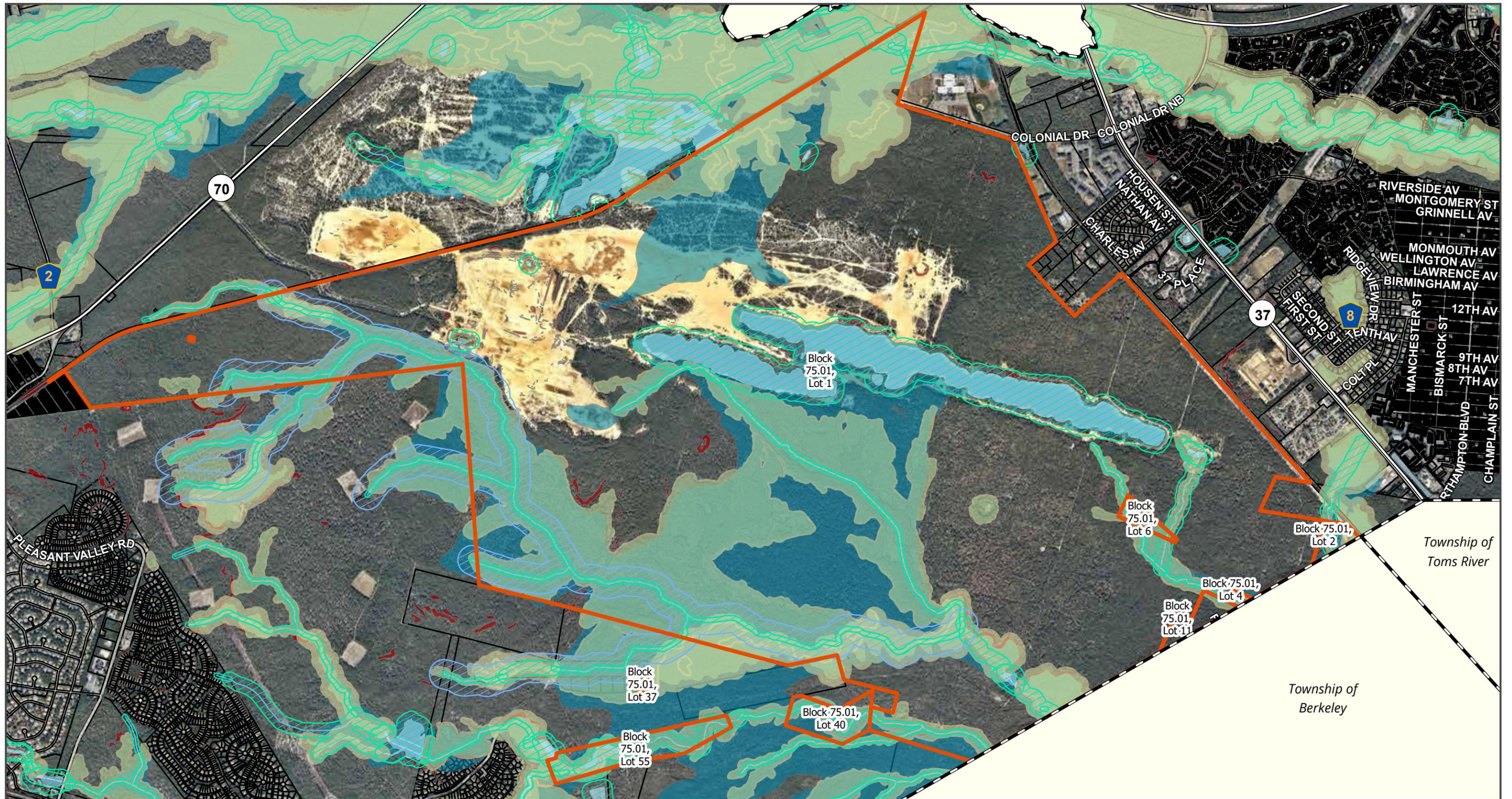
CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #Pb-2024-020, approved on December 8, 2025, and duly adopted as to form by the Planning Board of Manchester Township and memorialized at its regular meeting held on the on January 6, 2026.

  
Felicia Finn  
Chairwoman  
Township of Manchester  
Planning Board

  
Amanda Kisty  
Secretary  
Township of Manchester  
Planning Board

Heritage Minerals/Hovsons, Inc. (Block 75.01, Lots 1, 2, 4, 6, 11, 37, 40, and 55)



# ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

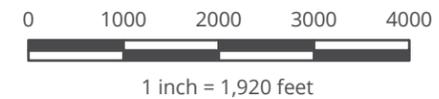
HERITAGE MINERALS

March 2026

Project No. MCT-0089

## Legend

- |   |   |
|---|---|
|  Subject Sites       |  Wetlands                |
|  Steep Slopes (15%+) |  Wetlands Buffer         |
|  Streams             |  FEMA Flood Hazard Zones |
|  C1 Stream Buffer    |  A Zone                  |
|  Waterbodies         |  AE Zone                 |
|  Riparian Buffer     |   |



Craftway (Block 69, Lot 8)



Block 69,  
Lot 8

# ENVIRONMENTAL CONSTRAINTS

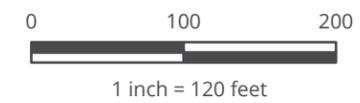
MANCHESTER  
OCEAN COUNTY, NEW JERSEY

CRAFTWAY

March 2026  
Project No. MCT-0089

## Legend

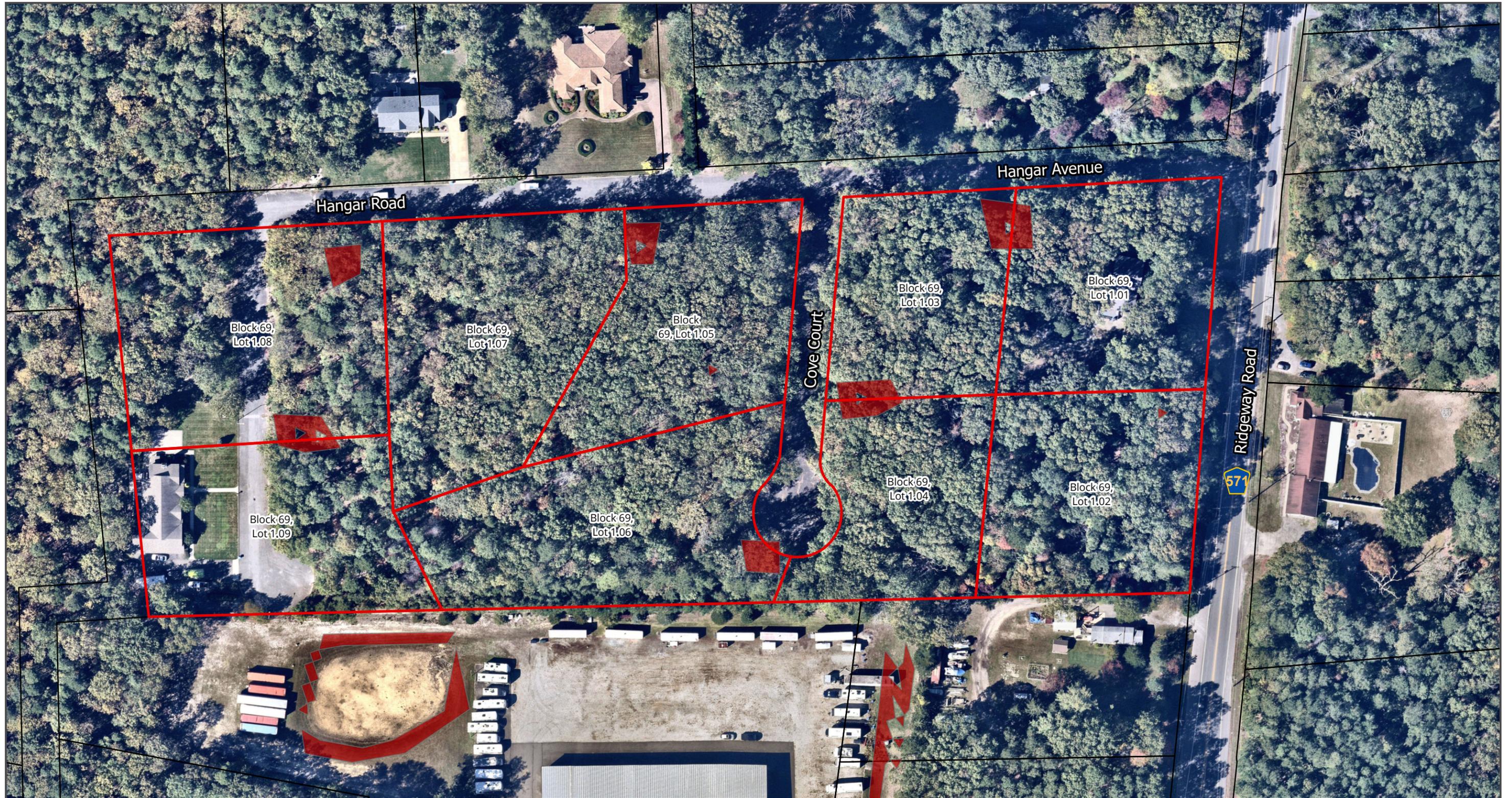
- Subject Sites
- Steep Slopes (15%+)
- ~ Streams
- Waterbodies
- Riparian Buffer
- Wetlands
- Wetlands Buffer



Engineering  
& Design



Seaport/Hangar Rd (Block 69, Lots 1.01-1.09)



# ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

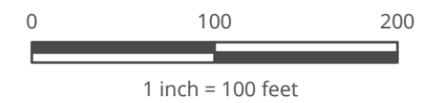
SEAPORT / HANGAR ROAD

March 2026

Project No. MCT-0089

## Legend

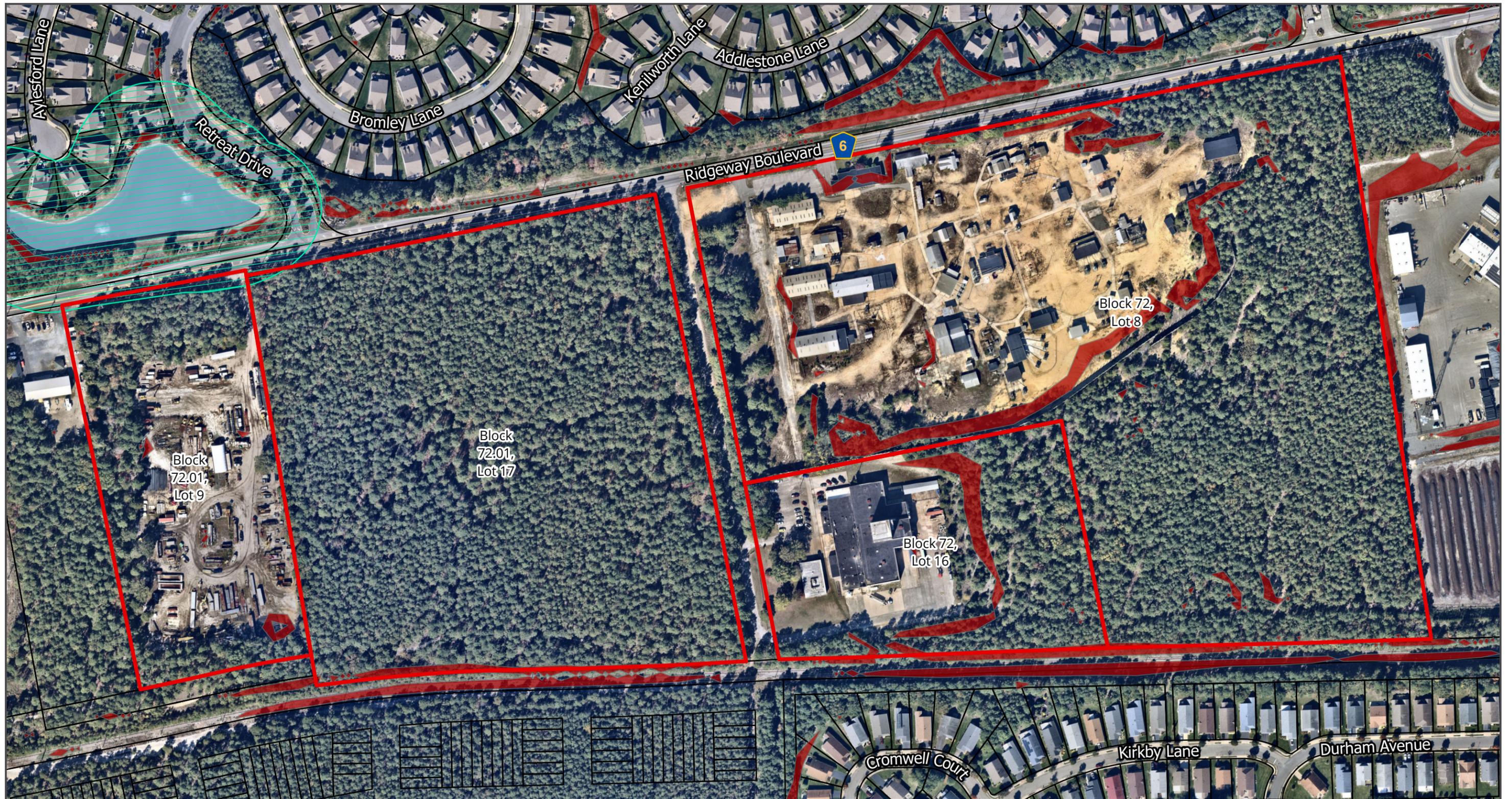
- Subject Sites
- Steep Slopes (15%+)
- Streams
- Waterbodies
- Riparian Buffer
- Wetlands
- Wetlands Buffer



Engineering  
& Design



Ridgeway Blvd (Lots 8 and 16 in Block 72; and Lots 9 and 17 in Block 72.01)



# ENVIRONMENTAL CONSTRAINTS

MANCHESTER  
OCEAN COUNTY, NEW JERSEY

RIDGEWAY BOULEVARD

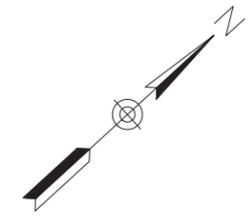
March 2026  
Project No. MCT-0089

## Legend

- |   |   |
|---|---|
|  Subject Sites       |  Wetlands                |
|  Steep Slopes (15%+) |  Wetlands Buffer         |
|  Streams             |  FEMA Flood Hazard Zones |
|  C1 Stream Buffer    |  A Zone                  |
|  Waterbodies         |  AE Zone                 |
|  Riparian Buffer     |   |



Engineering  
& Design



198 TOWNHOMES  
 8 UNITS X 9 = 72  
 7 UNITS X 12 = 84  
 6 UNITS X 7 = 42

\$245-74 MIXED USE DEVELOPMENTS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	5 ACRES	24.75 ACRES
MAXIMUM DENSITY	8 UNITS PER GROSS ACRE	8 UNITS PER GROSS ACRE
MINIMUM FRONT YARD SETBACK COLLECTOR OR ARTERIAL ROAD	70 FT	70 FT
MINIMUM FRONT YARD SETBACK LOCAL ROAD	50 FT	50 FT
MINIMUM SIDE YARD SETBACK*	45 FT	45 FT
MINIMUM REAR YARD SETBACK	30 FT	30 FT
MINIMUM AREA SWIMMING POOL	1,000 SF	1,000 SF
MINIMUM TOWNHOUSE WIDTH	20 FT	24 FT
MINIMUM FLOOR AREA PER UNIT	600 SF	>600 SF
MAXIMUM FLOOR AREA PER MULTIFAMILY UNIT	1,500 SF	<1,500 SF
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
MAXIMUM NUMBER OF STORIES	2.5	2.5
MAXIMUM BUILDING COVERAGE FOR COMMERCIAL AND MIXED USE BUILDINGS	20%	1.36%
MINIMUM NUMBER OF UNITS PER MULTIFAMILY STRUCTURE	8 UNITS	8 UNITS
MAXIMUM NUMBER OF UNITS PER MULTIFAMILY STRUCTURE	28 UNITS	28 UNITS
MAXIMUM NUMBER OF UNITS PER TOWNHOUSE STRUCTURE	8 UNITS	8 UNITS
MAXIMUM NUMBER OF 8 UNIT TOWNHOUSE STRUCTURES	50% OF ALL RESIDENTIAL STRUCTURES	32% OF ALL RESIDENTIAL STRUCTURES
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED 90° TO EACH OTHER	25 FT	25 FT
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED END TO END TO EACH OTHER	30 FT	30 FT
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED WITH PARALLEL AXIS FACING EACH OTHER	50 FT	50 FT
MINIMUM REFUSE AND RECYCLING AREAS	2	11
RECREATION	(198 / 4 = 49.5 *500 = 24,750 SF) 500 SF PER 4 DWELLING UNITS	24,750 SF

\* WHEN THE REAR OF A RESIDENTIAL STRUCTURE ABUTS A SIDE YARD, THE MINIMUM REAR YARD SETBACK OF 30 FEET SHALL APPLY

\$245-28-B PARKING REQUIREMENTS	REQUIRED
RETAIL AND BUSINESS 1 /200 SF	147 SPACES (29,400 SF)
EV CREDIT	14 SPACES
ADJUSTED REQUIRED	133
<b>PROPOSED</b>	<b>188</b>

NJAC §5:21-4.14 PARKING REQUIREMENTS	REQUIRED
3 BEDROOM TOWNHOUSE 2.4 SPACES /UNIT	475 SPACES (198 UNITS)
EV CREDIT	9 SPACES
ADJUSTED REQUIRED	466
<b>PROPOSED</b>	<b>494</b>

NO.	REVISION	DATE	BY

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**Civil Core CONSULTING**  
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 LAKEWOOD, NJ 08701  
 T: 732.962.9721  
 E: yPortnoy@CivilCoreConsulting.com  
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA2839400

PROJECT: PRELIMINARY/FINAL MAJOR SITE PLAN FOR RIDGEWAY OAKS  
 LOCATION: 2582 RIDGEWAY BLVD BLOCK 72.01, LOT 17 TAX MAP SHEET 5 MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY

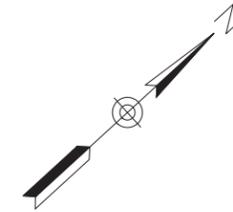
DRAWING TITLE: MIXED USE CONCEPT PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
24104	03/12/25	HH	YP
SCALE			AS NOTED
SHEET NO.			1 OF 1
YOSEF PORTNOY LICENSED PROFESSIONAL ENGINEER NJ LICENSE NO. CE53593			





293 TOWNHOMES  
 8 UNITS X 8 = 64  
 7 UNITS X 25 = 175  
 6 UNITS X 9 = 54



\$245-74 TOWNHOUSE DEVELOPMENTS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	5 ACRES	36.65 ACRES
MAXIMUM DENSITY	8 UNITS PER GROSS ACRE	8 UNITS PER GROSS ACRE
MINIMUM FRONT YARD SETBACK COLLECTOR OR ARTERIAL ROAD	70 FT	70 FT
MINIMUM FRONT YARD SETBACK LOCAL ROAD	50 FT	50 FT
MINIMUM SIDE YARD SETBACK*	45 FT	45 FT
MINIMUM REAR YARD SETBACK	30 FT	30 FT
MINIMUM AREA SWIMMING POOL	1,000 SF	1,000 SF
MINIMUM TOWNHOUSE WIDTH	20 FT	24 FT
MINIMUM FLOOR AREA PER UNIT	600 SF	>600 SF
MAXIMUM FLOOR AREA PER MULTIFAMILY UNIT	1,500 SF	<1,500 SF
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
MAXIMUM NUMBER OF STORIES	2.5	2.5
MAXIMUM BUILDING COVERAGE FOR COMMERCIAL AND MIXED USE BUILDINGS	20%	0.92%
MINIMUM NUMBER OF UNITS PER MULTIFAMILY STRUCTURE	8 UNITS	8 UNITS
MAXIMUM NUMBER OF UNITS PER MULTIFAMILY STRUCTURE	28 UNITS	28 UNITS
MAXIMUM NUMBER OF UNITS PER TOWNHOUSE STRUCTURE	8 UNITS	8 UNITS
MAXIMUM NUMBER OF 8 UNIT TOWNHOUSE STRUCTURES	50% OF ALL RESIDENTIAL STRUCTURES	19% OF ALL RESIDENTIAL STRUCTURES
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED 90° TO EACH OTHER	25 FT	25 FT
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED END TO END TO EACH OTHER	30 FT	30 FT
MINIMUM DISTANCE BETWEEN BUILDINGS FOR TOWNHOUSE DWELLINGS ORIENTED WITH PARALLEL AXIS FACING EACH OTHER	50 FT	50 FT
MINIMUM REFUSE AND RECYCLING AREAS	2	11
RECREATION	(293 / 4 = 49.5 * 500 = 36,625 SF) 500 SF PER 4 DWELLING UNITS	36,625 SF

\* WHEN THE REAR OF A RESIDENTIAL STRUCTURE ABUTS A SIDE YARD, THE MINIMUM REAR YARD SETBACK OF 30 FEET SHALL APPLY

\$245-28-B PARKING REQUIREMENTS	REQUIRED
RETAIL AND BUSINESS 1 / 200 SF	147 SPACES (29,400 SF)
EV CREDIT	14 SPACES
ADJUSTED REQUIRED	133
PROPOSED	191

NJAC §5:21-4.14 PARKING REQUIREMENTS	REQUIRED
3 BEDROOM TOWNHOUSE 2.4 SPACES / UNIT	703 SPACES (293 UNITS)
EV CREDIT	11 SPACES
ADJUSTED REQUIRED	692
PROPOSED	705

NO.	REVISION	DATE	BY

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 E: yPortnoy@CivilCoreConsulting.com  
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA2839400

PROJECT: PRELIMINARY/FINAL MAJOR SITE PLAN FOR RIDGEWAY PALMS  
 LOCATION: 2590 RIDGEWAY BLVD BLOCK 72, LOT 8 TAX MAP SHEET 5 MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY

DRAWING TITLE: MIXED USE CONCEPT PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
24105	3/18/25	HH	YP
SCALE			AS NOTED
SHEET NO.			1 OF 1
YOSEF PORTNOY LICENSED PROFESSIONAL ENGINEER NJ LICENSE NO. CE53593			

