

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
TUESDAY, JANUARY 6, 2026, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman, Felicia Finn, at 6:00 pm on Tuesday.

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

This meeting has been advertised as required by the enactment of Sunshine Law.

ROLL CALL:

Felicia Finn	Chairperson	Present
William Barron	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Paul Cugliari	Member	Absent
John Franolich	Class II Member	Present

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

Mr. Coronato introduced PB-2024-20-2701 Highway 37 LLC, Application/Motion for Reconsideration. He explained it was a split zone property. It was originally denied back in September due to a voting issue and affordable housing. Instead of appealing it, they were asking for a motion to for reconsideration. Mr. Coronato called for a motion to approve the memorialization.

Ms. Finn requested that motion.

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

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; Motion carries

Mr. Coronato introduced the Resolution for PB-2025-06 Heritage Solar Farm LLC, Preliminary and Final Major Site Plan and Minor Subdivision Approval, for Memorialization. He explained it was to create an island on Heritage Mineral site for a solar farm.

Ms. Finn called for a motion to approve the resolution.

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

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; Motion carries

Mr. Coronato introduced the resolution for PB-2025-11- Arya Properties at Brentwood Estates, LLC, Minor Subdivision with Bulk Variance relief, for approval. He explained it was a minor subdivision of two residential lots with one commercial lot. There are two variances on the residential lot for front and side setback. There were no variances on the commercial lot. Mr. Barron asked what the total surface area was and Mr. Coronato said it was not undersized in lot area, just in lot frontage and a lot width.

Ms. Finn asked for a Motion to approve the resolution.

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

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; Motion carries

Ms. Finn introduced the Presidential Gardens application as follows:

Administrative Review
Address: Route 37, Colonial Drive and Alexander Ave
Block 46.01 Lots: 1.01 and 1.04
Applicant: Presidential Gardens @ Manchester LLC
Case #: PB-2025-18

She explained that the Applicant is proposing to construct a designated dog park and to install speed bumps.

Mr. Coronato announced that Whiting Station, number 3 on the agenda and Leisure Knoll, number 2 on the agenda would be carried to the February 2, 2026 meeting.

Mr. Harvey York came before the board and introduced himself as the attorney for the applicant. He explained this as a \$50,000,000 to \$60,000,000 rateable for the town. There are 519 units. The applicant is here tonight for two things. One is for the dog park. They want to fence it off. The hours of operation will be 24/7. There would be grass. The number of dogs and size of permitted dogs would be regulated by the people that run the association, which are the property owner and the property manager. They will increase the fencing to fifty-four inches. There will be dog waste stations throughout.

The second matter they're here for is speed humps. Speeding has become an issue with the kids coming out of the high school and cutting traffic lights. They put signs up and have had police presence, but they would like to install this speed humps. They will be locating the humps so that they do not affect stormwater runoff and they would not be in front of driveways. There will still be required ADA stalls and walkways. It is a reasonably attractive project with reasonable success.

Mr. Coronato said that speed bumps are discouraged, but speed tables are encouraged.

Mr. Umlauf said he likes them to an extent, but that he doesn't have sympathy for the traffic situation. He said they created the traffic problem. He doesn't want to see police in there for a privately owned community. Mr. York said police aren't there anymore. They were just there initially. Mr. Umlauf said he understands, but in an emergency situation and that could hinder their response time. As long as it doesn't hinder storm water management, he doesn't have an issue with the speed humps. Mr. York said that tenants seem to be responsive to requests not to speed. He didn't want to install the speed humps, but for safety purposes they are here.

Mr. Wilder said he has no comments for the dog park, but he is not a fan of speed humps. However, in this case, it seems like it's the lesser of two evils.

Miss Finn asked about the signage for the speed humps and Mr. York said there would be signage. They did put up private property signage. This is the last resort. There are children in the apartment complex.

Mr. Coronato asked about the material and of the speed humps and whether they would be built in or removable. Mr. York said they would be built in.

Mr. Umlauf asked if the dog park was just for tenants. Mr. York said it would be for residents and tenants only.

Mr. Vaccaro said the County has plans on making a dog park and that this is a duplicate expense. Mr. York said they can't wait for the County. It would be for residents and tenants only.

Ms. Finn asked how they would know if a non-resident was utilizing the dog park and Mr. York said it is a private community and an advantage for tenants only. Ms. Finn asked to confirm that it would be grass and Mr. York said yes.

Ms. Finn asked for a motion to approve the application.

Mr. Barron made that motion, seconded by Mr. Teague.

Roll Call: F. Finn-yes, W. Barron-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, John Franolich-yes, Mr. Cugliari-absent; Motion carries

Ms. Finn introduced the next matter as the Master Plan Reexamination Report.

Mr. Coronato explained the timeline and the process.

Mr. Wilder explained that the Town is required to do a reexamination of the master plan every ten years. The last time the reexamination was done was in 2017. The town is more proactive. The reexamination takes the existing framework and works on it. It looks at the prior goals and the problems that have arisen in the township. He thanked the Master Plan committee for working on the reexamination. The reexamination included the New Jersey Fair Share Housing Plan, Fourth Round obligations, and an analysis of prior goals, and whether they are still valid. It establishes new goals. It promotes renewable energy projects, recommending solar on rooftops. The Master Plan seeks to enhance the nonresidential base. As regards the townhomes, they are permitted in all zones except a few. They will be undoing that and permitting them only in some zones. They are going to re-zone several properties. Underutilized properties will have additional uses available. It suggests Areas in Need of Redevelopment, which is the first step in developing Redevelopment Plans for these properties. The examination does not have the specifics on each property but can address issues on drainage. Recommendations are going to be implemented so that all applications before the board will be required to install a private dry well.

Mr. Barron stated that on page 14, regarding garden apartments and townhomes, nothing is specified below. He explained that the wording on page 14 regarding garden apartments and townhomes was nonspecific and confusing. Mr. Wilder said that they would have the same development standards and they will change it to make it cleaner. They may add the correct verbage right there or add an addendum.

Mr. Barron said on page 15 regarding Hanger Road, he has a problem with changing that designation. Mr. Wilder explained that this is a tricky property. It's underutilized and zoned residential, but it hasn't been built. Mr. Barron stated that a lot of property hasn't been built. Mr. Wilder explained the specific location of the line and that there would be a fifty-foot wooded buffer on the east side and no access through Hanger Road. He said if this is a concern, we can bring it up to Council. Mr. Umlauf said he has a large problem with this. Mr. Barron asked if we could do a hundred-foot buffer. Mr. Wilder said

there is already an existing PB-1 zone. The existing requirement in that zone is fifty feet. He doesn't know if they can change it to a specific property for a buffer. Mr. Coronato stated the applicant would still have to come before the board and you could make suggestions. Mr. Wilder said that they can ask the property owner to enhance the buffer, but it is a tricky area.

Mr. Umlauf asked what the PB-1 zone allows now. He went on to explain that this is the same applicant that owns Hope Chapel Town Square property. He stated that when he was on the Zoning Board of Adjustment, the applicant wouldn't specify a use for the property and got denied for a change to commercial use. The same applicant came before the Planning Board for a subdivision which was approved. He said that now it seems like they are trying to "back-door" changing the zone because the applicant wants to put commercial and he doesn't like it.

Ms. Finn asked if they can pull this out of the Master Plan reexamination. Mr. Coronato said they can make that recommendation back to Council. The commercial property on that side had stormwater management issues. Mr. Wilder talked about the uses in the PB-1 zone, including flex, warehouse, commercial printing, shopping plaza, retail, etc. and he went through the rest.

Mr. Umlauf wants to leave this property as is with the single-family residential lots.

Mr. Umlauf asked if there was something that could be done about undersized lots. Mr. Wilder said, unfortunately, the case law with Dahlmeyer has handcuffed the town. The Township can either approve the proposed home or buy it at fair market value. Mr. Umlauf asked if anybody in the township is going to challenge Dahlmeyer. Mr. Coronato said that it is usually challenged about once per year. He explained that our undersized lot ordinance is helpful and does help us regulate building on undersized lots and give us a lot of tools. Mr. Umlauf said that he likes the ordinance, but it doesn't take into consideration the end result and what it is actually creating. There are issues with parking and drainage and Pine Lake Park. Mr. Umlauf brought up Heritage Minerals and said there's a lot of land out there. He explained that there are water issues, and already a lot of upcoming development from the Pine Barrens Golf Course all the way down to South Hope Chapel. Mr. Wilder said the issue was already approved and that it is already approved development and we have still not met the affordable housing requirements. Mr. Umlauf asked about Pinelands and Mr. Wilder said Pinelands isn't trying to preserve anything and they just want PDCs. Mr. Coronato stated it took them a year to say that. Mr. Umlauf stated that Pinelands is all smoke and mirrors.

Mr. Umlauf stated they have two recommendations. Mr. Barron said to make the section about townhomes and garden apartments clearer on page fourteen and the second item is that the Board does not want Hangar Rd. re-zoned.

Mr. Umlauf said he appreciates all the hard work, but unfortunately, he realizes they are handcuffed in some ways.

Ms. Finn opened to the public.

Michelle Manzella of 1401 Second Ave was sworn in. She asked for clarification on the process, and asked if there are exceptions to affordable housing. Mr. Wilder said no, but if we use Areas in Need of Redevelopment, we have a little more say. Affordable Housing is codified by the state. Residential

subdivisions have been forced to provide an actual unit instead of paying for credits. Ms. Manzella said it is concerning to compare how much the town is deficient versus the twenty percent required of developers. Mr. Coronato explained that there was a challenge to affordable housing, and they will probably see something in about a month.

Ms. Manzella asked if they could explain the undersize lot ordinance. Mr. Wilder explained that it sets out specific requirements for undersized lots. He explained the situation with the Asbury Park Press subscription lots and why the lots are the way they are in Pine Lake Park. He said the town tried to do land swaps to eliminate some undersized lot building. The undersized lot ordinance was challenged in court last year and part of it was overturned. Ms. Manzella said it used to be seventy-five feet. Mr. Wilder said not quite. It was if it was applied for and he explained how the undersized lot ordinance works. Mr. Coronato explained that the creation of the undersized lots predates the zoning laws. He said that there is an issue with life, liberty and property and zoning cannot infringe on that. Ms. Finn explained that we used to be able to deny anything smaller than seventy-five feet because of the septic capacity, but the Board of Health has now approved a septic system on a fifty-foot lot.

Ms. Manzella asked if there were tax breaks on development. Mr. Coronato said that there were no tax breaks on development except Areas in Need of Redevelopment. It's an incentive to develop underutilized property to benefit town and residents. Ms. Manzella asked if there were affordable housing tax breaks. Mr. Coronato stated that it was only for assessment purposes. Mr. Umlauf stated that the cost of building remains the same. Mr. Coronato stated that they also pay developer fees and other things.

Gale Apgar, of 53 Columbus Blvd came for the Board and was sworn in. She came before the board as a resident. She asked about all the laws and recommendations from the state and whether they meet with the township. Mr. Wilder said that RSIS is provided, which is a good example. They paint with a broad brush because they are more standard. Ms. Apgar asked if there was not a lot of negotiation. Mr. Coronato stated that there is sometimes with affordable housing, but not really. Mr. Wilder said that the state usually sends them a model ordinance and tells the township to adopt them.

Ms. Apgar stated there is a problem with electricity in the township. They lose power frequently and asked if there was anything that can be done. Mr. Coronato said that he can ask.

Ms. Apgar stated that there are also water problems. There are problems with water pressure in town. Mr. Wilder said that the developing can make the water issue worse and better. He stated that the new water infrastructure in Jackson and potentially the Heritage Minerals property can add water, but more developing then infringes on that water. Developers coming in are trying to improve it.

Apgar said that the townhouses are bringing in people that don't have that much money. There are no bus services to get them to work. She asked to make that a suggestion. She asked if they are going to start building townhomes on Rt. 70. Mr. Wilder explained that the existing ordinances and how it addresses town homes. They are trying to limit them to certain areas.

Ms. Apgar stated that she would like to try and get more open space and asked if they will try for that. Ms. Finn said that, at the moment, there is nothing in waiting to reflect that.

Karen Argenti of 61 Clearlake Rd, was sworn in. She said she has many problems with the examination of the master plan. She said they fought against redevelopment. She said it is creating a tremendous amount of impervious services. She would like to hire an in-house planner. There are only changes to redevelopment. That's a big change and not in compliance with the master plan. She said she's glad that the natural resources inventory was incorporated, but it needs to be read and studied. She spoke about the natural resources inventory and how she would like it used. She said it doesn't seem like you assessed the Toms River watershed. She's concerned about not having enough electricity. She mentioned the open space, ROSI and asked if this could be continued.

Mr. Wilder stated that they are not rezoning Keswick. There is a hodgepodge of zoning there right now. They are just changing the zoning to match what is already existing on the property. Ms. Argenti says she has a list of lands that are spoken about. Mr. Wilder clarified that this reexamination report does not establish areas in need to redevelopment. It asks to do a study of those lands. They are not voting on an area in need of redevelopment. That would come before the board at that time. Mr. Coronato explained that this is a reexamination. It's more confined. It is not a comprehensive master plan. He said he stated that Plumsted is doing that right now. Ms. Argenti asked to carry the re examination. Mr. Wilder said that this will go to Council and you have a chance then. The Board is not approving. We are just moving it to council. Mr. Umlauf stated that there is not a lot of people here in the room and they need more involvement from residents. Ms Argenti said that they are used to doing it in the city, just not in townships. Mr. Coronato said that any area in need of redevelopment has to come back before the board.

Gabrielle Fox of 1480 New York Ave, was sworn in. She wants to double down on the areas in need of redevelopment, and she asked if the Board was saying that the Areas In Need of Redevelopment will solve our Affordable Housing problem. Mr. Wilder no, he didn't. He said it could help. Ms. Fox asked how many affordable housing units are in Commonwealth and Mr. Coronato said he is not sure. Ms. Kisty explained that the Affordable Housing on Commonwealth was originally supposed to have Affordable units built in, but, instead, they made a payment in lieu, which was agreed to by the previous administration. Ms. Fox asked to confirmed that there will be no affordable housing units in the commonwealth project and Mr. Coronato confirmed and said no, they made the payment in lieu. He stated that affordable housing is like the nightmare that nobody wants. Ms. Fox stated the township has approved a lot of development and we are still insufficient. Mr. Coronato stated that you have a master plan. Ms. Fox stated that she's concerned about how much water we will have and where it's coming from. People in Whiting are digging more wells constantly because we have no drinking water. How much water do we have? Mr. Umlauf spoke about desalinating ocean water. He explained that development applications take forever to go through outside agencies. Ms. Fox spoke about the new zoning with Ridgeway Blvd. and Hangar Road. She stated that block 111 lot 7 looks like we are changing zoning to do one particular owner a courtesy. She said block 69, lot five has matching existing conditions and Mr. Wilder said it could have predated voting.

Ms. Fox stated that she does not think areas in need of redevelopment should be in the master plan. She feels that Mr. Wilder wrote the plan and spoke on the plan and shouldn't be advising the board on it. Mr. Wilder stated that he has no personal interest in Manchester and doesn't vote. Ms. Finn stated that this has been looked at for over a year and a lot of other people are involved. Mr. Wilder listens to the

concerns on a monthly basis and he tried to address those concerns. Ms. Fox said she is more concerned about clean drinking water. Mr. Umlauf said that he's been on the Board for years and Mr. Wilder has made him the most comfortable. Mr. Wilder stated we can make recommendations to council, but I don't think they will scrap the whole thing. Many things were addressed. Mr. Coronato explained areas that need of redevelopment again. Ms. Fox stated that she doesn't think the development is helping. Ms. Finn stated that no properties will be developed unless there is utilities approval. Mr. Umlauf explained that development sits because outside agencies are out of our jurisdiction. If it is permitted, we have to approve it. Ms. Finn asked Ms. Fox to come to the Planning Board meetings to ask questions during the applications. They tried to address those things.

Ms. Argenti came back before the board and said if you have spent a year talking about this, it probably would have been a good idea to involve the public earlier. She has the same problem with the areas in need of redevelopment. She said that it is not a good idea to show your cards. Mr. Wilder explained the difference between areas in need of redevelopment versus the redevelopment plan. Ms. Argenti said that Keswick is huge. Mr. Wilder said that it is not an area in need of redevelopment. It is a rezone.

Ms. Apgar came before the Board spoke about the property on Lake Road and Whiting Town Center.

Ms. Finn asked if there were any more questions from the public. There was none.

Mr. Vaccaro said that he would like to address the council at the next meeting.

Ms. Finn explained that we don't decide. We just made move it up the Council.

Mr. Coronato said that the public can go back before the Council with their comments as well.

Ms. Finn asked for a motion to recommend the reexamination of the master plan to Council for approval with the comments and recommendations made by the Board.

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

Roll Call: F. Finn-yes, W. Barron-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, John Franolich-yes, Mr. Cugliari-absent; Motion carries

Ms. Finn asked for a motion to pay the bills.

Mr. Umlauf read the report as follows:

We are in receipt of (1) invoice from Coronato Law, totaling \$3,010.50 and 22.30 hrs and (1) invoice from Morgan Engineering, totaling \$156.00 and .80 hrs. The services are in support of:

Project No.	Project
PB-2025-22	Hope Chapel Town Square, LLC, Lakewood Investors
MTPB25-14	Jeff Jerman- Middlesex and Montgomery Ave

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

He finds the charges to be reasonable and appropriate and recommends approval.

Mr. Barron made the motion to pay the bills, seconded by Mr. Umlauf.

Roll Call: F. Finn-yes, W. Barron-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, John Franolich-yes, Mr. Cugliari-absent; Motion carries

Ms. Finn asked for a motion to approve the November 3, 2025 meeting minutes.

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

Roll Call: F. Finn-yes, W. Barron-yes, T. Umlauf- abstain, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; Motion carries

There were no professional reports.

Ms. Finn opened to the public.

Ms. Manzella asked if they can publish notices and things on social media. Mr. Coronato says no, that they have to follow the DCA.

Ms. Finn explained that there were no more matters to be addressed by the board tonight and that the board was going to go into executive session. She explained that the public was able to wait outside and come back and after executive session, but there are no more matters to be addressed.

At 8:17 p.m. Ms. Finn asked for a Motion to enter executive session.

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

All in favor, none opposed; Motion carries

The Board returned from Executive Session at 8:36 p.m. on a motion made by Mr. Barron and seconded by Mr. Teague. All were in favor, none opposed.

Ms. Finn asked for a motion to adjourn.

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

All were in favor, none opposed.

The Board adjourned at 8:37 p.m.

Respectfully submitted by,

Amanda Kisty

Planning Board Secretary