

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING  
MONDAY, FEBRUARY 2, 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 Monday, February 2, 2026.

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	Present
John Franolich	Class II Member	Present

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Robert Mullin, PE, PP, CMP	Conflict Engineer	Present

Mr. Coronato announced that Application PB-2025-20 for Whiting Station, item #2 on the agenda, would be carried from tonight and did not give a date certain.

Mr. Coronato administered a new Oath of Office for Mr. Paul Cugliari.

Ms. Finn introduced the next application as follows:

Administrative Review  
Property Address: 1 Buckingham Dr N.  
Block: 52.01 Lot: 1.03  
Applicant: Leisure Knoll at Manchester INC-NJ  
Case# PB-2025-19

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

Mr. Robert Houston Esq. came before the board and introduced himself as the attorney for Leisure Knoll Homeowners Association. He explained that the application was to install five permanent speed humps on Buckingham Drive North and Redhill Rd. This application was also for the exit gate at the guard house. The project would be done in two phases. Going back to 2017, the association began the installation of speed bumps, which were rubber and temporary. In 2023, they removed speed bumps. Now in 2025 and 2026 they' re in the process of re-evaluating the roads. As part of the re-evaluation, the speed humps were included. The guardhouse would be installed in the second phase. The issues they are dealing with that are influencing the decision to install the new exit gate is that people are entering through the exit and people that are entering the jug handle need to slow down. He stated that the review letter from Mr. Wilder posed some questions.

Mr. Thomas Creelman introduced himself as the professional engineer for Leisure Knoll. He stated that he's a licensed engineer in New Jersey. He's been practicing for forty years and he's appeared before fifty to sixty boards. His credentials were accepted by the Board. He explained the difference between a speed bump and a speed hump. He stated that a speed bump is just a bump in the road. No standardization which can cause the driver to lose control and could result in a rough ride. A speed hump is a more gradual rise and not as high. They're twelve feet wide and three inches tall.

Mr. Vaccaro asked if they were any specific color. Mr. Creelman said no they are normally asphalt with white chevrons painted on the front. Mr.

Cugliari asked if there are issues with snow plowing and Mr. Creelman said no because they are only three inches and gradual, which also presents no issues with drainage because it's gradual.

Mr. Barron asked is the proposed speed humps were approved by the HOA. Mr. Creelman said yes and Mr. Houston confirmed. Mr. Barron asked if the speed humps are legal on public roads and Mr. Creelman said yes, but it has to be approved by the town and no more than twenty-five miles per hour maximum. That's why they took up the temporary rubber bumps because they can cause damage.

Ms. Finn asked how the five being installed were determined. Mr. Creelman stated that they are put in place where the existing bumps are and he asked the residents and got feedback. Ms. Finn asked if there will be more and Mr. Houston stated that they would come back before the board if there would be more speed humps. Mr. Coronato suggested that if they do come back to add more speed homes that they consider coming back with all the proposed speed humps, so they don't have to keep coming back. He explained that they don't have to install them all at once. Mr. Creelman said, okay.

Mr. Coronato asked about the gate. Mr. Creelman explained that it is on the outbound lane. Mr. Umlauf asked how it operates. Mr. Creelman explained that it is a ground loop in the ground. There is a button at the guard house if it fails. Mr. Franolich asked what happens if it breaks or doesn't work. Mr. Creelman said that you can just lift it up and that they will also have generators.

Ms. Finn asked if there are any more questions from the board. There were None.

Ms. Finn opened to the public. There were no questions from the public. The public portion was closed.

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

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

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

Ms. Finn introduced the next application as follows:

Conditional Use Application

Property Address: 2444 Ridgeway Blvd (Unit 340)

Block: 72.01 L:14.01

Applicant: Zohar Hagbi

Case # PB-2025-21

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

Mr. Coronato swore in Zohar Hagbi be of 221 Wingate Ct, Toms River, NJ and Sonya Aminou, also of 221 Wingate Ct, Toms River, NJ.

Mr. Coronato stated there are a couple issues per Mr. Wilders letter. He stated that this application is for a conditional use. There are no variances. If you are applying for a conditional use and you don't meet the criteria, you get switched over to the Zoning Board of Adjustment. He stated that they will need to satisfy those conditions first and with no engineer and no attorney it's a little more difficult.

Sonya introduced herself as the office manager. Zohar introduced himself as the owner and the mechanic.

Mr. Wilder said that they need to maintain jurisdiction at the planning board before they move forward. He asked how the trash on site is managed now. Sonya, explain that whatever is on the property does not belong to them yet. Mr. Wilder asked if it had a trash enclosure on the property. Sonya explains they are waiting to get approved before going to outside entities to hire for trash pickup. Mr. Wilder stated that most questions in the letter are for the owner. They cannot give variances here tonight. They do not have a trash enclosure. He recommended that they needed attorney and they needed to speak with the property owner and he should attend this meeting as well. He also stated that there is an issue with the separation from the door to the unit they are proposing to use and the church. Sonya entered exhibit A-1 and distributed it to the board. Mr. Wilder said that there does not appear to be a trash enclosure and that there is currently outdoor storage on the property.

Mr. Coronato asked Sonya to point out where her unit is. Sonya looked but didn't find it. Mr. Coronato stated that they would put off the application to another date for them to find an attorney and an engineer and a planner. He explained the process to them. Mr. Wilder stated that he would be more than happy to meet with them before the next meeting, and he stated that they are very close to the thousand feet of the cathedral. He also stated that he has no real issue with the application other than being able to accept jurisdiction to keep conditions being met for the conditional use. He also mentioned the signage comment which was number nine on page four of his letter and to make sure they are in compliance with the signage. Sonya stated they will comply with the township requirements. Mat Wilder stated that you must look at what exists and make sure that it is compliant.

Mr. Cugliari asked if there was already an existing auto repair shop. Mr. Coronato said yes. There might be, but they just need to show it more clearly and he explained that it needs to be properly documented. They need a trash enclosure, and they need the distance from the unit to the cathedral. Mr. Wilder explained that he is more than happy to work with them. Mr. Coronato explains that the exhibit they provided doesn't show more than a thousand feet. They would need to carry the application to March 2, 2026 to get a professional engineer. They need him to map out the unit, show the proposed storage, show the trash enclosure, show the distance between the unit and the cathedral and that you

will comply with the signage requirements. Mr. Wilder said that they will give he will give them his card so that they can call him.

Ms. Finn asked for a motion to carry the application to the March 2, 2026, meeting.

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-yes; J. Franolich-yes. Motion carries

Ms. Finn introduced the next application as follows:

Minor Subdivision  
Property Address: Weston Ave and Wilbur Ave  
Block: 28 Lot: 1091  
Applicant: Manchester Township  
Case# PB-2026-01

She explained that the applicant is seeking a minor subdivision of Township property with variances.

Mr. Coronato explained that the Township is the applicant and Mr. Wilder is the Township engineer. Mr. Mullin is here as the board's conflict engineer. He explained that there is a larger settlement with the adjacent property owner for a land swap and he stated this as one of three applications

Mr. Coronato turned over the meeting to Mr. Wilder.

Mr. Wilder was sworn in. He testified as the township engineer. He introduced exhibit A-1 as the overall area in question. He stated it as a minor subdivision for lot 1091 block 28. It was prepared by Morgan Engineering. The private owner owns land behind the old Rite Aid. They are doing a swap, but the Township wants to retain some land. They are not looking to create buildable lots in the R-40 zone. They are a 100 ft. deep with no buildable envelope. They can't convey a portion of the property without approval. The purpose is to convey land to a property that can build to R-40 requirements. This is Western, Jackson and Manchester Ave. They are all a forty-foot right of way. It will be vacated and made a fifty-foot right away. It eliminates nonconformities from other lots and consolidates to one comprehensive piece of property. The Township does not know what they want to do with the property they get yet. For the C-1 criteria, Lot 10 requires an improvable lot area variance, and lot 11.01 requires a lot area variance, a lot frontage variance, and a lot width variance. He said they meet the C-2 requirements, because what is proposed is a better planning alternative. It in accordance with criteria (a) in the MLUL, it promotes general welfare because the swap makes it more conforming and item (e) because it establishes the appropriate population density. The application would hopefully be for a conforming application as a result of the land swap.

Mr. Barron asked for an aerial view of where this is located. Mr. Wilder explains that it is to the southwest of Shorin Way. Mr. Barron asked if there is a sewer line that heads east up Wilbur Ave and asked if there would be an easement. Mr. Wilder said that there will be but not yet. It will be established over the existing sewer line. Mr. Barron asks if they are paper streets. Mr. Wilder said the Township is in the process of vacating the paper streets. They are going to vacate Western and Jackson

in its entirety. Only a portion of Madison will be vacated. Mr. Umlauf asked who the land swap is with. Mr. Wilder said he thinks its H4 LLC but he also thinks that is owned by Stavola. Mr. Umlauf asked who this will benefit and Mr. Wilder said the property owner will presumably get thirteen lots. Mr. Umlauf asked if we don't do this swap could that result in forty or fifty foot wide lots. Mr. Wilder said it could but it would make it more unlikely that someone would build a road. Mr. Umlauf asked what the angle was here and what were the benefits for the Town versus the negatives. Mr. Wilder stated that he can't exactly speak to the benefits or the negatives, but the land the town is getting on Rt. 70 is valuable. Mr. Umlauf stated that he would like to see the land the town is getting preserved. Mr. Cugliari agreed. Mr. Coronato said that he thinks that might be an option.

Mr. Mullin asked if there were eleven completeness waivers requested. Mr. Wilder said yes. They will be filed by deed. They will restrict all lots currently that it cannot be developed until the swap. Mr. Coronato asked which lot the town is keeping because lot 1091.01 is being conveyed. Mr. Mullin said the sewer line easement won't be on the subdivision deed yet because it doesn't exist yet. Mr. Wilder confirmed that. Mr. Mullin brought up that the wrong lots were on the plan. Mr. Wilder said that lot 1091 was an error on the plan. Mr. Barron said that, if approved, can parcels be deed restricted to not be divided into smaller lots. Mr. Coronato stated that whatever new lot that we create would be undersized as is. Mr. Wilder said that any development would have to go before the Zoning Board of Adjustment and no building envelope is approved. Mr. Barron asked if we could put a stipulation that we can't subdivide any further. Mr. Coronato said that they agreed to consolidate these two lots. Mr. Wilder said that they cannot prohibit the applicant to ask for variance. Mr. Mullin explained the ultimate subdivision would be under the R-40 requirements and criteria. Mr. Wilder confirmed. Mr. Barron stated that he just wants to make sure we have legal standing in the future to deny undersized lots. Mr. Coronato explained that these undersized lots created will not be developed until they are consolidated. They would require representation that any future application will be conforming. Mr. Cugliari stated that he doesn't understand why we would let another property owner have a more valuable piece of property. Mr. Wilder stated that the township has the Rt. 70 property for this property.

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

Ms. Finn opened to the public.

Mr. Jim Anderson of 3267 Jackson Avenue in Manchester was sworn in. He showed the Board on the map where his property is. Mr. Wilder stated that when Jackson Ave gets vacated, he would get twenty feet of the property free of charge. Mr. Mullin asked if he own lot fourteen and Mr. Anderson stated that it's 14.07. Mr. Anderson was hoping they would bring this sewer down Madison, but he stated that he has no real problem with the project.

Mr. Joe Markowski, 103 Eleanor Rd. was sworn in. He asked if the next two items are contingent on this application being approved. Mr. Wilder said the swap would have to change if one is not approved. There were no more questions from the public. The public portion was closed.

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

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

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

Mr. Coronato introduced the resolution for PB-2026-01 because they've requested that the resolutions be adopted the same night as the applications. Mr. Umlauf asked why tonight. Mr. Coronato said that is part of a deal with the property owner. The resolutions need to get adopted tonight because they need to do the closing before the end of February. They were given this application on December 22<sup>nd</sup>. Mr. Umlauf asked if we don't what happens? Mr. Coronato said the town would probably convey all the land. Mr. Coronato read the resolution into record. He said there is Frontage on Western Avenue. It's in the R-40 residential zone. They need a variance for a lot 1091.01 for minimum lot area, lot frontage and lot width and a lot area variance for a lot 11.01. He said the waivers they require are for the key map schedule of the zoning map depicting the sight triangle, to provide specimen trees, to provide easements, to get outside agency approvals and a waiver for curbs in sidewalks. They will comply with the review letter by Mr. Mullin. There were no letters or memos from township officials. They provided exhibit A-1 as a condition of the consolidation. No development until the consolidation occurs. The purpose is to reinvent conforming lots. Currently, this area is in an undevelopable state. The paper streets will be vacated. They will be conveyed to the adjacent owner. The sanitary sewer will be conveyed in the future. The board received comments from Mr. Anderson and Mr. Markowski.

Ms. Finn asks if there are any questions from the board. There were none.

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

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

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

Mr. Barron asked where the sewer line there goes and Mr. Wilder answered the Renaissance.

Ms. Finn introduced PB-2026-02 for as land swap number two.

Mr. Wilder was sworn in.

Mr. Mullin asked if they were completeness waivers. Mr. Wilder stated that there will be and that they would be topographic and subdivision plat waivers. Mr. Wilder introduced exhibit A-1, for PB-2026-02 as the overall site map. He described the two properties. The Township will be conveying one lot to the adjacent owner and will be maintaining the other. Mr. Wilder explained that the purpose of the swap, is that it would be creating two lots that are not buildable. They are not seeking front setback variance to make it buildable. They are seeking variances for lot area, lot frontage, lot width and improvable lot area for lot 1168.01. They are seeking variances for lot area, lot frontage, lot width and improvable lot area for lot 1197. They do not intend to make this a buildable lot. It is just for the swap. They meet the C-1 requirements because the condition proposed can't change. They meet the C-2 requirements because it's a better plan alternative. This allows the town to make the loan more conforming to the R-40 standards. Again, they are meeting items a and items e from the MLUL and Mr. Wilder concluded his testimony.

Mr. Barron asked who owns lot 1.201. Mr. Wilder said 12.04 is owned by the township and 12.01 is owned by the Suburban Agency. The Township is in the process of purchasing from the other owners. He explained that the Township is retaining all land to the east for the water treatment plant.

Ms. Finn asked if there were any more Board questions. There were none.

Mr. Mullin asked if Manchester Ave will be vacated to the north. Mr. Wilder stated that he is not sure off of the top of his head, but he believes the answer is yes. That access would no longer be needed.

There were no more Board questions.

Ms. Finn opened to the public.

Mr. Jim Anderson of 3267 Jackson Ave was sworn in. He asked for clarification on the swap. Mr. Wilder showed him on the map. Mr. Anderson asked whether the township land is more valuable. Mr. Coronato said this is going before Council too. Mr. Anderson asked if it is typical to make resolutions in the same night. Mr. Coronato said not usually. Mr. Anderson asked if he could do it. Mr. Coronato said under certain circumstances yes.

Ms. Finn asked if there are any more questions for the public, they were none.

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

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

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

Mr. Coronato read the resolution into record.

Ms. Finn asked if there were any questions. There were none.

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

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

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

Mr. Coronato called for recess at 7:53 p m.

The board returned at 7:58 p m.

Ms. Finn introduced PB-2026-03 as Land Swap 3.

Mr. Wilder was sworn in. He explained that it is a minor subdivision is to effectuate the land swap. The Township will be receiving land on Rt. 70 and they are conveying property comprehensive to the R-40 standards. He introduced exhibit A-1 as PB-2026-03 overall site map. He explains that the uniqueness of this swap is that it actually creates a buildable lot. The Township is retaining that lot to the east.

The other lot is not buildable to the west. After the subdivision vacation of the roads, the division line would be the Township to the east and the developer to the west. They require variances for a lot 1315.01 for lot area, lot frontage, lot width and improvable lot area. The property to the east requires an improvable lot area variance. There were eleven submission waivers, which he feels are appropriate. The bulk variances requested meet the C-2 standards because it is a better planning alternative. The application in its entirety allows properties to be developed in consistence with R-40 standards. They all have the same goal to seek in conforming development and Manchester. They meet the goals of (a) and (e), which is improving the general welfare and establishing the appropriate population density.

There were no questions from the board.

Mr. Mullin asked for the dimensions of the northern most lot to clarify the distance for lot 1307.01 lot width along Manchester Ave. Mr. Wilder said lot width is slightly less than 200 ft. because of a slight angle. The Township is retaining this one, which is about 195 ft. in width.

Ms. Finn opened to the public, there was none.

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

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

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

Mr. Coronato asked for the Board to consider the other memorializations first.

Ms. Finn introduced the Presidential Gardens Resolution 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 was proposing to construct a designated dog park and to install speed bumps.

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-yes; J. Franolich-yes. Motion carries

Ms. Finn stated they would skip to the administrative session.

Ms. Finn introduced the ordinance review as Review of Township Ordinance 26-11- **AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN AFFECTING MULTI-FAMILY DEVELOPMENTS IN CAFRA ZONES**

Mr. Wilder explained that none of the Pinelands areas identify Townhomes where they want them instead of where they don't want them. Mr. Wilder explained that none of the Pinelands areas will be included in the ordinance. This revision will identify the townhouse overlay where they want them instead of where they don't want them. The Pinelands Commission said that they would not certify the ordinance if they removed the townhouse overlays from the Pinelands area. Mr. Coronato explained to Mr. Teague what that meant. Mr. Wilder stated they are taking a far more micro approach due to traffic complaints.

Ms. Finn asked if there were questions from the board, there were none.

Ms. Finn then opened to the public.

Michelle Manzella of 1401 Second Ave was sworn in. She asked if you could add to the ordinance to require more affordable housing. Mr. Coronato explained that all developments are required to provide affordable housing. Mr. Wilder stated that the Heritage Minerals property might be different. Ms. Manzella stated that so was the Commonwealth application. Mr. Wilder explained that any future application will be required.

There were no more questions from the public.

Ms. Finn asked for a Motion to recommend to Council to approve the ordinance revision.

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

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-no, Mr. Cugliari-yes; J. Franolich-yes. Motion carries

Mr. Coronato was ready to read the resolution for PB-2026-03. He read in the resolution. He described the location that it was in the R-40 zone. They satisfied the noticing requirements. The application was presented by Mr. Wilder. The board professionals reviewed the application. The board heard the testimony. They are proposing to eliminate lots to create two nonconforming lots. They required variances set forth by Mr. Wilder and the application and they require submission waivers set forth in the testimony. Mr. Wilder's testimony was considered.

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

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

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

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

Mr. Umlauf read the bill report into record with one correction. He stated that the correct amount was \$18,430.98 total.

He stated that we are in receipt of (4) invoice from Colliers Engineering, totaling \$6,723.48 and 30.5hrs, (2) from Morgan Engineering totaling \$1,335.00 and 8hrs and (6) from Coronato Law, totaling \$10,314.00 and 76.4hrs, in total combined \$21,372.40 and 114.90hrs. The services are in support of:

Project No.	Project
MTPB25-17	Ocean County Park
MTPB25-002	Heritage Solar Farm
MTPB24-22	Hope Chapel Town Square, LLC
MTPB25-07	9 <sup>th</sup> Ave, Jeffrey Jerman
MCP0104	Parkwood Square, LP
MTPB24-020	Hwy 37
MCP-001	General Services

He feels that the services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings and he found the charges to be reasonable and appropriate and recommends approval.

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

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-yes; J. Franolich-yes. Motion carries

Ms. Finn asked for a motion to approve the minutes for the December 1, 2025 meeting.

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

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

Ms. Finn opened to the public.

Ms. Manzella came before the board. She stated that there is a coalition of municipalities, LLRP and asked Manchester could look into this because 27 municipalities grouped together to fight the state on the affordable housing requirements. Mr. Coronato said that Manchester is not a part of it and he doesn't think that they want to be because they have met the requirements. That' s for places like Barnegat Light with no buildable area. Ms. Manzella asked if this will change the look of Manchester in the next ten years and asked about how the next rounds go. Mr. Coronato explained that there will be more rounds ahead of us and future developments will all require 20% affordable housing. They count even if they have not been built yet. Ms. Manzella asked about Heritage Minerals. Mr. Coronato said it has changed over time. The state is directly involved with that, and it is the exception to everything.

Ms. Finn asked if there were any more questions from the public, there were none. The public portion was closed.

Ms. Finn asked for a motion to adjourn.

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

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

The Board adjourned at 8:28 p m.

Respectfully submitted by,

Amanda Kisty

Planning Board Secretary