

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING
MONDAY, DECEMBER 8, 2025, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Special Meeting of the Manchester Township Planning Board was called to order by Chairman, William Barron, at 7:00 pm on Monday, December 8, 2025.

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

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

ROLL CALL:

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|------------------------------|---------------------------|---------|
| William Barron | Chairperson | Present |
| Felicia Finn | Vice Chairperson | Present |
| Timothy Umlauf | Mayor's Designee | Present |
| James Vaccaro | Council Liaison | Present |
| James Teague | Member | Present |
| Timothy Poss | Member | Absent |
| James Sloan | Class II Member | Absent |
| William Peck | 1st Alternate | Present |
| Paul Cugliari | 2 nd Alternate | Present |
| Joseph Coronato, Jr., Esq. | Board Attorney | Present |
| Mat Wilder, PE, PP | Board Engineer | Present |
| Nicholas Dickerson, PP, AICP | Board Planner | Present |
| Michelle Briehof, PE | Traffic Engineer | Present |

MATTERS FOR REVIEW: PB-2024-20-2701 Highway 37 LLC-Application/Motion for Reconsideration

Mr. Barron introduced the application and explained that the Applicant is seeking reconsideration of the Board's September 2, 2025 denial of the Applicant's application for Preliminary and Final Major Site Plan approval (hereinafter the "Application"), memorialized at the Board's October 6, 2025 meeting.

Mr. Coronato introduced Sal Alfieri, Esq as the attorney for the Applicant.

Mr. Alfieri explained that at the September 2nd meeting of the Planning Board and the August 4th meeting, this matter was heard. He explained the details of the meetings and complications that also took place during the meeting in September. He stated that there were issues concerning the dog path trail and elevators because there were none. He explained that the applicant supplied an EIS at the September meeting and they recalculated the affordable housing numbers which were presented at the September meeting. He stated that the public was concerned about traffic congestion and elevators. Mr. Alfieri described the voting situation. The first vote was for denial. The second was for a postponement and the third was for approval. They all failed. He stated that some members had conflicting votes. Mr. Alfieri asserted that there was some talk internally after the meeting, which is what brought them back before the board for reconsideration. Sal Alfieri stated that if the motion for reconsideration, if granted, would be granted on two bases. The first would be for confusion on the votes and the second would be for the affordable housing issue. As far as the affordable housing issue is concerned, the courts would be hearing the pending affordable housing suit against the Township by the end of the month. The Town as an Objector to the affordable housing plan and the court doesn't know that this application

was denied even though it was used in the affordable housing calculations. If the application gets denied tonight and they appeal, the applicant will likely win. Mr. Alfieri stated that the Township might get two projects instead of just the one.

Ms. Finn asked Mr. Coronato to explain the affordable housing issue being discussed. Mr. Coronato explained that it is mandated by the state. He explained what the requirements are for Manchester. If Manchester fails to obtain the requirement by the state, that can result in a “non-approval” of the Master Plan and that poses many other issues. This application was used in the calculations for our affordable housing requirements. The courts denied our attempt to postpone the amendment to go forward. First, they need to approve or deny the motion for reconsideration. There are grounds for Mr. Alfieri tonight based on the vote. First, you will go through the reconsideration and then you will go through the application and testimony again.

Mr. Barron asked if there were more questions from the Board.

Mr. Cugliari asked if nothing is built, is there a requirement and Mr. Coronato said no, but they still need to meet it. He stated that the grounds regarding case law out of Lakewood on August 27, 2025 state that offsite conditions are not for consideration.

Ms. Finn asks what off-site conditions they're talking about. Mr. Coronato stated traffic.

Mr. Cugliari stated that his concern was about traffic and that was the reason for his denial.

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

Mr. Barron asked for a motion to grant the Motion to Reconsider.

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

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

Mr. Coronato introduced Sal Alfieri, Esq. again.

Mr. Coronato stated that they will move forward with taking testimony on the application. He explained that this is a split zone property. It is a technical variance. They are proposing to deed restrict the property in the other zone. The property would be in compliance if you included the whole property. Mr. Coronato stated that the non-developed portion being deed restricted cannot be developed.

Mr. Alfieri confirmed that and went further to say it will be deed restricted for green space.

Mr. Alfieri said that the second point is connection with the Dunkin Donuts case. It was determined that when Council determines a zone, it has already determined it can handle traffic. Planning Board can't consider off site improvements.

Mr. Alfieri introduced Bill Stevens as a professional planner and professional engineer. Mr. Alfieri stated that they will still comply with all the engineering comments they already agreed to.

Mr. Stevens was sworn in and his credentials were accepted.

Mr. Coronato stated that Exhibits A-N are the same as marked before. Mr. Coronato went through the exhibits. Bill confirmed the exhibit list. Mr. Alfieri explained that they had to change plans to accommodate. Mr. Stevens explained that the property consists of lots 4, 7.01 and 10 in block 46. He introduced and showed exhibit B. It showed the subject property highlighted in yellow and explained the area and surrounding properties. He explained that the dashed green line shows the two different zones. Twenty-four acres in the south in the TC zone is being developed. The R-40 zone is 10.9 acres that is deed restricted. The applicant proposes to build an apartment complex consistent with zoning. Exhibit D shows the ten apartment buildings and one club house with a recreation area and a maintenance building close to Hwy 37 and two access points from Hwy 37 and Hawks Way. The intersection is approved and has a controlled signal. There are 240 proposed apartments, 48 affordable housing units. The variances are required for lot area. 30 acres are required where 24 acres are proposed, even though they technically have 34.9 acres, this brings them to the technical variance.

He believes they comply with the intent of the ordinance. The impervious coverage variances were 30% permitted where 40.1% is in the TC zone, but 27.6% if you look at the entire property. Max site improvement permitted is 80%, where 82% is proposed, but 56.4% if the whole tract was included. Mr. Alfieri said they are not using the 10.9 acres for extra units. They are deed restricting it. Mr. Stevens confirmed and stated that they are just based off 24 acres. Mr. Alfieri asked if they were stormwater management compliant, and Mr. Stevens said some technical comments will be addressed. They still need CAFRA Approval. The state will review thoroughly. They also need a water quality management plan amendment. They need a DOT access permit. Mr. Alfieri asked if they addressed all technical comments in the report, and Mr. Stevens said yes. Mr. Alfieri asked Mr. Stevens to talk about the trail. Mr. Stevens explained that they are proposing a walkway trail around the entire perimeter of the complex. There are streetscapes along Hawks' Way which would be lit and will have bollards around most of the trail except in backyards of the units.

Mr. Wilder stated that the entire tract shouldn't be illuminated that there is enough light to sufficiently make the trail safe. He has no additional comments.

Mr. Dickerson stated that all comments from the August letter were addressed.

Mr. Coronato asked if there was a fourth variance. Mr. Dickerson stated that there were catch all items and 245-R-11 under site plan requirements and procedures. There are two waivers, one is for landscape plans prepared by a landscape architect and the second is lighting for safety to be provided along the walking trail.

Mr. Barron asked if he could repeat that in plain language.

Mr. Coronato stated that there are two waivers. What is traditionally a waiver is a variance that is triggered by the catch all ordinance. Mr. Barron asked if he foresees it being a problem and Mr. Dickerson said no. He asked Mr. Coronato if he had any preference on how it is all addressed and Mr. Coronato stated that the applicant will prepare it and he will review it.

Ms. Finn asked what the restriction will do and Mr. Alfieri stated that there will be no development and no clearing. Nothing. It will never happen. It would be completely impractical.

Mr. Barron opened to the Board for more questions, there were none.

Mr. Barron opened to the public.

Leslie Turgeson was sworn in. She asked how the Board defines memorialized. She stated that they were told this wasn't going to go forward. Mr. Coronato said this is a resolution, not a law and he explained the difference. Miss Turgeson asked if the denial didn't mean anything. Mr. Coronato stated that this is just a cross-examination of Mr. Stevens right now.

Michelle Manzella, of a 1401 Second Avenue was sworn in. There are three variances. She's trying to understand how they get to what land to use. Mr. Coronato said that what they are proposing without consideration of other land, they need variances if they could include all the land, they wouldn't require any variances. Michelle asked, so they are not all on one lot right now. Mr. Alfieri stated that they will be other than the deed restricted area. Ms. Manzella asked what letters are being considered. Mr. Wilder explained what the report is. Ms. Manzella asked about stormwater management. Mr. Wilder explained how they are determined. Ms. Manzella asked who maintains the stormwater management. Mr. Wilder explained that it would be the HOA. Ms. Manzella asked how close it is to the back of the high school. Mr. Stevens explained the location.

Carolynn Hodapp of 11 Kirkby Ln was sworn in. She asked how they don't know how many affordable housing units are needed. Mr. Coronato stated that they do know just not off the top of his head. Mrs. Hodapp asked to clarify that we still don't meet our affordable housing requirement with or without this application. Mr. Coronato said no, we do not. Mr. Wilder said that the deficit is about 500 units. Mr. Coronato explained. Ms. Hodapp asked if this is the lesser of two evils.

Michelle Manzella asked, if affordable housing can be single family dwellings or do they have to be apartments? Mr. Coronato explained that his understanding is that whatever type of housing you're proposing it has to be the same. Affordable housing has to be a specific designation. Ms. Manzella asked if 20% is a minimum or a maximum. Mr. Coronato explained that it is exactly what they need. Ms. Manzella asked if they can't do all affordable housing and Mr. Alfieri explained how affordable housing works. They get extra units to accommodate the affordable housing cost to build. They get a bonus for renting. Michelle asked if that means these homes will be deed restricted and Mr. Alfieri said, yes. Ms. Manzella asked how many apartment projects does manchester have to allow to meet that? Mr. Coronato explained that it would be quite a few and they have no choice.

Mr. Barron asked if there were any more questions from the public for Mr. Stevens and there were no more public questions.

Mr. Alfieri introduced Richard Tokarski as the architect for the Applicant. His credentials as an architect were accepted and he was sworn in. Mr. Alfieri stated that there were no additional variances triggered by the three-bedroom modification and Mr. Tokarski confirmed. Mr. Tokarski stated that there are twelve three-bedroom units added to comply with affordable housing requirements. He introduced Exhibit F as the rendering of the clubhouse and he described the materials. He introduced

Exhibit E and read the type of unit. He described the materials. He introduced exhibit G as the back side of the club house and described the amenities, etc. He introduced Exhibit H as the typical plan overview. He explained there are nine buildings with twelve two-bedroom and twelve one-bedroom and there is one building with twelve three-bedroom units and twelve one-bedroom units. Mr. Dickerson asked about the affordable housing calculation. Mr. Tokarski said that it includes the twelve, three-bedroom units, but he doesn't have it in front of him. Mr. Coronato said there was an issue with elevator. He stated there was a logical demand due to the large elderly community of Manchester. There's a lot of people who are downsizing again. Maybe there is a way to integrate elevators.

Mr. Alfieri explained that it is not a zoning consideration. Mr. Coronato agreed. Mr. Alfieri said the cost of the elevator is about \$200,000.00 per building. He is looking into the rent differential and he will need to get comparables. Mr. Coronato mentioned that the presidential gardens apartments are completely sold out. They have elevators, not in all the buildings, but in certain buildings and he would like to try and see them do that. Mr. Alfieri said that if the market funds enough to install the elevators, they are all for it. Mr. Tokarski said they would have to modify the floor plan. Mr. Wilder stated that the code does not require elevators. Mr. Tokarski confirmed and said UCC allows the three story walk up building.

Miss Finn state that she really likes the architecture and that the buildings look good. Mr. Umlauf agreed. He said it fits much better than what they have seen before.

Mr. Barron opened to the public for questions of Mr. Tokarski. There were none.

Mr. Alfeiri called John Rae, as the professional traffic engineer to be sworn in. His credentials were provided as a traffic engineer. They were accepted by the board. Mr. Rae explain that he gave a full presentation the last time. The NJ DOT was reviewed and it included presidential gardens. All approved projects were included. There are two side driveways for access to Hwy 37 and Colonial Drive intersection. Route thirty-seven had a level b service at both peak hours, Hawks Way had a level b service a both peak hours. The intersection had a level c service at both peak hours. The layout and design meets all requirements for parking and emergency access and RSIS standards. Mr. Alfeiri stated that they needed outside agency approval. Mr. Rae stated that they needed NJ DOT approval for Rte. 37 and Ocean County Planning Board will review as well.

Mr. Wilder stated he has no questions.

Mr. Dickerson stated that they had no questions.

Mr. Coronato stated he has no questions.

Michelle Briehof, PE, of Colliers Engineering was hired by the Planning Board to review the traffic study provide and the current conditions and she stated that she feels the report is in accordance with industry standards. She wanted Mr. Rea to clarify what type of permit they needed from DOT. Mr. Rea explained that they need a major permit without a planning review and explained what bigger projects do. Ms. Briehof asked if Heritage Minerals would have access to this intersection. Mr. Coronato said that he will address this quickly. If Heritage Minerals had access along the roadway, how much of this site would be affected by the expansion and Mr. Rea stated that he would have to take a look. Mr.

Coronato asked, if they were required to expand into the right of the way, how it would affect landscape and walkway. Mr. Rea said he's not sure and he would have to see. Mr. Coronato said that he would hate to see the beautiful walkway get moved. Mr. Cugliari and Mr. Umlauf agreed. Mr. Rea said that they have a hundred-foot buffer between the right of way and the trail. There's room to make movement if necessary. Ms. Briehof said that DOT approval is a condition of approval and asked if they have applied yet. Mr. Rea said that they are working on putting an application together. Ms. Briehof asked what level would it function as a four-way intersection? Mr. Rea said still level b. Mr. Coronato said he has an issue with Presidential Gardens and he explained the issue that Presidential Gardens is having. When the high school gets out, people are cutting through the Presidential Gardens parking lot. Mr. Rea said that our property doesn't have the value for cut through to avoid the light that Presidential Gardens has in some traffic. They have some traffic calming measures. Mr. Coronato stated that they are putting in speed bumps. Ms. Briehof asked what they would do if it did become an issue on the site. Mr. Rea said that he could raise speed tables at the intersection. Mr. Alfieri said that they would agree to investigate traffic calming measures. Mr. Umlauf stated that the speed bumps don't work with emergency service vehicles. Mr. Wilder said that is correct and the effects of stormwater management are not positive. Mr. Cugliari said that the fire apparatus and a hundred-foot ladder make for wide turns. Mr. Rea explained that there was a turning radius provided. Mr. Cugliari said the parking lots are tight once cars are in there. Mr. Rea explained that the RSIS takes all of that into consideration and it complies with the state requirements. Mr. Cugliari stated that three story buildings need a ladder truck. Mr. Rea stated that they are sprinklered.

Mr. Barron asked if they should have a deceleration lane. Ms. Briehof said that they are not proposing that, but that would be up to the DOT. Mr. Rea stated that they have a full-length shoulder there too. Mr. Cugliari asked about the line of sight. Mr. Rea said that sight triangles will be provided. There is nothing over thirty inches within the sight triangle.

Mr. Barron opened to the public.

Michelle Manzella came before the board. She asked if the study was done during arrival and dismissal times at the high school. Mr. Rea said yes. The study was done between 7:00 a.m. and 10:00 a.m. and during the hours of 1:00 p.m. and 6:00 p.m.. 4:45 p.m. to 5:45 p.m. is the peak hour. Ms. Manzella asked about sporting events. Mr. Rea said that sporadic events are not accounted for. Ms. Manzella asked if it takes into account other projects. Mr. Rea said yes. Ms. Manzella asked if it takes Heritage Minerals into account. Mr. Rea said no. Ms. Manzella asked if the people on Hawks Way will have to stop at the stop sign. Mr. Rea said no.

Mr. Barron closed the public portion.

Mr. Alfieri said he had no more testimony.

Ms. Briehof said that she has no further comment, they meet all standards. They are RSIS over compliant and the turning templates were provided.

Mr. Dickerson stated the applicant has addressed all of his comments.

Mr. Wilder stated that he had no more comments.

Mr. Coronato said he had no more questions and he provided the conditions. The first condition is that the prior LOI has since expired and the maps have been prepared and they need a new one. Number two is that CAFRA is required. Number three required the applicant to deed restrict for the R-40 property boundary subject to conditions. Number four is the inclusion of a fourth variance. Number five includes several alterations with parking with 575 spaces being a reduction from 603 spaces where 458 spaces are required. Number six is to provide loading and unloading areas. Number seven is a walkway from Hawks Way to recreation area, and a ten-foot-wide walk away to the clubhouse. Number eight was ADA compliant intersections. Number nine was no connection to other TC properties. Number ten was that the pool fence will connect to the side of the clubhouse. Number eleven was the hydrant placed closer to Hawks Way. Number twelve was to agree to Title 39 jurisdiction. Number thirteen was that they applied to fire safety. Number fourteen was the placement of bollards in front of the clubhouse. Number fifteen was to install bike racks at all buildings. Number sixteen was regarding street light and streetscape around the Hawks Way with interspersed lighting around the walking trail. Number seventeen was that the applicant will strongly consider the possibility about adding elevators. Number eighteen was that the applicant will work with the board engineer for potential expansion of hawks way. Number nineteen was that the applicant will work with the traffic engineer and board engineer to investigate traffic calming measures. Number twenty was to provide an O&M manual for stormwater management.

Mr. Barron asked if the run off from the rain gutters go to the the storm water management system and Mr. Stevens confirmed that they do.

Mr. Vaccaro asked about snow removal and Mr. Stevens explained that would be done by the owner. Mr. Vaccaro asks where the snow goes. Mr. Alfieri said that's really a management decision, but they have a hundred extra spaces if there is too much, they would have to move some off site. Mr. Stevens explained that the facility will be privately owned and maintained. Mr. Teague asked if the third floor layouts are the same as the first and second, Mr. Tokarski said, yes.

Mr. Barron opened to the public.

Ms. Hodapp asked if there would be a sidewalk to the high school. Mr. Stevens said that there is a sidewalk along their entire frontage. Ms. Hodapp asked if children would be walking in the roadway. Mr. Coronato explained that they can't require them to improve past their property.

Joe Hodapp of 11 Kirkby Ln was sworn in. He said there will be children living there and asked if school buses will be able to come in. Mr. Alfieri said what they typically do is meet with the board of education and agree to whatever they need them to do.

Michelle Manzella asked what the basis of the denial was from the last meeting. Mr. Coronato said there was not a concise reason, but mainly because of the traffic and the elevators. Michelle stated that density is in concern and traffic is a concern.

Terry Reikus was sworn in. She asked about the water usage and the water consumption. She said that they have a water problem in Manchester and we do not have the infrastructure to support new development aside from traffic. There have been boil water advisory and water restrictions. Mr. Wilder said access to sufficient utilities is not under the purview of the Planning Board. Mrs. Reikus asked if

the planning board can say that there is not enough water. Mr. Wilder said no, that it would be the department of public works to determine sufficient water service and sufficient sewers service. If they can't get outside approvals, they can't build.

Leslie Turgeson wanted them to look at Manchester's growth as a whole. She said there are two grocery stores and two hospitals and both are crowded. Both are close but take forever to get to. She asked if people ever look at the big picture? Mr. Coronato said the Master Plan does. This area has been designated what it is for a very long time. He said this has much to do with pressure from the state level for rural areas to develop and with that, a balance that has to happen. Leslie told a story about traffic on Rt. 9 in 1955. She said there's always traffic and it is just getting worse and they don't want to see Manchester become what Lakewood has become. Mr. Coronato stated that they are trying not to make the same mistakes. They try to control it with conditions. The expansion is controlled.

Ms. Turgeson asked if they all think of that and Ms. Finn, Mr. Barron, and Mr. Umlauf agreed that they do. Ms. Turgeson asked what happens if we don't meet affordable housing requirements? Mr. Coronato explains that the Master Plan gets revoked and it opens to builder's remedy lawsuits and usually ends up with more density.

Ms. Manzella asks why can't the surrounding towns come together against the state regarding affordable housing. Mr. Coronato explained that there was the first Mt. Laurel requirements and there have been four more amendments since. He went on to explain how long development takes.

Mr. Barron asks if there were any more comments from the public, there were none.

Mr. Barron closed the public portion.

Mr. Umlauf thanked all the professionals. He does not agree with the determination on traffic, but knows it's based on the state requirements. He assured Ms. Turgeson that he hears her, and that his family has been there for ninety three years. If we don't approve the application, they take it to court. They have to do what they have to do legally.

There were no more comments from the board.

Mr. Barron asked for a motion to approve the application with the conditions set forth in testimony.

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

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

Mr. Barron called for a motion to approve the bills.

Mr. Umlauf read the bill report into record as follows:

We are in receipt of (3) invoices from Colliers Engineering, totaling \$3,328.27 and 17 hrs. The services are in support of:

| Project No. | Project |
|-------------|----------------------|
| MCP0110 | 2701 Highway 37, LLC |

MCP0112

Hope Chapel Town Square, LLC, Lakewood Investors

MCP001

General Planning Board Services

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

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

Motion carries

Mr. Barron called for a motion to approve the minutes from the October 6, 2025 meeting.

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

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

Motion carries

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

Mr. Barron wished everyone a Merry Christmas.

Mr. Barron asked for a motion to adjourn.

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

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

The meeting was adjourned at 9:08 p.m.

Respectfully submitted by

Planning Board Secretary

Amanda Kisty