

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, JUNE 1, 2026 6:00 PM

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

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. Administrative Review
Property address: 1 Falmouth Ave
Block: 102.24 Lots: 2
Applicant: Crestwood Village 7
Case# PB-2026-10

The subject of this application is to seek approval for the installation of a new Generac Generator to replace the current outdated one. The applicant also proposes installing 2 bollards in front of the proposed generator. The proposed generator will be two (2) ft away from the Fernwood Hall clubhouse.

APPLICATIONS:

1. TO BE CARRIED TO THE JULY 6th MEETING
Administrative Review
Property address: Augusta Rd.
Applicant: Crestwood Village 7
Case# PB-2026-12

The subject of this application is to seek approval for a replacement of a section of vinyl fencing with approximately 80 linear feet of chain-link fencing, including a double swing gate. The installation is located at the perimeter of Village VII, specifically at the end of August Road.

2. Administrative Review
Property address: 323 Gardenia Drive
Block: 98.04 Lots: 1
Applicant: Whiting Station @ Crestwood Homeowners Association Inc
Case# PB-2025-20

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

3. Minor Subdivision with Bulk Variances
Property address: 2453 Steiner Road
Block:60.09 Lot: 21
Applicant: Eliyohu and Rochel Reich
Case# PB-2025-22

The Applicant is seeking Minor Subdivision approval to evenly subdivide lot 21 into (2) conforming (75' x 168.35') lots, denoted as proposed lots 21.01 & 21.02. All existing improvements on the property are noted on the plan to be removed. The applicant also proposes (2) 2-story dwellings of 1,500 sf (50' x 30'), one on each of the proposed lots.

The applicant is also seeking a bulk "C" variance for the minimum first floor elevation requirement on proposed Lot 21.01 and proposed lot 21.02 as well as waivers or exceptions from providing curbs and sidewalks along Steiner Road.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of March 2, 2026, Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: May 29, 2026

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

Amanda Kisty
Planning Board Secretary