

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, MARCH 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, March 2, 2026.

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

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

Mr. Coronato administered Oath of Office for Ms. Michelle Manzella and Ms. PaulaAnn Fazio.

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
Michelle Manzella	Alternate #1	Present
PaulaAnn Fazio	Alternate #2	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present

Mr. Coronato introduced two resolutions:

1. Amended Resolution
Property Address: Ridgeway Rd (CR 571) & Lakehurst Whitesville Rd (CR 547)
Block: 65 Lots: 11, 12, 13, 14
Applicant: Parkwood Square LP & Parkwood Center B LLC
Case# PB-2023-05
2. Amended Resolution
Property Address: Ridge Ave & Lakehurst Whitesville Rd (CR 547)
Block 66 Lots: 1, 2 & 4
Applicant: South Hope Chapel Town Square, LLC
Case # PB-2024-22

They were amended resolutions. One amended Resolution was for Parkwood Square and one was for South Hope Chapel. He said paragraph 11 was amended in the Parkwood Square resolution, and paragraph 12 was amended in the South Hope Chapel resolution. He made a clarification in the Parkwood resolution and there was an error about the fence on Ridge Avenue in both resolutions. The properties are in a high hazard forest area. The Pinelands Commission didn't like the wording because there needs to be a break between larger forest and the proposed development. Both projects are already broken on all sides. The Pinelands Commission said all prior approvals need to be revoked. South Hope Chapel had an old approval that needed to be revoked. The Fair Share Housing and Affordable Housing language needed to be amended. It needed to say a specific number. In the Parkwood resolution there will be 28 affordable housing units and in the South Hope Chapel resolution there will be 17 affordable housing units. Mr. Coronato explained that there will be a second part to the amendments that will be on the agenda next month with slight adjustments, but there will be an administrative review and approval for the project for minor changes, including staircase location.

Mr. Coronato asked if there were any questions from the board, there were none.

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

Mr. Vaccaro 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-absent; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn asked for a motion to approve the South Hope Chapel 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; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn introduced the Leisure Knoll Resolution 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

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. Coronato explained about the speed humps and asked if there were any questions from the board there were none.

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

Mr. Vaccaro 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-absent; J. Franolich-yes; Motion carries

Mr. Coronato announced that they would be removing the Whiting Station Application from the agenda, PB 2025-20.

Mr. Coronato explained that they would be removing the Zohar Hagbi application, PB-2025-21, from the agenda and carrying it. He explained that there is disorganization in the application. They need to see the allocation of where everything is going on the site, including parking, trash enclosures, Handicapped parking spots, etc. They need to revise the application. He explained that the property owner is stepping up to help and that they would be carrying the application to the May 4, 2026 agenda.

Mr. Wilder said he spoke with the property owner to address the existing violations.

Mr. Barron asked if this was for the Planning Board or for the Board of Adjustment. Mr. Wilder stated that it has been discussed. He also explained the situation about the conditional use and the requirements for that. Mr. Coronato stated that an auto mechanics shop can't be within a thousand feet of a church.

Mr. Barron stated that there is a lot going on in that particular property. He also stated that the proposed use is similar to many of the uses currently going on within the property. Mr. Coronato said it is being carried to the May 4th agenda.

Ms. Finn introduced the administrative review for infinity solar as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 498 Hwy 530
Block: 98 L:22
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-04

The subject property is located along Highway Route 530, at the southwestern corner of the intersection of Route 530 and Schoolhouse Road. The subject of this application is to seek approval to install 105 roof mounted solar panels (61.950 kW) on the already existing 7,195 sf building.

Mike LaRosa introduced himself as Chief of Operations. He was sworn in. He explained the property location as 498 Hwy 530, Whiting NJ. He began to explain about the proposed solar project. He stated there would be 105 smooth top panels. They would be 61.95 KW and all roof mounted.

Mr. Wilder asked if they could provide details on the drawing and how much the solar panels project outside of the roof.

Mr. LaRosa said twenty inches. They will not see the panels from the ground. He introduced A-1 as an exhibit, which was five examples of solar panels of other Dollar Generals done. They are doing 800 other Dollar Generals. The construction will take two days. The store will stay open.

Mr. Wilder stated that this is energy efficiency. It's in keeping with the Master Plan. He said it's always good to see these uses coming into the twenty-first century.

Mr. Barron asked if they would be shutting the building down. Mr. LaRosa said no.

Mr. Coronato asked if there would be a big footprint change and Mr. LaRosa said no.

Mr. Umlauf asked how they would be loaded. Mr. LaRosa said a little boom lift.

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

Ms. Finn opened to the public.

Debra Indiero of 20B Crocus Lane was sworn in. She asks which Dollar General they were referring to. Mr. LaRosa clarified that it would be the Dollar General on the corner of Schoolhouse Road and Hwy 530.

Ms. Gail Apgar of 53 Columbus Boulevard was sworn in. She asked if the roof was okay because it was a newer building. Mr. LaRosa said yes and that they send out a service crew to analyze that. Ms. Apgar stated that this will help Manchester.

Ms. Finn asked for a motion to approve the solar project.

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; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn introduced the next solar project as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 1924 Hwy 37
Block: 41.01 L:1
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-05

The subject property is located along Highway Route 37, at the northern corner of the intersection of Route 37 and Colt Place. The subject of this application is to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 7,423 sf building.

Mr. LaRosa was against sworn in. He explained that this application is going to have a few more panels than the last project he spoke about. It will have 116 panels. The panels will be 68.44KW. He went through the review letter. He explained that no equipment would be on the ground and he explained the roof access. It will be roped off during construction. It will take two days to complete. It'll extend twenty inches off the roof. It will not be visible from the road. They have more roof area to work with on this property. It would be 57.5 inches at the highest point.

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

Ms. Finn opened to the public. There was no public comment or question.

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

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; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn introduced the next solar project as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 2920 Hwy 571
Block: 5 L:2059
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-06

The subject property is located along Route 571, on the northeastern side, approximately 400 ft southeast of the intersection of Route 70 and Route 571. The subject of this application is to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 9,021 sf building.

Michael LaRosa was introduced and sworn in. He explained that it would be the same layout as the last project that was spoken about. It will have 116 panels and will be 68.44 KW. He went through Mr. Wilder's review letter. There will be no ground equipment. The existing roof access would be maintained. The project would be roped off during construction. It wouldn't exceed twenty inches above the roof. There would be ladder access would be 21 to 75.5 inches. The project is shielded by wooded areas. It's going to take two days to complete.

Mr. Barron asked if the ladder would be permanently added to the structure. Mr. LaRosa said no.

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

Ms. Finn asked if there are any questions from the public. There were 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-absent; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn introduced the payment of the bills portion of the meeting.

Mr. Umlauf read the report that he prepared into the record as follows:

We are in receipt of (6) invoices from Colliers Engineering, totaling \$12,401.87 and 40.75hrs, (15) from Morgan Engineering totaling \$22,267.10 and 8hrs and (2) from Coronato Law, totaling \$3,996.00 and 29hrs, in total combined \$21,372.40 and 114.90hrs. The services are in support of:

Project No.	Project
MTPB25-024	Jeffrey Jerman
MTPB25-002	Heritage Solar Farm
MCP0112	Hope Chapel Town Square, LLC
MTPB24-011	Stavola
MCP0116	ARYA Properties
MTPB24-020	2701 Hwy 37
MCP-001	General Services
MTPB26-000	General Planning Board Services
MTPB25-20	Whiting Station Crestwood HOA
MTPB25-21	2444 Ridgeway Blvd
MCP0105	2486 Ridgeway Blvd
MTPB25-22	Steiner Road (Reich)

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.

He stated that there will be one correction to the report given to the Board members for review because the total amount being approved for Colliers Engineering is \$12,401.87, where it said \$21,000.00 being approved.

Ms. Finn asked for a motion to approve 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-absent; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn asked for a motion to approve the minutes from the December 8, 2025 Special Meeting of the Planning Board.

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; J. Franolich-yes; Ms. Manzella-yes. Motion carries

Ms. Finn asked if there were any professional reports.

Mr. Wilder explained that there will be changes to the tidal flood elevations and base flood. They will be adding four feet. The storm water requirements would be replacing impervious surface with impervious surfaces is no longer grandfathered in. He isn't aware of how the state is implementing this yet. If you have any questions, he said to feel free to ask and to reach out to him. He said it won't be too impactful for Manchester because there aren't many tidal flood zones. He mentioned the "REAL RULES."

There were no more professional reports.

Ms. Finn opened to the public for the public comment portion.

Ms. Gail Apgar came before the board. She asked Mr. Wilder to translate what he had just spoke about for the public. Mr. Wilder stated that there are inland flood zones and title flood zones. For the inland flood zone, the BFE is 3 ft. above the fluvial. For the tidal flood zone, the BFE is 4 ft. above tidal. Mr. Wilder explained what that meant. He also said that it will only impact the shore and commercial development.

Joe Markowski of 103 Eleanor Road was came before the board and was sworn in. He asked about the landfill document online. Mr. Coronato explained that it is the Manchester landfill in Whiting and they are converting it to the solar farm.

Alice Devito came before the Board and was sworn in. She had concerns about it being converted to a solar farm. She is concerned that they are going to start bringing in data centers. Mr. Coronato explained that there's only a few locations in Manchester that could sustain a data center. It's hard to accommodate a data center. They tried that at a different site and the draw would be too much on our grid.

Ms. Apgar said the dump that we are going to close is in Whiting. She asked if it will be closed to the public and Mr. Barron said no, just the landfill part is closed.

There were no more comments from the public. Ms. Finn closed the public portion.

Mr. Barron asked for an updated roster of the members.

Ms. Finn explained that this was the end of the public portion of the meeting and that there would be no more matters to be discussed. She stated that the Board would be going into closed session for executive session. She explained to the public that they are welcome to come back at that time, but there was nothing more to be discussed on the agenda.

The board entered executive session at 6:48 p.m.

The board came out of executive session at 7:15 p.m. on a motion by Mr. Barron and seconded by Mr. Umlauf.

Ms. Finn asked for a motion to adjourn.

Mr. Barron made that motion at 7:15 p. m. seconded by Mr. Teague.

All in favor. None opposed.

The meeting was adjourned.

Respectfully submitted by,

Amanda Kisty
Planning Board Secretary