PB-2026-14

Leisure Knoll at Manchester Association

4 Buckingham Drive North, Manchester, NJ 08759

Phone: 732-657-6661 Fax: 732-657-7433

MEMO

DATE: April 20, 2026

TO: Manchester Township Planning Board

RE: Application for Administrative Approval

Please accept our application(s) for the following:

1. Replacement of Community Information Sign
   a. Upgrade of static bulletin board to LED message center.
      i. Bulletin board current location as indicated in Exhibits 2 & 3
      ii. LED replacement new location as indicated in Exhibits 2 & 3
      iii. LED details and specs as indicated in Exhibit 4-1 & 4-2

2. Installation of Speed Humps - as indicated in Exhibit 5
   a. Buckingham Dr No – Betw 158 & 160
   b. Dorset Rd – Betw 22 & 24, 54
   c. Mansfield Ave – Betw 32 & 34, Betw 52 & 54
   d. Hastings Rd – Betw 23 & 25, 51 & 53

Thank you.

245 Attachment 7

Township of Manchester

Appendix 7
Application for Development Before Zoning Board of Adjustment and Planning Board
(§ 245-12B)

1. Check Appropriate Request:
   ( ) Variance Approval
   ( ) Conditional Use Permit
   ( ) Informal Review – Major Subdivision
   ( ) Minor Subdivision Approval
   ( ) Preliminary Major Subdivision Approval
   ( ) Informal Review – Site Plan
   ( ) Preliminary Site Plan Approval
   ( ) Final Site Plan Approval
   ( ) Permit Pursuant to N.J.S.A. 40:55D-34 and/or N.J.S.A. 40:55D-36
   (X) Other: Describe ADMINISTRATIVE APPROVAL(S)
2. Applicant's Name: (If a corporation – State of incorporation and registered agent)
   LEISURE KNOLL AT MANCHESTER - NJ
3. Address: 1 BUCKINGHAM DR. NO. MANCHESTER NJ 08759
4. Phone: 732-657-6661 Fax: 732-657-7433
5. Represented By: MARY DIME, COMM MGR
6. Address: 4 BUCKINGHAM DR. NO. MANCHESTER NJ 08759
7. Phone: 732-657-6661 Fax: 732-657-7433
8. Purpose of this Application: ADMINISTRATIVE APPROVAL(S) FOR:
   (1) REPLACEMENT OF COMMUNITY INFORMATION SIGN AS INDICATED ON EXHIBITS 2, 3, 4
   (2) SPEED HUMP INSTALLATIONS AS INDICATED ON MAP EXHIBIT 5
9. Use of any Existing Building or Premises:
   ( ) Single Family
   ( ) Multifamily
   ( ) Commercial
   ( ) Conditional Use Project
   (X) Other (1) COMMON AREA F/O CLUBHOUSES - TIMBERLAND HALL + LAKESIDE LODGE (2) BUCKINGHAM DR NO, DORSET RD, MANSFIELD AVE, HASTINGS RD
10. Use of Proposed Construction or Premises:
    ( ) Single Family
    ( ) Multifamily
    ( ) Commercial
    ( ) Conditional Use Project
    (X) Other (1) SIGNAGE (2) ROADWAYS
11. Number of Existing Lots: N/A
12. Number of Proposed Lots: N/A

13. Location of Premises: 1 BUCKINGHAM DR. NO. MANCHESTER NJ 08759
Tax Map Block 52.01 and Lot 1.03
Tax Map Sheet
Size of Tract: (Acres) _____ (Square Feet) _____
Zoning District _____

14. If there has been a previous appeal or application involving these premises, give details.
N/A

15. Give a brief statement of facts in support of this application.
(1) UPGRADE STATIC BULLETIN BOARD TO LED MESSAGE CENTER
(2) TRAFFIC CONTROL

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:

17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:
(a) _____ (b) _____ (c) _____ (d) _____

18. Names and Addresses of Persons Preparing Submission:
Architect: _____ Phone: _____ Fax: _____
Engineer: _____ Phone: _____ Fax: _____
Other – Designate: ASSOCIATION Phone: 7326571661 Fax: 7326577433

19. Names and addresses of all witnesses Applicant intends to call. This is not intended to limit the number of witnesses the Applicant intends to call.

20. In the event the Applicant is a corporation, set forth names and addresses of officers of the corporation and individuals owning 10% or more of the capital stock.
BOARD OF TRUSTEES LIST ATTACHED AS EXHIBIT 1

21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency.

I (We) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge.

MARY E. DIME, COMM MGR (Applicant)

Sworn and subscribed to before me on this 17th day of April 2026

Diana L. Gregg

DIANA L GREGG
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 7/20/2026

I (We) the Owners(s) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge. (Used if the Applicant is not the Owner).

Sworn and subscribed to before me on this 17th day of April 2026

Diana L. Gregg

Failure to complete this application in its entirety and submit the required documents will result in the determination that this application is incomplete, in which event the application will not be considered by the Board. The applicant is hereby informed that in addition to the documents set forth herein, he must present evidence that he has met the notification requirements as set forth in the municipal notice of application of development forms and Chapter 245 of the Manchester Township Code.

EXHIBIT 1

Leisure Knoll at Manchester Association

4 Buckingham Drive North, Manchester, NJ 08759
Phone: 732-657-6661 Fax: 732-657-7433

BOARD OF TRUSTEES

2025-2026

TITLE	NAME	ADDRESS	CELL PHONE	EMAIL
President	Peter Marottoli	30 Turnbridge Row	732-406-1373	coach831@mail.com
Vice-President	Andrew Passman	31 Appleby Pl	714-812-2903	andydplumber@yahoo.com
Secretary	David Glenn	33 St Paul Pl	908-415-8064	miglennium@gmail.com
Treasurer	Kenneth Wiseman	51 Greenwich Ave	917-566-4593	trek0201@aol.com
Trustee	Lynn Miller	3 Surrey St	678-362-7414	lynn_p_miller@bellsouth.net
Trustee	Diane Bame	12 Gladstone Ave	908-907-1878	drb2751@hotmail.com
Trustee	Pater Tardiff	19 Gladstone Ave	732-239-5740	LKPeteT@outlook.com

September, 2025

EXHIBIT 2

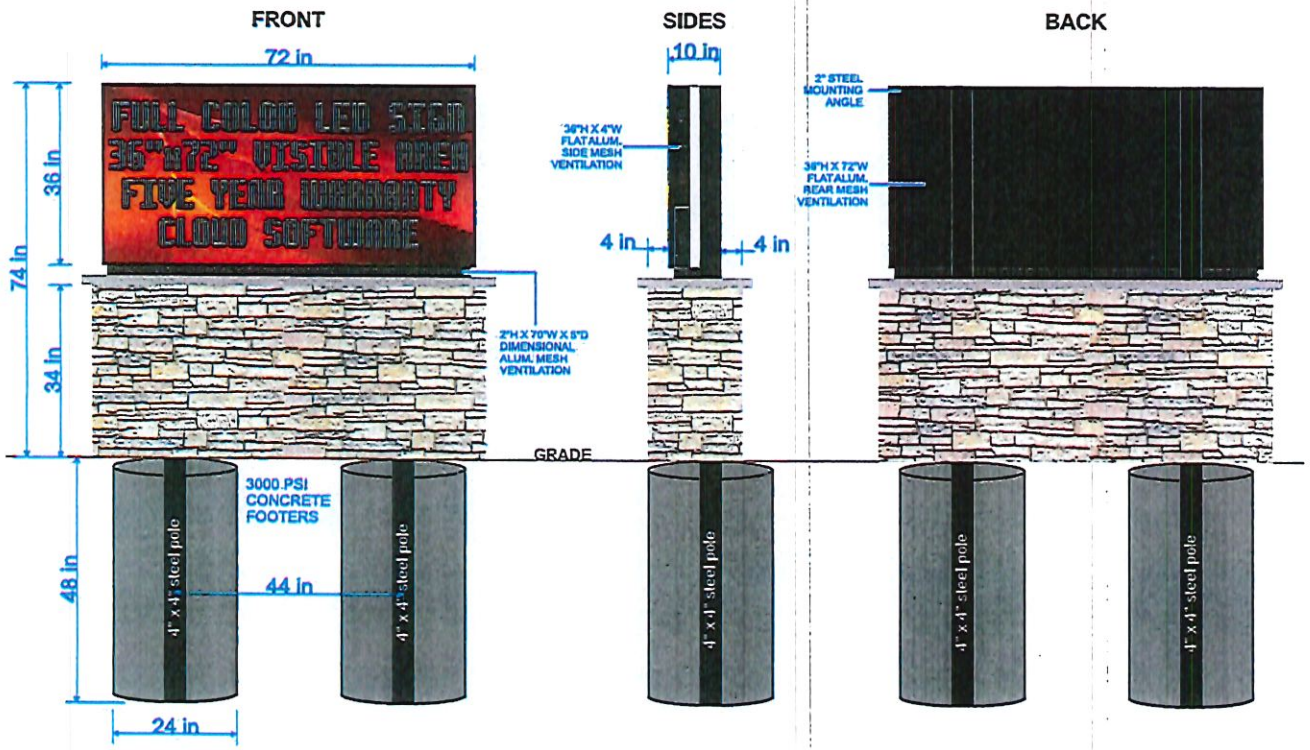
KC SIGN & Awnings

Design • Build • Installation • Service

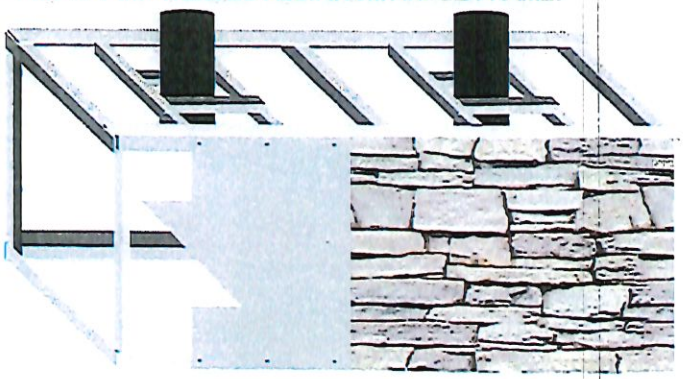
CUSTOMER NAME		Sign Description:	DATE	CONTACT
Leisure Knoll at Manchester		(1) 3' x 6' = 18 sq. ft. x 6'-2" tall single-sided LED ground sign	1/12/26	Greg Feld
SITE ADDRESS			KC SIGN COMPANY	
4 Buckingham Drive North Manchester Township, NJ 08759			142 Conchester Hwy Aston, PA 19014 Ph: 610-497-0111 Fax: 610-497-0110 E-mail - gfeld@kcsignco.com	
ORDER NUMBER	PAGE NUMBER			
087667	2			

THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL, IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.

"NOTE" DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE RENDITIONS TO THE ACTUAL COLORS AVAILABLE.



TEXTURE-PLUS FAUX STONE FOAM PANELS
ADHERED AND SCREWED TO .063"(THK) ALUMINUM
WITH CONSTRUCTION ADHESIVE AND #10 SELF-TAPPING SCREWS.
.063"(THK) ALUMINUM RIVETED TO
1 1/2" X 1 1/2" WELDED ALUMINUM ANGLE FRAME.



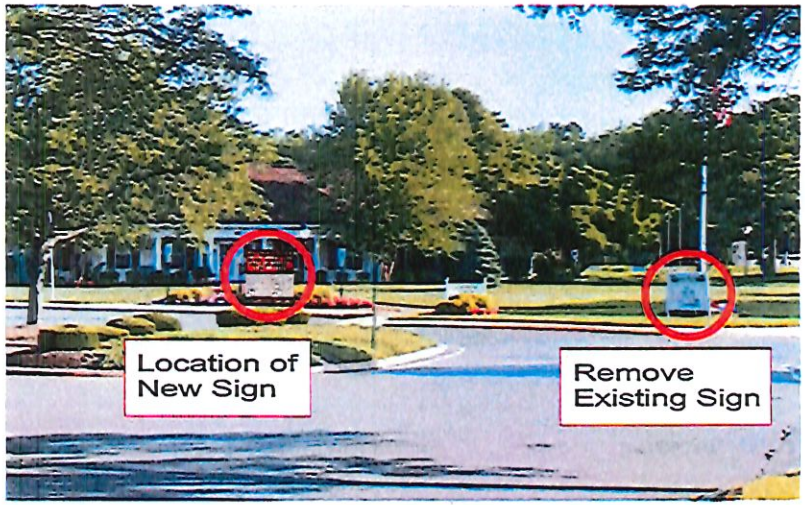


EXHIBIT 3

KC SIGN & Awnings
Design • Build • Installation • Service

CUSTOMER NAME	Sign Description:	DATE	CONTACT
Leisure Knoll at Manchester	(1) 3' x 6' = 18 sq. ft. x 6'-2" tall single-sided LED ground sign	1/12/26	Greg Feld
SITE ADDRESS: 4 Buckingham Drive North, Manchester Township, NJ 08759		KC SIGN COMPANY: 142 Conchester Hwy, Aston, PA 19014, Ph: 610-497-0111, Fax: 610-497-0110, E-mail - gfeld@kcsignco.com	
ORDER NUMBER: 087667	PAGE NUMBER: 1		

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EXHIBIT 4-1

KC Sign & Awnings
142 Conchester Highway
Aston, PA, 19014- USA
Phone: (610)-497-0111 Fax: (610)-497-0110
www.kcsignco.com
info@kcsignco.com

Quote Submitted To:
LEISURE002
Jack Gregg
Leisure Knoll at Manchester
4 Buckingham Drive North
Manchester Township, NJ 08759- USA

Phone: (609) 824-0649 Ext.
Fax:
Email jgregg@leisureknoll.net

Job Name and Location
Leisure Knoll at Manchester
4 Buckingham Drive North
Manchester Township, NJ 08759- USA

Quotation Number	Quote Date	Payment Terms	Contact	Page
087667	12/3/2025	50 Dep/Bal	BCJ	Page 1 of 2

Quantity	Description	Unit Price	Extended Price
1	Electronic Message Center - Single-Sided - Cirrus Outdoor Series 9mm 96 x 192 Pixel Matrix - Full Color Pixel Configuration - 281 Trillion Colors - 36" x 72" Active Viewing Window - Back side enclosed with perforated mesh aluminum painted black - Aluminum perforated mesh endcaps painted black - 7,500+ Brightness Level (Nits) - 160 Degree Viewing Angle - Cell Modem Data Connection - Lifetime Online Software Training and Technical Support - 5 Year Manufacturer's Warranty (Parts) - 1 Year Labor Warranty Faux Brick Base - Overall Dimension - 36"h x 76"w x 18" deep - Welded aluminum frame with .063" aluminum skin - Texture Plus faux stone panels - 2"h x 80"w x 22" Aluminum fabricated cap with painted finish - Color _____ Installation: - Above installed onto (2) New 4" x 4" Steel Poles - 24" Round x 48" Deep Concrete Footer - Connection to customer supplied electrical lead ran to site of sign installation - Dedicated electrical line is required for LED Display *(1) Dedicated 120 volt 20 AMP line is required for LED* *Electric must be run to site of sign prior to installation. If electric is not provided at time of installation, customer may subject to a $1,500 return trip charge. *KC Sign is not responsible for any landscaping. *KC SIGN IS NOT RESPONSIBLE FOR ANY UNDERGROUND LINES THAT ARE NOT MARKED BY THE STATE ONE CALL SERVICE. If you have underground data lines, sprinkler lines, privately installed electrical lines such as parking lot lights and field lights etc we recommend you hire a locator service to mark these lines* *If rock or water is encountered additional charges may apply* *Customer to provide place to dispose of dirt from new footers. If dirt must be removed from site additional charges will apply*	$27,275.00	$27,275.00

EXHIBIT 4-2

Quotation Number	Quote Date	Payment Terms	Contact	Page
087667	12/3/2025	50 Dep/Bal	BCJ	Page 2 of 2

Quantity	Description	Unit Price	Extended Price
1	Cost for Sign Permit Acquisition - Staff time to apply for permits and follow up with municipality: - The actual cost of the sign permit is not included in this price, - Additionally if an electrical permit, engineers drawings, or 3rd party inspections are required, they will be added to the final invoice due upon installation	$695.00	$695.00

Quotes are valid for 15 days. Price subject to change due to tariffs. 50% down on any order, balance due upon completion.. Customer is required to approve the final design; correct spelling is the responsibility of the customer and must be checked prior to approval. Any errors or omissions discovered after approval are the customer's responsibility. Sketches and artwork remain the property of KC Sign and are not to be shared with any design, graphics, printing or sign company without written permission. Quoted prices do not include permit costs. If KC Sign is contracted to obtain permits, an acquisition fee will apply. All costs of permits, licensing fees, engineered and electrical drawings, 3rd party inspections and any other item required by the municipality are the customer's responsibility. Electric must be supplied to the site by the customer; if not available additional charges will apply for electric hook-up. Quoted prices do not include applicable taxes. Customer must supply a tax exemption certificate to be exempt from sales taxes. All signs are the property of KC Sign until paid in full. All signs are custom made therefore any cancellation of work will result in the forfeiture of deposit monies. KC Sign does not offer refunds on any products. Standard Warranty is available on all signs. Damages occurring from "acts of God" are beyond our control and do not fall under any warranties.

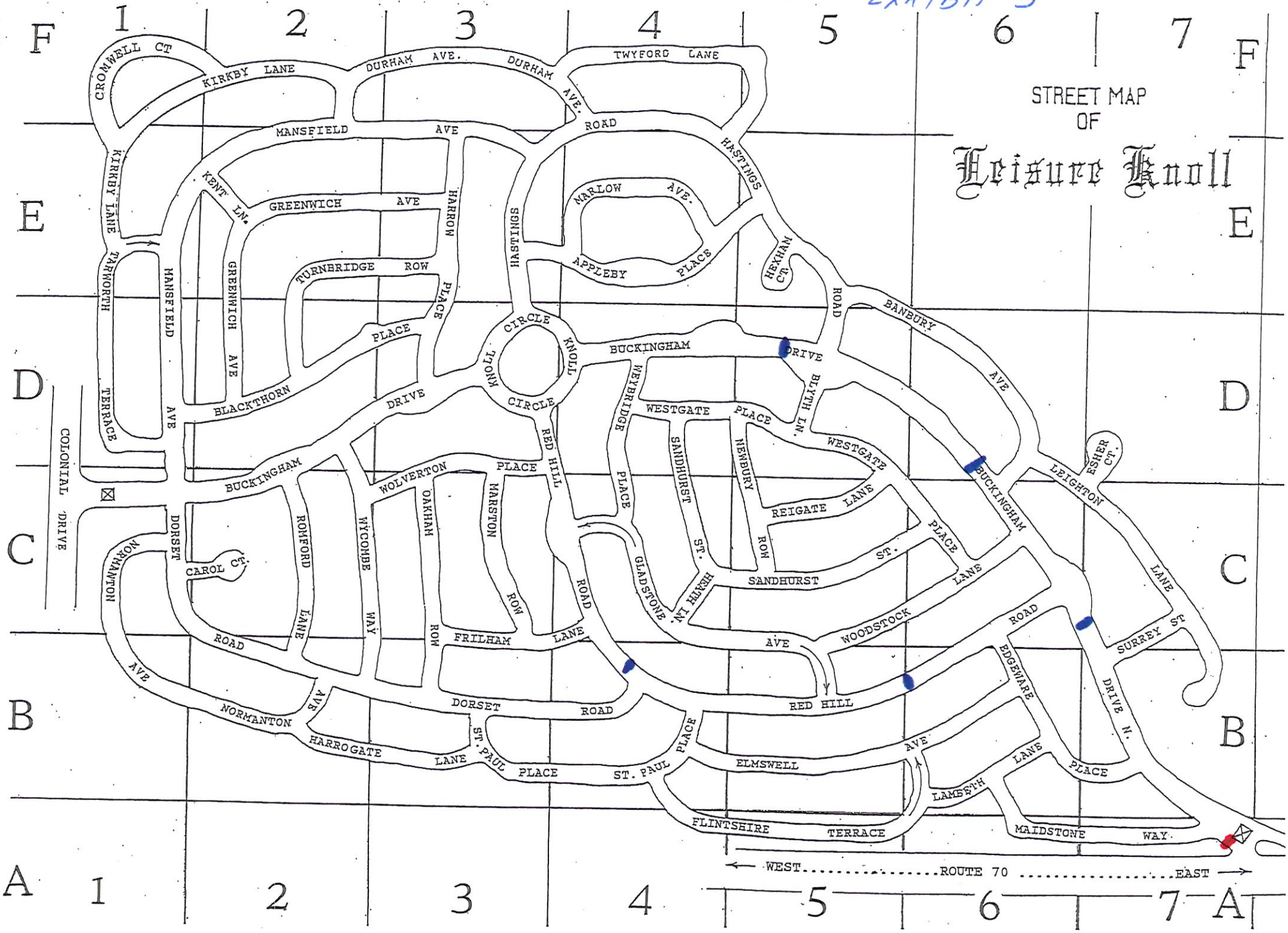
Taxable:	$27,970.00
NonTaxable:	$0.00
SalesTax:	$1,853.01
Freight:	$0.00
Misc:	$0.00
Total:	$29,823.01

Thank You

For: Leisure Knoll at Manchester

SIGNATURE: X Jack Gregg DATE: 12-10-25

EXHIBIT 5


STREET MAP OF
Leisure Knoll
CROMWELL CT
KIRKBY LANE
DURHAM AVE.
TWYFORD LANE
MANSFIELD AVE
ROAD
HASTINGS
KENT LN.
GREENWICH AVE
HARROW
MARLOW AVE.
APPLEBY PLACE
HEXHAM CT.
TARWORTH TERRACE
MANSFIELD AVE
GREENWICH AVE
TURNBRIDGE ROW
PLACE
CIRCLE
KNOLL
BANBURY AVE
BUCKINGHAM DRIVE
BLYTH LN.
BLACKTHORN DRIVE
TYLONY CIRCLE
WEYBRIDGE PLACE
WESTGATE PLACE
WESTGATE
SANDHURST ST.
NEWBURY ROW
RED HILL PLACE
BUCKINGHAM
WOLVERTON PLACE
OAKHAM WAY
MARSTON ROW
REIGATE LANE
ESHER CT.
LEIGHTON LANE
COLONIAL DRIVE
DORSET
CAROL CT.
ROMFORD LANE
WYCOMBE WAY
GLADSTONE ROAD
HEATH LN.
SANDHURST ST.
WOODSTOCK LANE
NORMANTON ROAD
FRILHAM ROW
LANE
AVE
EDGEWARE ROAD
SURREY ST
DRIVE N.
NORMANTON AVE
DORSET ROAD
RED HILL
HARROGATE LANE
ST. PAUL PLACE
ELMSWELL AVE
LAMBETH LANE
PLACE
FLINTSHIRE TERRACE
MAIDSTONE WAY
WEST ROUTE 70 EAST

LEISURE KNOLL

STREET NAME AND LOCATION

APPLEBY PLACE	E - 4
BANBURY AVENUE	D - 5
BLACKTHORN PLACE	D - 2
BLYTH LANE	D - 5
CAROL COURT	C - 2
CROMWELL COURT	F - 1
COLONIAL DRIVE	C - 1
DORSET ROAD	B - 3
DURHAM AVENUE	F - 3
EDGEWARE PLACE	B - 6
ELMSWELL AVENUE	B - 6
ESHER COURT	D - 6
FLINTSHIRE TERRACE	B - 4
FRILHAM LANE	C - 3
GLADSTONE AVENUE	C - 4
GREENWICH AVENUE	E - 2
HARROGATE LANE	B - 2
HARROW PLACE	E - 3
HASTINGS ROAD	F - 4
HEATH LANE	C - 4
HEXHAM COURT	E - 4
KENT LANE	E - 2
KIRKBY LANE	E - 1
KNOLL CIRCLE	D - 3
LAMBETH LANE	B - 6
LEIGHTON LANE	C - 6
MAIDSTONE WAY	A - 6
MANSFIELD AVENUE	F - 2
MARLOW AVENUE	E - 4
MARSTON ROW	C - 3
NEWBURY ROW	D - 4
NORMANTON AVENUE	C - 1
OAKHAM ROW	C - 3
RED HILL ROAD	B - 5
REIGATE LANE	C - 5
ROMFORD LANE	C - 2
SANDHURST STREET	D - 4
ST. PAUL PLACE	B - 3
SURREY STREET	B - 6
TARWORTH TERRACE	D - 1
TURNBRIDGE ROW	E - 2
TWYFORD LANE	F - 4
WESTGATE PLACE	D - 5
WEYBRIDGE PLACE	D - 4
WOLVERTON PLACE	D - 3
WOODSTOCK LANE	C - 5
WYCOMBE WAY	C - 2