



July 29, 2026

Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M.
Morgan Municipal, LLC
Manchester Township Planning Board Engineer

C/O
Ms. Amanda Kisty, Board Secretary/Planning Board Coordinator
Manchester Township Planning Board
1 Colonial Drive
Manchester, NJ 08759

Sent Via Email: AKisty@manchestertwp.com

Reference: Leisure Knoll at Manchester, Inc.
1 Buckingham Drive North
Manchester, New Jersey 08759
Speed Hump
Becht Engineering BT Project No. 25-0081
Manchester Township Planning Board Application No. **PB-2026-14**
Administrative Approval
Block/Lots: 52.01/1.03
Morgan Municipal, LLC - Project No MTPB26-14

Dear Mr. Wilder:

This letter has been prepared to provide a response to the July 17, 2026, comment letter prepared by Morgan Municipal, LLC, the planning board engineer for the Township of Manchester. The comment letter was sent to Ms. Amanda Kisty, the Manchester Township Planning Board Secretary. The comment letter was prepared in response to the Leisure Knoll Homeowners Associations (HOA) application, dated April 20, 2026, for administrative approval to install **seven new proposed speed humps**. Please refer to **Attachment A** found at the end of this letter for a visual representation of the seven proposed speed hump locations shown in light blue.

Based upon Becht's recent field review of the HOA's seven proposed speed hump locations, we have made slight adjustments to the placement of the speed humps 3 through 6 to account for existing field conditions. The four (4) adjusted locations are also shown on **Attachment A** and are indicated in pink to provide a visual comparison to the original seven locations.

Background

Leisure Knoll had premanufactured rubber type removable speed bumps and signage installed within the community beginning in 2017 which continued through 2023, reaching a total of 13. The rubber type speed bumps were installed in an effort to reduce the speed of traffic within the community. The 13 speed bumps were removed in the fall of 2024 in preparation for winter and the proposed pavement rehabilitation activities which occurred over the summer of 2025. Based upon the community's prior experience and visual observations they elected to have five permanent asphalt speed humps installed. The community completed the installation of the five new permanent asphalt speed humps including their associated signage and pavement markings in late August of 2025. Please refer to **Attachment B** for the location of the five previously installed speed humps.

Following the installation of the five permanent speed humps in August 2025 the community installed a speed capture device in late October 2025 on Buckingham Drive between Surrey Street and Edgeware Place. Over a span of 23 days the machine recorded a total of 814 speed readings of which 798 occurrences exceeded the posted speed limit of 25 MPH. The average recorded speed of the approximately 798 cars recorded was over 33 MPH. Out of the 798 recordings; 785 exceeded 30 MPH, 137 exceeded 35 MPH, 29 exceeded 40 MPH, and at least two were recorded exceeding 60 MPH.

For convenience we have included the planning board engineer's original comments followed by our responses in ***Bold Italics***.

Planning Board Engineering Comments

1. General Comments

a. Speed Humps:

- i. We note that the Applicant has resubmitted exhibits for the speed bump locations.
 - a) The original submission included (6) proposed speed bumps, located primarily on the east side of the property, (4) of which were located along Buckingham Dr. North and (2) on Red Hill Road.

The original HOA application Dated October 10, 2025, included 5 proposed speed hump locations, not six. Three along Buckingham

Mr. Mathew R. Wilder

3

July 29, 2026

Drive and two along Red Hill Road. Please refer to Attachment B for additional clarification.

- b) The revised submission includes (7) additional proposed speed bumps, located primarily on the southwest side of the property, (2) of which are located on Hastings Road, (2) on Mansfield Ave., (2) on Dorset Road, and (1) located on Buckingham Drive.

No Response required.

- 2. This office generally takes exception with the implementation of speed humps within the site. Speed humps can impact drainage patterns and also create tripping hazards. Testimony shall be provided summarizing how the design of the speed humps will obviate these potential issues.

Our office has reviewed the proposed locations of all 7 speed humps and as mentioned previously in this letter, we are proposing some slight location adjustments as indicated on Attachment A. We can confirm that once properly installed there will be sufficient space provided at either end of the proposed speed humps and the adjacent curb face to allow stormwater runoff to flow past and travel to the next downstream storm inlet. The proposed speed humps will also be marked with White Chevrons plus signage, similar to the five previously approved and installed speed humps.

- 3. Testimony shall be provided as to the Applicant's need to install speed humps within the site.

Based upon the applicants and the residents past observations of vehicle speeds, it prompted the HOA to install 13 rubber speed bumps within the community to reduce the speed of vehicles. Prior to the start of the pavement rehabilitation all 13 previously installed speed bumps were removed. The need to install the five permanent asphalt speed humps in August 2025 following the completion of the paving operations over the summer was verified based upon the speed data the community collected, and the summary presented previously in the background section. The additional seven permanent asphalt speed humps proposed in the southwest portion of the community will bring the total up to 12 (5 + 7) and this will still be less than the 13 rubberized speed bumps previously removed.

- 4. This office generally prefers additional signage or pavement markings for the

purposes of traffic calming be installed to reduce speed within the development as opposed to speed humps.

The applicant would welcome the opportunity to work with the municipality to install additional signage and pavement markings at strategic locations to provide additional traffic calming. However, the Association believes that without the installation of the additional seven permanent speed hump traffic calming devices proposed in the southwest portion of the community, this will only result in an increase in the speed of the existing vehicular traffic and the potential for accidents.

5. Confirmation shall be provided that the proposed locations of the speed humps do not infringe on any handicap ramps within the site, as this would be prohibited.

Becht has reviewed the locations for all seven proposed and adjusted speed humps, and the locations will not infringe on any existing handicapped ramps.

6. As a condition of approval, speed humps, if approved, shall be constructed as to leave a minimum of 1-2 ft on each side to maintain drainage patterns.

All seven proposed speed humps shall be constructed to leave a horizontal space from the edge of the speed hump to the face of the adjacent curb of 12-18 inches to allow for the passage of stormwater along the gutter edge.

b. **Community Sign:**

1. Applicant to provide the hours of operation for the proposed sign's illumination.
2. Applicant to provide testimony as to how the LED sign will be powered, and if any underground construction is required to connect electric lines to the new sign.
3. Applicant to confirm the location of onsite utility line to confirm that the steel and concrete footings for the sign will not interfere with existing utility infrastructure.



Mr. Mathew R. Wilder

5

July 29, 2026

Responses for the proposed sign shall be provided under separate cover.

We believe the above information and the associated attachments address the board's comments. If you have any questions, please do not hesitate to call.

Sincerely,
Becht Engineering BT, Inc.

A handwritten signature in blue ink that reads "Thomas Creelman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas W. Creelman, P.E., CAI-EBP
Employee Owner
Civil Department Head

Enclosures

ATTACHMENT A

The below image is not to scale (NTS) and is intended only to provide an approximate location of the seven proposed speed Humps. The basis of the image below is from the map included in the HOA's 4-20-26 application and Becht's recent site visit.



