



July 17, 2026

Ms. Amanda Kisty, Board Secretary  
Manchester Township Planning Board  
1 Colonial Drive  
Manchester, NJ 08759

Re: Manchester Township Planning Board Application No. **PB-2026-14**  
Applicant: Leisure Knoll at Manchester, Inc.  
Application: Administrative Approval  
Zone: RC "Retirement Community"  
Block/Lots: 52.01/1.03  
Site Address: 1 Buckingham Drive North  
Manchester Township, Ocean County, New Jersey  
*Administrative Approval Review Letter #2*  
Morgan Municipal, LLC - Project No MTPB26-14

Dear Ms. Kisty:

Enclosed please find a technical review for the above referenced application for administrative approval.

#### **A. SUBMITTED DOCUMENTS**

The following documents were reviewed in support of this report:

1. Memo, prepared by Leisure Knoll at Manchester Association, unsigned, dated 04/20/2026;
2. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, signed by Applicant, dated 04/17/2026;
3. Exhibit #1, List of Board of Trustees, dated September 2025;
4. Exhibits #2 & #3, Sign Location Aerial, prepared by KC Sign & Awnings, dated 01/12/2026;
5. Exhibit #4, Quote for Signage Installation and Design, prepared by KC Sign & Awnings, signed by Applicant, dated 12/03/2025;
6. Exhibit #5, **Revised** Street Map of Leisure Knoll, unsigned, undated;
7. Cover Letter for Proposed Speed Humps titled "Leisure Knoll at Manchester Association, dated 04/27/2026;

#### **B. PROPERTY HISTORY**

The Leisure Knoll development began construction from approximately 1973 to 1999. Now the development currently features over 1,600 homes and contains amenities such as a community center and various outdoor facilities to support resident activities.

The Applicant recently received several administrative approvals. First was for the demolition of an existing in-ground pool and partial demolition of a concrete patio surrounding the pool to construct a new reconfigured above-ground pool, pool deck, pool fence, and other associated appurtenances. The next administrative approval was for the installation of speed humps and an exit gate.

#### **C. SUMMARY**

The subject property is located on the northwestern side of Route 70 and the northeastern side of Colonial Drive. The property is currently developed with over 1,600 homes. The subject of this current application is to seek approval for the replacement of a community information sign & installation of speed humps in various locations.

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#### **D. ENGINEERING COMMENTS**

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

##### **1. General Comments**

##### **a. Speed Humps:**

1. 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.
  - 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.
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.
3. Testimony shall be provided as to the Applicant's need to install speed humps within the site.
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.
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.
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.

##### **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.

#### **E. CONDITIONS OF APPROVAL**

In the event the Board approves the subject application, any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.
5. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

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We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**  
**MORGAN MUNICIPAL, LLC**  
**PLANNING BOARD ENGINEER**

MRW/JAS

CC: Pasquale Popolizio, Township Zoning Official  
Joseph D. Coronato, Jr., Esq., Planning Board Attorney  
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use  
Leisure Knoll at Manchester, Applicant/Owner

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