



April 29, 2026

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

Re: Manchester Township Planning Board Application No. **PB-2025-20**
Applicant: Whiting Station @Crestwood HOA, Inc.
Application: Administrative Approval
Zone: WTRC "Whiting Town Retirement Community"
Block/Lots: 98.04/1
Site Address: 323 Gardenia Drive
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #2
Morgan Municipal, LLC - Project No MTPB25-20

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. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, signed by applicant, dated 10/28/2025;
2. W-9 Form, signed by applicant, dated 10/28/2025;
3. Email Chain between applicant and Township Zoning Official, last dated 10/22/2024;
4. Pinelands Informational Letter, signed by Executive Director, dated 08/15/2025;
5. Pinelands Certificate of Filing, signed by Director of Regulatory Programs, dated 04/14/2025;
6. Filled out Pinelands Development Application, signed by Applicant, dated 02/28/2025;
7. List of Board of Trustees, unsigned, undated;
8. Work Estimate, from Turf Masters, dated 08/14/2024;
9. Existing Tree Condition Assessment, prepared by Aspen Tree Expert Co., Inc., dated 09/13/2024;
10. Pinelands Response Letter, signed by Chief Permit Administrator, dated 01/23/2025;
11. Proof of Utilities Paid through 01/15/2025, unsigned, undated;
12. Denial of Zoning Permit, signed by Township Zoning Officer, dated 10/22/2024;
13. Manchester Township Zoning Permit Application, signed by Applicant, dated 10/17/2024;

ADDITIONAL DOCUMENTS

14. Tree Removal/Replacement Plan, prepared by RHC Drafting Service, unsigned, dated 03/11/2026;
15. Manchester Township Fee Schedule, unsigned, undated;
16. Email Chain between Applicant and Tree Expert, dated 01/25/2025.

April 29, 2026

Re: Manchester Township Planning Board Application No. **PB-2025-20**
Applicant: Whiting Station @Crestwood HOA, Inc.
Application: Administrative Approval
Zone: WTRC "Whiting Town Retirement Community"
Block/Lots: 98.04/1
Site Address: 323 Gardenia Drive
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #2
Morgan Municipal, LLC - Project No MTPB25-20

B. PROPERTY HISTORY

Development on this property appears to date back to the mid-to-late 1970's when Crestwood Village was constructed. Development of Fernwood Hall appears to coincide with the residential dwellings constructed as part of Crestwood Village 7 including the off-street parking areas as well as certain outdoor amenities.

C. SUMMARY

The subject property is located along Gardenia Drive, at the intersection of Gardenia Drive & Morning Glory Lane. The subject of this current application is to seek approval for the removal of 19 White Pine Trees, and the installation of 44 Green Giant Arborvitaes (each 7-8 ft tall) spaced 5 ft apart, and other various topsoiling and mulching on the west side of the parking lot at Whiting Station.



Source: Township of Manchester GIS Map

D. ENGINEERING COMMENTS

Upon review of the submitted materials, our office offers the following comments requiring testimony from the Applicant:

1. General Comments

April 29, 2026

Re: Manchester Township Planning Board Application No. **PB-2025-20**
Applicant: Whiting Station @Crestwood HOA, Inc.
Application: Administrative Approval
Zone: WTRC "Whiting Town Retirement Community"
Block/Lots: 98.04/1
Site Address: 323 Gardenia Drive
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #2
Morgan Municipal, LLC - Project No MTPB25-20

- a. Applicant to provide testimony on the need to remove the existing 19 White Pine Trees. Within the application documents submitted as a part of this application, the applicant has provided a letter from Aspen Tree Expert Co., Inc. that states, "I performed a Basic Level 1 Assessment. The overall health of the pines was good." Given this assessment, testimony should be provided regarding the removal of healthy, mature trees.
- b. Applicant to confirm the appropriateness of Green Giant Arborvitaes for the area. This office notes that this evergreen variety is particularly resistant to deer browse.
- c. Applicant to provide testimony as to when this proposed work will commence/finish.
- d. Applicant has now provided a Tree Removal/Replacement Plan. This plan shows (19) White Pine trees to be removed which is contrary to the initially submitted assessment which discussed 17 trees to be removed. Testimony shall be provided.
- e. Our office notes that the Tree Removal/Replacement Plan provided is not to scale.
 1. The plan proposed 10 ft & 9 inches of separation between the base of each proposed tree; our office cannot confirm this measurement due to the plans provided not being to scale. Applicant to provide testimony on the 10.75 ft separation between tree bases and all other dimensioning provided on the plan to confirm their accuracy and the feasibility of tree installation.
- f. Applicant to ensure that the proposed trees are planted at least 5 ft from well #4 & the well #4 control box. Plan should be revised to detail this separation.
- g. Our office notes that Pinelands Commission Approval is required for the proposed application and has been obtained.

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.

Our office reserves 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

April 29, 2026

Re: Manchester Township Planning Board Application No. **PB-2025-20**
Applicant: Whiting Station @Crestwood HOA, Inc.
Application: Administrative Approval
Zone: WTRC "Whiting Town Retirement Community"
Block/Lots: 98.04/1
Site Address: 323 Gardenia Drive
Manchester Township, Ocean County, New Jersey
Administrative Approval Review Letter #2
Morgan Municipal, LLC - Project No MTPB25-20

MRW/cja

CC: Pasquale Popolizio, Township Zoning Official
Joseph D. Coronato, Jr., Esq., Planning Board Attorney
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use
Whiting Station @Crestwood HOA, Inc., Applicant/Owner

X:\Municipal Projects\MTPB\MTPB25-20 Admin Approval (Whiting Station @Crestwood HOA, Inc) (323 Gardenia Dr)\Review Letters\Manchester Planning Board_Admin. Approval Review
#2 (Whiting Station @Crestwood HOA, Inc) (323 Gardenia Dr).docx