

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, AUGUST 3, 2026 6:00 PM

PLEASE TAKE NOTICE a Regular Meeting of the Manchester Township Planning Board will be held at 1 Colonial Drive, Manchester Twp., New Jersey at 6:00 P.M. Monday, August 3, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. Minor Subdivision with Bulk Variances
Property address: 2453 Steiner Road
Block:60.09 Lot: 21
Applicant: Eliyohu and Rochel Reich
Case# PB-2025-22

The Applicant is seeking Minor Subdivision approval to evenly subdivide lot 21 into (2) conforming (75' x 168.35') lots, denoted as proposed lots 21.01 & 21.02. All existing improvements on the property are noted on the plan to be removed. The applicant also proposes (2) 2-story dwellings of 1,500 sf (50' x 30'), one on each of the proposed lots.

The applicant is also seeking a bulk "C" variance for the minimum first floor elevation requirement on proposed Lot 21.01 and proposed lot 21.02 as well as waivers or exceptions from providing curbs and sidewalks along Steiner Road.

APPLICATIONS:

1. TO BE CARRIED
Administrative Review
Property address: Augusta Rd.
Applicant: Crestwood Village 7
Case# PB-2026-12

The subject of this application is to seek approval for a replacement of a section of vinyl fencing with approximately 80 linear feet of chain-link fencing, including a double swing gate. The installation is located at the perimeter of Village VII, specifically at the end of August Road.

2. Administrative Review
Property address: 323 Gardenia Drive
Block: 98.04 Lots: 1
Applicant: Whiting Station @ Crestwood Homeowners Association Inc
Case# PB-2025-20

The subject of the Application is the removal of 17 mature white pines and reforestation with a total area of 2,291.25 SF of Land Disturbance.

3. Administrative Review
Property Address: Buckingham Drive No.
Block: 52.01 Lot: 1.03
Applicant: Leisure Knoll @ Manchester Association
Case#: PB-2026-14

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.

4. Administrative Review
Property Address: 2065 Hwy 37
Block 44, Lot: 15.05
Applicant: Manchester Apartments LLC
Case # PB-2026-17

The applicant is seeking to install gas grills and fire pits in the patio area, as well as solar showers.

5. Major Subdivision-Hemingway Estates
Property Address: Wilbur Ave
Applicant: Arya Properties, LLC
Block: 23-28 Lot: 1242, Et. Al
Case# PB-2026-15

The subject of the Application is the subdivision of an existing multi-lot parcel into 14 residential lots and one open space lot. The proposed cul-de-sac would be dedicated to the Township. The 15.15-acre tract is along the northerly side of Wilbur Avenue, between Holly Hill Road and Renaissance Drive, and is within the R-40 (Residential) Zone. The Applicant is proposing to develop the subdivision using the "Cluster Development" option, which is a Conditional Use within the R-40 Single Family Residential Zone.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of March 19, 2026, Special Meeting Minutes
- c) Approval of the April 6, 2026 Regular Meeting Minutes
- d) Review of Ordinance 26-34- AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245-30, ENTITLED "FENCES, WALL, SCREENINGS, HEDGES, TREES AND SIGHT TRIANGLES"

PROFESSIONAL REPORTS

PUBLIC PORTION

EXECUTIVE SESSION

ADJOURNMENT

Posted: July 23, 2026

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED. FORMAL ACTION MAY TAKE PLACE AND THIS MEETING WILL ADJOURN ON OR BEFORE 10:00 P.M.

Amanda Kisty
Planning Board Secretary