MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, APRIL 6, 2026, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Vice Chairman, William Barron, at 6:17 pm on Monday, April 6, 2026.

A Salute to the Flag and Pledge of Allegiance was recited.

This meeting was advertised as required by the enactment of Sunshine Law.

ROLL CALL:

Felicia Finn	Chairperson	Absent
William Barron	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Paul Cugliari	Member	Absent
John Franolich	Class II Member	Present
Michelle Manzella	Alternate #1	Present
PaulaAnn Fazio	Alternate #2	Present

Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mark Rohmeyer, PE, PP	Board Engineer	Present
Robert Mullin, PE, PP	Conflict Engineer	Present

Mr. Barron introduced the first memorialization as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 498 Hwy 530
Block: 98 L:22
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-04

The subject property is located along Highway Route 530, at the southwestern corner of the intersection of Route 530 and Schoolhouse Road. The subject of this application was to seek approval to install 105 roof mounted solar panels (61.950 kW) on the already existing 7,195 sf building.

Mr. Coronato explained that all three Dollar General applications were for rooftop solar. None are visible from the street, but each one is a bit different.

Mr. Barron asked if there were any questions, there were none.

He called for a motion to approve the resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron introduced the next memorialization as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 1924 Hwy 37
Block: 41.01 L:1
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-05

The subject property is located along Highway Route 37, at the northern corner of the intersection of Route 37 and Colt Place. The subject of this application was to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 7,423 sf building.

Mr. Coronato said it was the same as the application just before.

Mr. Barron asked for a motion to approve the Resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron introduced the next memorialization as follows:

Administrative Review: Rooftop Solar Installation
Property Address: 2920 Hwy 571
Block: 5 L:2059
Applicant: Infinity Solar Systems (Dollar General)
Case # PB-2026-06

The subject property is located along Route 571, on the northeastern side, approximately 400 ft southeast of the intersection of Route 70 and Route 571. The subject of this application was to seek approval to install 116 roof mounted solar panels (68.440 kW) on the already existing 9,021 sf building.

Mr. Coronato again explained that it was another very similar application for the Dollar General rooftop solar.

Mr. Barron called for a motion to approve the resolution.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron introduced the first application as follows:

Administrative Review
Property address: Lakehurst Whitesville Road
Block: 65 Lots: 11, 12, 13 & 14
Applicant: Parkwood Square LP & Parkwood Center B LLC
Case# PB-2026-11

Administrative approval is requested to clarify the ambiguity of Paragraph G on page 4 of the approval resolution. It is requested to specifically describe the separation at Building R, S &T as having a minimum of 40 feet between buildings and 30 feet between decks.

Mr. Coronato introduced Sal Alfieri, Esq. as the attorney for the applicant.

Mr. Alfieri talked about the changes to to the project in the resolution. He addressed number two in Mr. Mullin’s letter and said that the separation of buildings is slightly different at 40.77 feet. Regarding number four, there is a discrepancy in the architectural plans and they will change that.

Mr. Coronato said there's a slight gray area in the ordinance so moving the deck on the rear of the building over to the side of the building brings this into compliance. Additionally, there are staircases on building R that protruded too much into the basin and they changed it a bit to accommodate that.

Mr. Mullin said that the steps coming off the deck were incorporated into the staircase within the footprint of the deck and that fixed the problem.

Mr. Ian Borden was sworn in. He stated his credentials. He's a licensed professional planner. He's the president of Professional Design Services and his credentials were accepted.

Mr. Mullin asked to speak about number one in his technical review letter. Mr. Borden said the buildings had to be forty feet apart, and the decks had to be thirty feet between decks. The plans are now in compliance because they shifted the decks to the sides of the building.

Mr. Mullin said regarding item number three, he asked for an explanation of the dotted line on the plans. Mr. Borden said they are looking to expand the recreation area and that is not relevant. They have received all utility approvals. The county has approved. Pinelands has no further review and they are waiting for their final approval. They are waiting for their final Soils approval, and Pinelands needs a letter from Mr. Coronato that says that the new resolution supersedes the old approval.

Mr. Barron asked if there were any questions from the board members.

Mr. Umlauf asked if the decks will be reflected on the plans and Mr. Borden confirmed that.

Mr. Umlauf asked if the decks are to grass or to concrete and Mr. Bordon said he's not sure. Mr. Mullin said that can be addressed.

Mr. Barron opened to the public. There were no questions from the public.

Mr. Barron called from motion to approve the application.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron introduced the landfill application as follows:

> Courtesy Review
> Property address: 1501 Highway Route 70
> Block: 116 Lots: 13
> Applicant: NextGrid
> Case# PB-2026-08
>
> The subject property is located on the northern side of Route 70, approximately 3,200 ft west of the intersection of Route 70 and Route 539. The subject of this current application is to redevelop the landfill area with a solar field.
>
> We note that in accordance with NJ M.L.U.L. §40:55D-66.16 – A solar or photovoltaic energy facility or structure constructed and operated on the site of any landfill or closed resource extraction operation shall be a Permitted Use within every Municipality.

Daniel Bordeaux came before the board and provided his credentials as a professional engineer. He has appeared in New Jersey many times, and his credentials were accepted. He explained that this application is for a municipal landfill that is no longer in use. It is not lined and it was never formally capped. They want to install a solar farm to a permanently closed landfill to protect storm water and natural resources. They've been working with the DEP. They have addressed their preliminary comments and are waiting for their formal review. They have a certificate of filing with the Pinelands. An Ocean County Soils application has been submitted. He stated there are a number of existing land uses on the site. There's a public recycling center, a salt storage and a police shooting range. It is primarily forested. It is not in a flood hazard zone and no weapons are permitted. The site has primarily sandy soils. It's unlined and slightly above groundwater elevation. A permeable cap is acceptable. There is no significant offset or ground water impact. The closure will be permeable and vegetative. There will be a lease area for solar with a gas venting system. He explained to the board and to the public where everything is moving. As far as stormwater impact it will be a hundred-year storm future designed. No discharge from the site and the basin adjacent to the firing range. They will still maintain public access on Monday, Tuesday, Thursday, Friday, and Saturday from 8:00 a.m. to 3:00 p.m.

Mr. Coronato asked if there would be public access during construction. Mr. Bordeaux said they will need to stop public access while work is going on there. The site will be regraded, and the cap needs to be installed. Mr. Barron asked if there was an estimated time that it would be close to the public, like weeks or months. Mr. Bordeaux said he's not sure but probably weeks.

Mr. Umlauf asked what DGA was. Mr. Bordeaux explained that is the dense graded aggregate. No impermeable liner and no textile. It's very degraded and has been out of service for years. Mr. Umlauf asked where people bring their brush in the meantime. Mr. Coronato said administration will have to send something out. They are working very closely with Mr. Bordeaux. Mr. Umlauf asked how many acres will be covered by solar and Mr. Bordeaux said that twenty acres of the cap will be solar, Mr. Barron asked if there will a cost to the town. Mr. Bordeaux said an agreement is in place with Manchester, and NextGrid is funding the construction and the town will inspect and maintain the solar. Mr. Rohmeyer said that any contractor working for the town needs insurance and bonding.

Ms. Manzella asked if there was any maintenance involved after the capping. Mr. Bordeaux said that there would be quarterly inspections and the conviction for the conditions of the cover and vegetation wood vegetation needs to be removed. Ms. Fazio asked who pays for maintenance and will methane gas be produced and used to be to cover the costs. Mr. Bordeaux said the Township is covering the maintenance including vegetation around the panels.

Mr. Barron asks how tall the proposed fences are and Mr. Bordeaux said six-foot chain-link fence with concrete balanced blocks are proposed. Mr. Barron asked if the methane gas was being converted and if it is, where is it going? Mr. Bordeaux explained that the waste is very degraded. There's very minimal methane and it is mostly passive even if you have fans on them. It's right into the atmosphere. This doesn't have the same levels. The fans are wind driven. Mr. Franolich asked what happens when the cap wears out. Mr. Bordeaux said they are in perpetuity and they don't degrade. Mr. Coronato asked if it was capped now and who is maintaining it? Mr. Bordeaux said no, the town is maintaining it. It will be importing all the aggregate. They did a soil boring with DEP and it is good sandy topsoil. It means it meets clean-fill standards. Mr. Barron asked where the deliveries would be coming in. Mr. Bordeaux said off Rt. 70. Mr. Barron asked if there would be dump trucks all day and Mr. Bordeaux said he's not sure and that's up to the contractor. Mr. Bordeaux said any material coming in from offsite would need to be reviewed and conform with all standards.

Mr. Barron asked when the project would be happening. Mr. Bordeaux said this year sometime. Mr. Barron asked if it needed to be capped anyway and Mr. Rohmeyer said it is required by DEP.

Mr. Vaccaro asked where the electricity goes. Mr. Clark introduced himself as the project developer for NextGrid. He explained that it is not community solar. It will be a commercial offtake. There will be a power agreement and it does go right into the grid. Mr. Coronato asked if there will be some benefit to the town with the solar lease. Mr. Clark said there will be a lease, but it is not final yet. Mr. Rohmeyer asked what makes this site a good location. Mr. Clark said it is south facing. Mr. Coronato asked if there's a dollar value on the cap and Mr. Bordeaux said in the 8-12 million dollar range.

Mr. Barron asked where the electric will hook up and Mr. Bordeaux said there would be no clearing of the woods. It will be above ground along the existing road. Mr. Umlauf stated he doesn't completely love it, but sees the purpose and it saves the residents money on capping. Miss Manzella asked if there would be a grading of the waste. Mr. Bordeaux said that all of the waste gets regraded and stays within the waste boundaries and that they just need proper slopes. Mr. Bordeaux said it is unlined and it will remain that way. They did ground water studies and it didn't exceed the acceptable values.

Ms. Manzella asked if they will be monitored and Mr. Bordeaux said they will be monitored long term. Mr. Umlauf asked if there would be new wells and Mr. Bordeaux said no.

Mr. Teague asked what the tax benefits are from a real estate perspective. Mr. Coronato said there is not any tax benefit because it is Township owned property. Mr. Umlauf asked what the terms of the lease agreement would be. Mr. Clark said he doesn't have one yet, but he believes twenty years with extensions.

Ms. Fazio asked if the residents of Manchester will benefit from the new electricity. All the board members spoke about not getting direct benefit from the electricity generated. Mr. Coronato said the cost of capping is huge and they will get some kind of revenue from the solar. He said that they don't really have jurisdiction because it is the landfill and regulated by DEP. It is a courtesy review so that the public understands.

Ms. Manzella asked who is responsible for future water contamination. Mr. Coronato said the township would be.

Mr. Vaccaro asked how much the cost of construction would be and how much methane gas there is. Mr. Bordeaux, said there are no additional wells being installed but might be modified. There will be long-term maintenance, which is the responsibility of the Township including ground water testing. The solar maintenance is covered by NextGrid. Methane is two to three percent at the perimeter vents. The DEP did their preliminary review and stated that there is no methane issue in the landfill.

Mr. Clark stated that Standard Data Acquisitions is monitoring remotely. They will know if things need to be replaced or cleared. NextGrid will give code access to the emergency services. Mr. Umlauf asked what the overall time was until it was fully operational. Mr. Bordeaux said approximately a year. Mr. Clark said maybe six to eight months.

Mr. Barron opened to the public for questions.

Alice DeVito of 2016 Fourth Ave was sworn in. She asked where trash would go once both landfills are closed. Mr. Barron said that will be something the town will figure out. Ms. Devito asked if there were RFPs because it seems like it's the same company as the last solar field. Mr. Coronato assured them that everything was done in accordance with regulations. Ms. DeVito asked if there was any beautification and Mr. Bordeaux said no. Alice asked what's in it for the town and Mr. Bordeaux said the cost of the capping is covered. They are permitting uses that were not actually permitted through Pinelands. This triggered stormwater review as well. The cost is $20 million. Ms. DeVito asked what the size of the panels were and Mr. Clark said they are two and a half feet by six feet. Ms. DeVito said she is afraid of AI centers coming to Manchester.

Ms. Gail Apgar was sworn in. She thinks it should benefit the residents and she asked if the solar panels were imported. Mr. Clark said that he didn't order them yet. Gail said that they shouldn't come from China. Mr. Clark said that the maintenance is with NextGrid for solar panels, and all companies they use are reliable. Ms. Apgar asked if they are improving the wells that were already there if they cover the costs, and Mr. Clark yes said among other things.

Ms. Apgar asked to hear from Mr. Rohmeyer. Mr. Rohmeyer said the electric problem is a result of our transmission lines. He stated that this is an environmental improvement. The MLUL deemed solar inherently beneficial.

Karen Argenti of 61 Clearlake Rd was sworn and she spoke about how the solar will benefit us and its renewable. The Township is responsible for maintaining long term basin.

Mr. Barron closed the public portion.

Mr. Barron asked for a motion with comments.

Mr. Vaccaro made that motion, seconded by Mr. Franolich.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes, but he wishes the residents were getting a break; Ms. Manzella-yes, but the land lease should give something back to the residents; Ms. Fazio-yes, but that the residents should be getting something back and that they should do some kind of beautification of the entrance. Motion carries.

Mr. Barron moved on to the bills portion of the meeting.

Mr. Umlauf read his report as follows:

We are in receipt of (9) invoices from Colliers Engineering, totaling $16,555.81 and 59hrs, (9) from Morgan Engineering totaling $3,381.40 and 19.6hrs and (8) from Coronato Law, totaling $6,745.83 and 44.8hrs, in total combined $26,683.04 and 123.4hrs. The services are in support of:

Project No.	Project
MTPB25-002	Heritage Solar Farm
MCP0112	Hope Chapel Town Square, LLC
MTPB24-011	Ocean Pond Realty, LLC
MCP0116	ARYA Properties
MTPB24-020	2701 Hwy 37
MCP-001	General Services

MTPB26-000	General Planning Board Services
MTPB25-08	1 Falmouth Dr
MTPB25-09	1200 2nd Ave
MCP0104	Parkwood Square LP
MTPB25-21	Ridgeway Blvd

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings. I find the charges to be reasonable and appropriate and recommend approval.

Mr. Barron called from motion to pay the bills.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron asked for a motion to approve the reorganization meeting minutes from January 6, 2026.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron asked for a motion to approve the regular meeting minutes from January 6, 2026.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron asked introduced the review of ordinance 26-28, Appendix Zoning Map Change.

Mr. Coronato said this has to do with the R-40 zone and Town Center across the street from Townhall. He spoke about the different properties in the area and explained the provided map.

Mr. Barron asked if there were any comments or questions from the board.

Mr. Umlauf asked who owns it. Mr. Coronato said he is not sure off the top of his head. He explained the location to the board members. Mr. Barron mentioned a concern that the property we are changing is deed restricted by the approved project. Ms. Kisty explained the location and Mr. Rohmeyer explained the uses in the TC zone.

Ms. Apgar asked if they were going to sell the township lot and Mr. Coronato said not at the present time. Ms. Apgar asked to confirm that there will be no stores proposed. Mr. Coronato said no not currently.

Mr. Barron closed the public portion.

Ms. Manzella asked why we were doing this. Mr. Coronato said that it is probably having to do with the master plan re examination.

Mr. Barron asked for a motion to recommend the council approve Ordinance 26-28.

Mr. Vaccaro made that motion, seconded by Mr. Umlauf.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron introduced ordinance review of 245-75, ordinance number 26-24, Amending and Supplementing Various Sections of Chapter 245, Entitled “Land Use and Development” Section 245-68 Entitled “Garden Apartments” and Section 245-74 Entitled. Mr. Coronato said they are going to allow garden apartments and townhomes in the PAF-1 zone. The Pinelands’ comments for the proposed ordinance was that it was in the regional growth area. It’s a reasonable density that the area allows. If we are not careful, we can get higher density, which we don't want. It strictly prohibits removal of these types of developments. We can remove it from the Whiting Zones. There are no substantial issues except for the PAF-1 zone and MI zone reference because they are being removed. They cannot remove townhomes and garden apartments from the POR-LI district. Mr. Teague said the Pinelands has the authority to tell towns what they can build. You would think they would be more inclined to save trees. He asked, where do they get their authority. Mr. Coronato said the regional growth zone was designated in the area in the 70s and 80s and it was never changed. As the property was sold and re-zoned, it changed the ability to meet the demand of the regional growth zone required density. It’s been included in our fair share housing requirement.

Mr. Barron opened to the public.

Ms. Apgar made a suggestion about garden apartments.

There were no more comments or questions from the public.

Mr. Barron asked for a motion to recommend the ordinance be approved.

Mr. Umlauf made that motion, seconded by Mr. Vaccaro.

Roll Call: W. Barron-yes, F. Finn-absent, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-no. He said that whatever the Township should do to minimize density, they should do., Mr. Cugliari-absent; J. Franolich-yes; Ms. Manzella-yes; Ms. Fazio-yes. Motion carries.

Mr. Barron asked if there are any professional reports, there were none.

Mr. Barron opened to the public.

Karen Argenti came before the board and asked the question about things to do with the master plan. She quoted PL 2021- chapter 26. She would like to be a part of it and will email Amanda for information. She would like the Board to think about categorizing different areas of the town.

Mr. Barron closed the public portion.

Mr. Barron explained that they were going to go into executive session and asked the public to leave. He explained they could come back at the end, but there were no more matters to be discussed after the executive session. They would just be adjourning.

The Board entered executive session at 8:14 p.m., on a motion made by Mr. Umlauf, seconded by Mr. Teague. All were in favor, none were opposed.

The Board returned from executive session at 8:38 p.m. on a motion made by Mr. Vaccaro and seconded by Ms. Fazio. All were in favor, none were opposed.

Mr. Barron called for a motion to adjourn.

Mr. Vaccaro made that motion, seconded by Mr. Teague.

All in favor, none opposed.

The Board adjourned at 8:38 p.m.

Respectfully submitted by

Amanda Kisty, Secretary for the Planning Board