

MANCHESTER TOWNSHIP PLANNING BOARD SPECIAL MEETING
THURSDAY, MARCH 19, 2026, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Special Meeting of the Manchester Township Planning Board was called to order by Chairwoman, Felicia Finn, at 6:00 pm on Thursday, March 19, 2026.

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

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

ROLL CALL:

Felicia Finn	Chairperson	Present
William Barron	Vice Chairperson	Present
Timothy Umlauf	Mayor’s Designee	Absent
Mayor Joseph Hankins	Mayor	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Paul Cugliari	Member	Present
John Franolich	Class II Member	Present
Michelle Manzella	Alternate #1	Present
PaulaAnn Fazio	Alternate #2	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mat Wilder, PE, PP	Board Engineer	Present
Daniel Bloch, AICP, PP	Township Planner	Present

Mr. Coronato explained that this is an amendment to the Fair Share Housing Plan. He introduced Daniel Bloch, professional planner from Colliers Engineering. Mr. Bloch provided his credentials. He stated he was here in June of 2025, and he went through the Fair Share Housing Plan at that time. It had to be adopted by June 30, 2025 and submitted to the court. There was challenge period. The Township got challenged by Hovson Heritage Minerals. They are obligated to meet with all challengers and settle. One of the conditions of the settlement is to amend the Fair Share Housing Plan in the prior round, the second round, 370 units were proposed nothing changed. Regarding the third round, one of the sites is no longer available because Ocean County purchased the site for open space. The Township filled those open spots with Parkwood Square, South Hope Chapel and Heritage Minerals. There are a few new sites including Seaport/Hangar Rd, Craftway and four sites on Ridgeway Boulevard. They are only counting on two of them. That is the summary of changes since last June.

Mr. Teague asked how many units are on ridgeway and Mr. Bloch said lot 17 has 214 units, 43 of which are affordable housing units. Lot 8 has 317 units, 64 of which are affordable housing units. There are two other lots that the developer is trying to acquire.

Mr. Teague asked how many more units with the other two lots and Mr. Coronato said it's not too dramatic. There are environmental constraints and the project would not be as big.

Mr. Barron stated that the Township is working a deal with Stavola and asked if that is being taken into consideration. Mr. Bloch said no, that is not in this plan. Mr. Coronato said that site won't have a density that requires affordable housing.

Ms. Finn asked if they’ d reached an agreement with Hovson and Mr. Bloch said that the agreement is spelled out in the plan on page forty-four. They re-zoned the site. There is a maximum of 2,450 total dwelling units, 1,153 age restricted at market rate and 925 market rate family units, 73 age restricted

affordable units, and 259 non-age restricted family affordable units. Slightly over 50% will be age restricted on the overall site.

Ms. Manzella asked why they do not meet the 20% and Mr. Bloch said the original agreement was made in 2005 for ten or twelve percent. They came up a little bit from that. Mr. Coronato explained that it has changed a few times. Ms. Manzella asked if that was too dense. Mr. Bloch answered that the overall site was seven thousand acres. Mr. Coronato explained they are only developing 10% of that. It could be a lot denser. They were positioning for far more units.

Ms. Manzella said that all of this has to be done in a ten-year period and she feels the density will be completely different in the Township. Mr. Bloch said that it doesn't actually have to be built in ten years. The township had just had to have a plan for it and provide the zoning for it. Ms. Finn stated that we have to do what the state mandates us to do.

Ms. Manzella said that she would like to see if the Township could fight back. Mr. Bloch said it that costs a lot of money to fight. Mr. Coronato said that Townships like Mantoloking and Barnegat Light fight because they have very little developable land. Ms. Finn said a lot of our land is restricted by Pinelands. It feels like it's all crammed in one spot. She asked what the percentage of land that is preserved and Mr. Bloch stated that he believes it says it in the open space plan done in 2018. Heritage Minerals takes care of the 4th round and excess that is carried over and applied to potential round five.

Ms. Manzella asked if the other two sites on Ridgeway are in round five. Mr. Bloch said if they are built.

Ms. Finn opened to the public.

Ms. Apgar of 53 Columbus Boulevard was sworn in. She mentioned the townhouses and apartments and asked if there were buffers. Mr. Coronato said that each one of these developments is subject to planning and zoning. The boards have a say. The rule is that affordable housing has to be like market rate housing in the same project. Ms. Apgar asked if some of the single dwellings can be built as affordable housing and not town houses. Mr. Bloch said that developers are not building single family homes that are inclusionary that are too expensive. You might get habitat or humanity doing that sometimes. Mr. Coronato said that if developers were to propose a single family, they would have to be twenty percent affordable housing and Mr. Bloch confirmed. Ms. Apgar spoke about homes. She said if they are going to be built over each other, they should have elevators because it is hard for the elderly and people with kids. They should also provide more parking to make it nice for the future. Mr. Coronato said all developers have to comply with ADA requirements, and they do not always have to provide elevators. It's too expensive to require that. Mr. Barron stated that we do suggest elevators, but we can't always make them do it. Mr. Bloch said once you're at four stories, you need elevators and that affordable housing has to provide ADA units. Ms. Apgar asked where Heritage Minerals is and the board members explained the location to her. Mr. Barron stated that parking is regulated by the state too. The board spoke about parking and stall sizes and how many spots are required relating to the RSIS. Ms. Apgar said the people in town are asking for sidewalks. She asked if these garden apartments have sidewalks and Mr. Wilder said curbs and sidewalks are required. They would need to grant waivers if they don't want sidewalks and he doesn't think that either board would grant those waivers.

Mr. Cugliari asked what the average cost of affordable housing was and Mr. Bloch said in 2024 regional household incomes were 47,000 for a one-person household for low-income housing. Mr. Cugliari said so these young kids will never afford a house. Mr. Coronato explained that affordable housing is a lottery and it is dependent on how much a person makes. There are deed restrictions put in place. Mr. Cugliari said the average monthly rent across the street is \$2,200.00 a month. Young people will never be able to afford it. It's forcing us to add affordable housing that's not really affordable.

Ms. Manzella asked if there was any restriction on the market rate. Mr. Bloch said no. Ms. Manzella asked if they could offset costs that that way and Mr. Bloch said yes.

Mr. Cugliari spoke about how affordable housing is not affordable. Mr. Bloch said the affordable units and presidential gardens are not \$2,200.00. They don't advertise the rate because it's based on income. Ms. Fazio said that some go through the process and they are chosen. She asked if in a few years they make more than what they had initially when they applied, will they get kicked out? Mr. Bloch said it depends on if they're renting or buying.

Miss Apgar spoke about her relatives and the cost of living in the city. She spoke about the elderly not being able to afford housing.

Ms. Finn called for a motion to approve the amendment to the fair share housing plan.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries

Ms. Finn introduced ordinance 26-21, which deals with cluster developments. Mr. Wilder explained that the cluster ordinance in Manchester is awkward. It is part of a condition that triggers a use variance, this ordinance that they are presenting fixes that. The cluster now requires environmental constraints and easements that need to be considered.

Ms. Finn asked if there were any questions from the board, there was none.

Ms. Finn asked if there were any questions from the public, there was none.

Ms. Finn called for a motion to recommend approval of ordinance 26-21.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries

Ms. Finn introduced ordinance 26-22. Mr. Bloch stated that this would be an update replacing the affordable housing ordinance as updated with the new plan. Mr. Coronato said that we have to do this in order to implement the new affordable housing plan.

Ms. Finn asked if there were any questions of the board, there were none.

Ms. Finn asked if there was any questions of the public, there were none.

Ms. Finn called for a motion to recommend approval of ordinance 26-22.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries

Ms. Finn introduced the next ordinance for review was 26-23. Mr. Bloch said that this is regarding the PAF-1 zone created by the third-round fair share housing plan. They are removing it because it is no longer applicable due to the county owned land. They are replacing it with PAF-2 which includes Ridgeway Blvd parcels. Mr. Coronato said the Pinelands came out with comments, which would might lead this ordinance to be updated in the future. Miss Manzella asked if we took away open space and Mr. Bloch answered, no, that land was not open space. It was bought by the county for open space. They are fixing that.

Ms. Finn asked if there were any more questions from the board, there were none.

Ms. Finn asked if there were any more questions from the public, there were none.

Ms. Finn called for a motion to recommend approval of ordinance 26-23.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries

Ms. Finn announced that they are carrying number five to the april six meeting, which would be a review of ordinance 26-24.

Mr. Teague asked if the mailing went out if there was noticing and Mr. Coronato said yes.

Ms. Finn introduced ordinance 26-25 for review. Mr. Wilder said in keeping with the master plan re examination, there was a change of zoning and the zoning map codifying the change of zoning. The B-1/R-20 overlay allowed both. They are now removing the overlays to reflect what's what exists. The property by Rite Aid was re-zoned to just HD-3, removing the multi-family overlay.

Ms. Finn asked if there were any board, comments or questions, there were none.

Ms. Finn asked if there were any public comments or questions, there were none.

Ms. Finn called for a motion to recommend approval of ordinance 26-25.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries.

Ms. Finn introduced ordinance 26-26 for review. Mr. Wilder explained that this was the map reflecting the zoning changes discussed.

Ms. Finn asked if there were any board, comments or questions, there were none.

Ms. Finn asked if there were any public comments or questions, there were none.

Ms. Finn called for a motion to recommend approval of ordinance 26-26.

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

Roll Call: W. Barron-yes, F. Finn-yes, J. Hankins- yes, J. Vaccaro-yes, J. Teague-yes, Mr. Cugliari-yes; J. Franolich-yes. Motion carries.

Ms. Finn opened it to the public for comments and questions in general. There were none.

Ms. Finn asked for a motion to adjourn.

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

All in favor. None opposed.

The board adjourned at 6:57 p.m.

Respectfully submitted by,

Amanda Kisty

Planning Board Secretary