

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, May 4, 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, May 4, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. 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 was requested to clarify the ambiguity of Paragraph G on page 4 of the approval resolution. It was 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.

2. 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.

APPLICATIONS:

1. 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.

2. Administrative Review
Property address: 1 Falmouth Ave
Block: 102.24 Lots: 2
Applicant: Crestwood Village 7
Case# PB-2026-10

The subject of this application is to seek approval for the installation of a new Generac Generator to replace the current outdated one. The applicant also proposes installing 2 bollards in front of the proposed generator. The proposed generator will be two (2) ft away from the Fernwood Hall clubhouse.

3. 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.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of February 2, 2026, Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

EXECUTIVE SESSION

Litigation

ADJOURNMENT

Posted: April 29, 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