

MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
TUESDAY, SEPTEMBER 8, 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. Tuesday, September 8, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

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: 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.

3. 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.

APPLICATIONS:

1. TO BE CARRIED TO THE NOVEMBER 2, 2026 MEETING- NO NEW NOTICE REQUIRED
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.

2. Administrative Review

Property Address: 50 Lacey Rd
Applicant: Springpoint at Crestwood, Inc.
Block: 100 Lot: 10.01
Case# PB-2026-19

The Applicant is seeking approval for minor site modifications being made to the existing courtyard/outdoor recreational area.

3. Preliminary and Final Major Site Plan Application

Property Address: 88 Lacey Rd.
Applicant: McDonald's USA, LLC
Block: 86 Lot: 2.01
Case# PB-2026-16

The Applicant seeks to demolish the western commercial building to build a one-story restaurant with a drive-thru and parking lot. The eastern commercial building will remain.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of May 4, 2026, Regular Meeting Minutes
- c) #26-44 Amending Attachment 8, The Zoning Map so as to Adopt an Updated Complete Map
- d) #26-46 Amending and Supplementing Chapter 245, Entitled "Land Use and Development" so as to Amend Section 245-74.1 Entitled "Mixed Use Development"
- e) #26-48 AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY REPEALING ORDINANCE #25-27 AND AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01 TO REMOVE DATA CENTERS

PROFESSIONAL REPORTS

PUBLIC PORTION

EXECUTIVE SESSION

ADJOURNMENT

Posted: August 31, 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