

AMENDED
MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, OCTOBER 5, 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, October 5, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

1. Statutory Extension of Time to Act on/Perfect Approvals
Amended Preliminary and Final Subdivision and Site Plan Application
Property Address: Lakehurst Whitesville Rd.
Block: 65 Lots: 11, 12, 13 & 14
Applicant: Parkwood Square, LP & Parkwood Center B LLC
Case # PB-2023-05

The Applicant received approval for an extension of time for their amended Preliminary and Final Subdivision and Site Plan approval to consolidate the existing lots, subdivide the proposed Townhomes onto individual lots, and construct a residential development with a commercial component and a mixed-use commercial and garden apartment component in the PB-1 zone.

2. Administrative Review
Property Address: 1681 Ridgeway Rd.
Applicant: United Church of Christ
Block: 1 Lot: 3
Case# PB-2026-21

Applicants was approved to construct a ramp for accessibility for wheelchairs for the church.

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

The Applicant was approved for minor site modifications being made to the existing courtyard/outdoor recreational area.

4. 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 was approved 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.

APPLICATIONS:

1. Preliminary and Final Major Subdivision
Property Address: 3240, 3250, 3260 and 3270 Wilbur Ave
Applicant: 3250 Wilbur Ave LLC/Thomas Rosenberg

Block: 59 Lots: 649, 650, 651 and 652
Case# PB-2024-13

The Applicant is seeking Preliminary & Final Major Subdivision approval to construct thirteen (13) new single-family homes, each of which is 2,200 sf in size in accordance with the R-40 Zone's Cluster Option.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of June 1, 2026, Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

ADJOURNMENT

Posted: September 29, 2026
Re-Posted: September 30, 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