MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, MAY 4, 2026, 1 COLONIAL DRIVE, MANCHESTER, NJ

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairwoman, Felicia Finn, at 6:00 pm on Monday, May 4, 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	Present
William Barron	Vice Chairperson	Present
Joseph Hankins	Mayor	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Paul Cugliari	Member	Absent
John Franolich	Class II Member	Absent
Michelle Manzella	Alternate #1	Absent
PaulaAnn Fazio	Alternate #2	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mathew Wilder, PE, PP	Board Engineer	Present

Ms. Finn introduced the first memorialization 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

Mr. Coronato explained they would be switching the location of the pad to the rear of the building, for one on each end to the side of the building and adjusting the staircases.

Miss Finn called for a motion to approve the resolution.

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-absent; J. Franolich-absent; Ms. Manzella-absent; Ms. Fazio-yes. Motion carries.

Ms. Finn introduced the next memorialization as follows:

Courtesy Review
Property address: 1501 Highway Route 70
Block: 116 Lots: 13
Applicant: NextGrid
Case# PB-2026-08

Mr. Coronato explained that it was for the applicant, NextGrid. They brought the application before the Board to integrate solar to the Manchester landfill, and also to cap the landfill on behalf of the Township. This was just a courtesy review.

Miss Finn called for a motion.

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-absent; J. Franolich-absent; Ms. Manzella-absent; Ms. Fazio-yes. Motion carries.

Ms. Finn announced that the Whiting Station application would be carried to the June 1st, 2026 meeting. Mr. Coronato explained he spoke with the attorney and asked that they have an attorney present for legal liability and to discuss the specifics of the engineering. They received an email at 3:38 p.m. confirming that. Ms. Finn announced that no notice will be required, and Mr. Coronato confirmed.

Miss Finn called for a motion to carry the application to the June 1, 2026 meeting with no re-notice required.

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-absent; J. Franolich-absent; Ms. Manzella-absent; Ms. Fazio-yes. Motion carries.

Ms. Finn introduced the first application as follows:

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.

Mr. Coronato swore in Rosetta Deluca of 119 Chelsea Drive, Manchester NJ. She introduced herself as the president of the Board of Trustees for Crestwood Village 7. Mr. Coronato asked if they have a professional here tonight. Ms. Deluca said no. Mr. Coronato explained what the MLUL says, and he said that sometimes we can relax that, depending on what is asked.

Ms. Deluca said they are also proposing a fence.

Ken Stebner introduced himself and provided his address of 4 Augusta Dr. He was sworn in. He stated that he is the Sergeant at Arms for Crestwood Village 7. He explained that this application was to update the generator. The purpose was to create a warming center for the community. Mr. Wilder asked about the power source. Mr. Stebner said it would be propane. It is brand new, but in the same location.

Mr. Stebbins stated that every Wednesday at twelve would be recycling. It's a hundred-gallon tank, but holds eighty gallons, and it is the same size as before. Mr. Coronato asked if it was more like a replacement. Mr. Stebner said yes. Mr. Barron asked if it was above or below grade and Mr. Stebner said it was above.

Mr. Wilder asked if it would comply with building codes, and Mr. Stebner said yes. Mr. Wilder asked if there would be bollards. Mr. Stebner said that there would be one 15 feet on each side, two feet from each side, and two feet from the center, and about 30 inches in height. It would extend above the generator. Mr. Wilder deferred to the board about screening, but confirmed that they answered all his questions.

Mr. Barron asked about the noise. Mr. Stebner said it would be 67 decibels. Mr. Wilder said that that's in compliance with city regulations.

Mr. Coronato asked to confirm that, in short, they're just replacing what's there and adding bollards. Mr. Stebner confirmed and said they have bollards in front of the generator and the tanks there already.

There were no more questions from the board.

Ms. Finn opened to the public.

Robert Bounono was sworn in. He is the vice president of the Board at Crestwood Village Seven. He stated that the generator that they have is old. It is hard to get parts and they had a total loss of power for hours when the snow came down hard this winter. At the warming center, they will accept approximately 300 people in the event of a warming station being needed. Ms. Finn said that she thinks that is wonderful.

There were no more public comments.

Ms. Fazio asked if there was netting over the generator. Mr. Wilder stated there would be no netting. Mr. Stebner said they can't put a screen; it needs to breathe.

Miss Finn called for a motion.

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-absent; J. Franolich-absent; Ms. Manzella-absent; Ms. Fazio-yes. Motion carries.

Ms. Finn introduced the next application as follows:

Administrative Review
Property address: 1 Falmouth Ave
Block: 102.24 Lots: 2
Applicant: Crestwood Village 7
Case# PB-2026-12

She explained this is for a fence.

Ms. Rosetta DeLuca, the president of Crestwood Village Seven was previously sworn in and was sworn in again. She explained that the application was for a galvanized chain fence. Ms. DeLuca explained that it was 115 feet and 8 inches, and replacing the existing fence.

Mr. Wilder asked what the purpose was and Ms. DeLuca said it was an escape route and entrance close to the pumping station. She stated that Sergeant Sherry made a suggestion for a combo lock for the gate. Mr. Wilder said he would defer to the fire professionals and asked about the height of the fence. Ms. DeLuca said it would be four feet high.

Mr. Wilder asked if Miss Deluca had a survey to show where the fence is going. Miss Deluca said she needs to get a new one. Mr. Wilder stated that he needs to see that.

Robert Bounono came before the board. He was sworn in as the vice president of Crestwood Village Seven. He wants to enter Exhibit A-1, which is everything relating to the fence, and it shows the swing gate. Ms. Kisty explained that the gate there was not always a gate.

Miss Finn spoke about it not always being an ingress/egress and stated that it was not paved.

Mr. Coronato explained that this is why you need a site plan and an attorney. If you're saying you will use this as an ingress or egress, you need to explain the purpose behind it. Let's say emergency services need to get in there. Emergency services need to know about it, and they need to know about the conditions and the surface.

Miss Deluca said she will be doing something regarding a survey or site plan. Mr. Coronato said they would carry the application to June 1st to give them an opportunity to get an engineer.

Miss Finn asked if the association owns all the land to the road. Mr. Bounono said no, they only own to the pump station.

Mr. Coronato said they need to have more information.

Miss De Luca asked if she should take the fence down. Mr. Coronato said no, he would discuss it with Miss Kisty regarding putting a stay on enforcement for code enforcement. Mr. Wilder explained that he cannot represent them because it is a conflict of interest. Mr. Bounono will call Matthew Hockenberry.

Mr. Coronato said that he will work with the engineer to figure something out and he said that before they do anything, they should talk to the professional first and start with a site plan.

Miss Finn asked for a motion to carry the application.

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-absent; J. Franolich-absent; Ms. Manzella-absent; Ms. Fazio-yes. Motion carries.

Ms. Finn moved on to the bills portion of the meeting.

Ms. Kisty read Mr. Umlauf’ s report as follows:

We are in receipt of (7) invoices from Colliers Engineering, totaling $4,301.00 and 19hrs, (7) from Morgan Engineering totaling $2,360.40 and 13.80hrs and (2) from Coronato Law, totaling 1,350 and 10hrs and in total combined $8,011.40 and 42.80hrs. The services are in support of:

Project No.	Project.
MCP001	General Planning Bd Services
PB-2026-04 & 05	Infinity Solar
MCP0118	Craftway Center, LLC
MTPB25-22	2453 Steiner Rd, Reich
MTPB2604 & 05	Dollar General
MTPB25-07	Jeffery Jerman, 9th Ave

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

Ms. Finn called for a motion to pay the bills.

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

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

Ms. Finn asked for a motion to approve the meeting minutes from February 2, 2026.

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

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

Ms. Finn asked if there were any professional reports, there were none.

Ms. Finn opened it to the public.

There were no public comment or questions.

Ms. Finn closed the public portion.

Ms. Finn explained that they were going to go into executive session and asked the public to leave. She 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 6:44 p.m., on a motion made by Mr. Barron, seconded by Mr. Vaccaro. All were in favor, none were opposed.

The Board returned from executive session at 7:23 p.m. on a motion made by Mr. Barron and seconded by Ms. Vaccaro. All were in favor, none were opposed.

Ms. Finn called for a motion to adjourn.

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

All in favor, none opposed.

The Board adjourned at 7:23 p.m.

Respectfully submitted by

Amanda Kisty,

Secretary for the Planning Board