MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, JUNE 1, 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, June 1, 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	Absent
Timothy Umlauf	Class I Member	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
Mathew Wilder, PE, PP	Board Engineer	Present

Ms. Finn introduced the first memorialization 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subject of this application is to seek approval for the installation of a new Generac Generator to replace the current outdated one.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 explained it was just the generator, and just a replacement where the old one was, and they were adding bollards. He asked if there were any questions.

Mr. Vaccaro asked if there were two bollards. Mr. Wilder said no, a third was required. Mr. Cugliari asked if it was fenced in. Mr. Coronato said there would be some shielding. Mr. Umlauf said no vinyl fencing. They stated that the manufacturer told them no, that they could not put shielding and they could not put a fence.
Ms. Finn asked for any more board questions. There were none.

Miss Finn called for a motion to approve the resolution.

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

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

Ms. Finn announced that the Crestwood Village application for the fence would now be carried to the July 6, 2026 meeting.

Mr. Coronato said that he anticipates this will be carried indefinitely and might have to be totally revised.

Ms. Finn announced they are carrying the Whiting Station application to the July 6, 2026 meeting.

Ms. Finn introduced the next application as follows:

Minor Subdivision with Bulk Variances
Property address: 2453 Steiner Road
Block:60.09 Lot: 21
Applicant: Eliyohu and Rochel Reich
Case# PB-2025-22

The Applicant is seeking Minor Subdivision approval to evenly subdivide lot 21 into (2) conforming (75’ x 168.35’) lots, denoted as proposed lots 21.01 & 21.02. All existing improvements on the property are noted on the plan to be removed. The applicant also proposes (2) 2-story dwellings of 1,500 sf (50’ x 30’), one on each of the proposed lots.

The applicant is also seeking a bulk “C” variance for the minimum first floor elevation requirement on proposed Lot 21.01 and proposed lot 21.02 as well as waivers or exceptions from providing curbs and sidewalks along Steiner Road.

Mr. Umlauf recused himself due to a conflict with the attorney representing the applicant as he may have been represented by the attorney's office.

Avi Tober, Esquire, introduced himself as the attorney for the applicant. He explained that this is a simple application. The project is in the R ten A zone. He gave the size of the lot. He stated that it is on the Green Acres side of the community. It slopes back to the front and left to right. It uses public water. The existing house will be razed, and they need a variance due to the topographic conditions of the property.

Mr. Robert Woodcock of 914 Lacey Road in Forked River introduced himself as the engineer for the applicant. He provided his credentials. He has a bachelor’s degree in science earned in 1987 from the University of Maryland. He has been practicing for 30 years as a professional engineer and a professional planner, and he has been before almost every board in Monmouth and Ocean County. The board accepted his credentials.

Mr. Woodcock explained that there are two existing structures on the property on Steiner Road right now. The lot is 150 feet by 168 feet. They would like to split the lot. The property is in the R-10A residential zone. He stated that both lots would be 12,626 square feet per lot, and seventy-five-foot lot width and frontage. It would have public water and septic, but they would be new or reconstructed. They are requesting curb and sidewalk design waivers because there are none existing surrounding the property. The lots would be conforming, but they would need two variances because the homes would be more than two to four feet above the crown of the road, which is what is permitted. Six to eight feet above the crown of the road is proposed due to the groundwater. The applicant wants to maintain the existing stormwater management and drainage.

Mr. Woodcock wanted to go through Mr. Wilder's letter. He already covered the size of the property and the variances on page four. Public water and septic are on each of the residential lots, and they would comply with the map filing laws. They would comply with all comments except 13-B. A revision to the signing of the map by the surveyor, and they will adjust accordingly. The existing use and the proposed use are the same. They anticipate having a basement. There is no negative impact on adjacent properties. There will be a retaining wall on the applicable side to mitigate stormwater, along with dry wells. There is ample off-street parking that is required and provided in accordance with R.S.I.S. They proposed having five bedrooms, and they will require three off-street parking spots.

Mr. Tober stated that this is just a subdivision application. They are not proposing a house yet.

Mr. Coronato said they don't want them locked into a building envelope they can't comply with. They should revise the zoning schedule to show proper coverage. They should show minimum requirements for setbacks, so no discrepancy later.

Mr. Wilder said he has no issue, but to put the zoning in the zoning chart that they will comply and add to the plan proposed. He just wants to make sure that they comply with all the standards.

Ms. Fazio asked about the setbacks and asked if they are the standard setbacks. Mr. Wilder said yes. These are the standard setbacks for the zone. They are creating lots that are twenty percent larger than required. Ms. Fazio asked if this included sidewalks. Mr. Wilder said the applicant is requesting a waiver, but even adding a sidewalk wouldn't affect measurements.
It's from the property line.

Mister Woodcock explained that project falls under the C1-B criteria as the exceptional topography of the property is the driving factor for the requested variances. It would be difficult to meet all of these standards because of the grading. They will retain or recharge all runoff on the property. There will be no detriment to the public good. They will conform with all other requirements. They just require a waiver for curbs and sidewalks.

Mr. Coronato stated that this is very common.

Ms. Finn asked Mr. Wilder for his thoughts. Mr. Wilder explained the criteria and how it is an allowable criteria. If they conformed, it would be a basement driveway, which would be abnormal. He thinks C-1 criteria is appropriate as well as C-2 criteria.

Ms. Manzella asked if that would be a self-created hardship. Mr. Wilder said no, because the property creates the hardship because the topography already exists. Ms. Manzella asked if two structures versus one would create more of a runoff problem. Mr. Wilder explained the cubic roof requirements for runoff. He stated the engineer said they would comply, and he would prefer a sideline swale down the side of the property. Ms. Manzella said she drove by, and the property is really elevated. Mr. Woodcock said the roof runoff goes underground, and the rest is through swales or dry wells or other diversions.

Mr. Cugliari asked where the water from the retaining wall goes and where it would be directed. Mr. Woodcock said it would be directed to the street. Mr. Cugliari asked how high the retaining wall would be. Mr. Wilder said maybe three feet. He stated the house footprint proposed is really wide and could actually be smaller.

Mr. Woodcock concluded his presentation.

Mr. Wilder asked about the finished first floor and said that if you exceed what you are asking for, you will need to come back. He stated the demo needs to be done before the perfection of the subdivision. Mr. Woodcock asked to confirm that he can't just add to the map to be removed. Mr. Coronato said no because if it never gets done, it could present big problems, and the township has had issues in the past.

Mr. Woodcock asked if they could get an automatic extension on the perfection of the subdivision and Mr. Coronato said yes, they can give them a one-year extension.

Mr. Wilder explained and said it would give them eighteen months to perfect.

Mr. Coronato said it's a courtesy that most towns give. Mr. Coronato asked if they could set monuments. Mr. Woodcock confirmed that they could.

Mr. Wilder asked if the basement would have a bathroom because then the applicant would need a sump pump and a larger septic field, and of course, any approval is conditioned on the board of health. He stated the proposed driveway would need to have permanent surfaces, either concrete or asphalt, with a driveway apron.

Ms. Finn asked if there were any more questions for the board. There were none.

Ms. Finn opened to the public.

Isabel Damello of 2441 Steiner was sworn in. She asked how the grading will affect the property. She also commented on the parking of construction vehicles and equipment with

school buses. She said there is not enough parking for the people living in the houses that are existing.

Mr. Coronato said there would be no blocking the roadway, and they would have to park on site. Mr. Wilder said they will need to get approval from Soils for parking on site during construction. He stated that during construction, the vehicle should park on site and not on Steiner.

Gale Apgar of 53 Columbus Boulevard was sworn in. She spoke about the slope of the yards, and she asked if houses can be built behind it. Mr. Woodcock said no because it is wooded. Ms. Apgar asked if there would be flooding. Mr. Wilder said no, but the drainage will need to be addressed and complied with.

Ms. Manzella stated that lot 24 sits extremely low. How do you know that the water won't come down the street and affect their lot? Mr. Wilder said that for planning board and zoning board applications, they can't consider off-site drainage issues. Mr. Woodcock said that we may be reducing offsite runoff with dry wells in the drainage plan. Mr. Coronato said they try to control as much water on site as they can, but they won't be traveling across the property line.

Ms. Fazio stated that currently there is a house on the property and it should be the same because it's already happening. Mr. Wilder stated that he thinks this will be an improvement on the current situation. Ms. Apgar said the pump that you're talking about is different than the dry well. Can they make sure they add a sump pump? Mr. Wilder said yes.

Mr. Vaccaro asked if it would be five or four bedrooms. Mr. Tober said he doesn't know. This is just a simple subdivision, and there is no plan for a house. Mr. Woodcock said it will be. It will probably be consistent with the houses in the area.

Ms. Finn asked if there were any more comment or questions from the public. There were none.

Ms. Finn asked if there was any more board questions. There were none.

Mr. Coronato began to explain the conditions: the first condition is that the existing structures including the pool and shed are to be demolished prior to perfection; the location of the septic will be proposed on the plot plan; there will be two finished floor elevation variances; stormwater and drainage will be directed toward the street; there will be a retaining wall or swale; dry wells will be installed; they will extend the map recording for one year; all construction vehicles will be parked on site; if there is a basement then there will be sump pumps and dry wells; A larger dry well will be proposed; the driveway will be a permanent surface with a concrete apron at the street.

Miss Finn called for a motion to approve the application with the conditions set forth in testimony and by Mr. Coronato.

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

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

Ms. Finn asked for the bill report. Mr. Umlauf read the report as follows:

We are in receipt of (4) invoices from Colliers Engineering, totaling $2,886.84 and 12.75hrs, (8) from Morgan Engineering totaling $3,887.20 and 24hrs and in total combined $6,774.04 and 36.75hrs. The services are in support of:

Project No.	Project.
MCP001	General Planning Bd Services
MTPB26-12	Crestwood Village 7
MTPB26-10	Crestwood Village 7

MCP0116	ARYA Properties
MTPB-13	13 Englemere Blvd Jeffery Jerman
MCP0118	Craftway Center, LLC
MTPB25-22	2453 Steiner Rd, Reich
MTPB26-09	3219 Wilbur Ave
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. I find the charges to be reasonable and appropriate and recommend approval.

Ms. Finn asked for a motion to approve the bills.

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

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

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

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

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

There were no professional reports.

Ms. Finn opened to the public.

Mr. Joe Markowski of 103 Eleanor came before the board and was sworn in. He asked why Crestwood Village had to come before the board just to replace a generator. Mr. Coronato explained and said that they had to because they are making a minor change to the site. Mr. Markowski asked if it was just exterior, and Mr. Coronato said it mostly was. Mr. Wilder said usually if it's anything other than a single-family residential home, they come before the board.

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

Ms. Finn asked for a motion to adjourn.

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

All in favor. None opposed.

The board adjourned at 6:57 p.m.