

AMENDED
MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
MONDAY, NOVEMBER 2, 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, November 2, 2026.

1. Salute the Flag
2. Roll Call

MEMORIALIZATIONS:

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.

APPLICATIONS:

1. Administrative Review
Property Address: 100 Michigan Ave
Applicant: Cedar Glen Lakes Inc.
Block: 113 Lot: 1
Case# PB-2026-22

The applicant seeks to construct a 190 foot by 50 ft dog run for Cedar Glen Lakes' residents only.

2. Minor Subdivision
Property Address: 1532 Sixth Avenue
Applicant: Sarama Brothers, LLC
Block: 1.114 Lots: 14 thru 21
Case# PB-2026-20

The subject of the Application is the consolidation of eight existing undersized lots and re-subdividing them into two conforming lots. The tract has frontage on Sixth Avenue between Oakdale and Parkview Avenues, and is within the R-10 Residential Zone.

ADMINISTRATION SESSION:

- a) Payment of Bills
- b) Approval of August 3, 2026, Regular Meeting Minutes

PROFESSIONAL REPORTS

PUBLIC PORTION

EXECUTIVE SESSION

ADJOURNMENT

Posted: October 28, 2026
Re-Posted: October 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