



MANCHESTER TOWNSHIP
1 COLONIAL DRIVE • MANCHESTER, NJ 08759 • (732) 657-8121
DEPARTMENT OF INSPECTIONS, LAND USE & PLANNING

GARY T. SYLVESTER, CPWM
DIRECTOR

ROBERT HUDAK
MAYOR

TOWNSHIP PROJECT SUMMARY FOR ACTIVE BUILDING, LAND USE & FUTURE DEVELOPMENT

(UPDATED 05-19-22)

***** Please be advised that this project summary is a comprehensive listing of Major Applications submitted and heard through the Planning & Zoning Board of Adjustment and does not reflect minor submissions such as residential accessory structures and/or hardship or bulk variance applications. *****

Active Projects under Construction:

➤ **Brentwood Estates (Block 21, Lots 621, 622 & 1712)**

- O Original Application was made to the Planning Board at the November 5, 2018 meeting and a memorialization approving the subdivision at the December 3, 2018 meeting. Located on Brentwood Avenue intersecting with Wilbur Avenue.
- O Applicant is ARYA Properties, LLC – Island Heights, NJ.
- O Resolution compliance completed and a pre-construction meeting was held in March of 2020 and site was to begin clearing operations shortly thereafter.
- O Application back to the Planning Board for reintroduction of Preliminary & Final Major Subdivision for an increase in units at August 3, 2020 meeting. Application to be carried as re-notice is necessary due to limitations on public gatherings (due to executive order #173 which decreased indoor gathering capacity limit to 25 max).

- O Decision to revert back to original 14 lot subdivision (with 1 commercial lot & 1 basin lot) approval from 2018 apparently due to the burden of the Affordable Housing costs associated with the larger subdivision (the addition of 11 more lots).
- O Tree/Land clearing operations are complete, although deviation from the approved tree clearing permit approval had occurred (matter resolved via notice of violation and subsequent penalty and action plan), several building permits have been released and construction has commenced.
- O **Site work is ongoing and all residential building permits have been issued to date and all units are under construction whereas two CO's have been issued on Brentwood Ave., two CO's and two TCO's issued on Morgan Ct. and multiple final inspections are scheduled within the upcoming weeks.**

➤ **Venue (a.k.a., Woodlands of Lake Ridge - Block 109, Lots 6,14 & 15)**

- O Comprised of approximately 162 age-restricted single family homes directly off of Rt. 539 (across from the Woods @ Whiting).
- O Some site improvements were originally constructed in 2012 in an effort to avoid having their approvals lapse (prior outside agency approvals) when final approval was granted for Phase I of the project.
- O The past owner/developer, The Kokes Organization, sold the project to Lennar Developers (US Homes Corp./DBA Lennar) in 2017.
- O Project is active in Phases I & II which consists of 21 and 56 lots respectively. Memorialization of a Resolution Approving for Statutory Extension of Time in July 2018 was made and granted in for two, one year extensions for Phase II & Phase III (85 lots). Final Subdivision/Site Plan approval subsequently signed.
- O Application has been made to the Planning Board seeking an Administrative Approval to adjust and provide for a 20.5 foot 'Garage Front Yard Setback' for the remainder of the project where 25 feet was previously approved.
- O **Construction in Phase III is just about complete with the last final units to be finalized at the site trailer location. Final site work improvements ongoing prior to bond release.**

Inactive Projects:

➤ **Car Wash & Retail Plaza (Block 86.01, Various Lots)**

- O Property located in Whiting on Rt. 530 whereas they received preliminary conditional approval to install the water infrastructure for the future use of this project in 2012 and was subsequently installed thereafter.

- No action or response to date since engineer was notified of potential conflicts and other associated comments in reference to utility design and/or infrastructure.
- Our office was contacted several times with other prospective buyers to the develop property for another use. Inquiries only, no further action taken at this time.

➤ **Contractor's Storage/Maintenance Bldg. (Block 68, Lot 3)**

- Memorialization of a resolution approval with 2 variances (lot width & frontage) for the construction of a 3,200 sq. ft. contractor's storage/maintenance building, material/vehicle storage and parking area and associated site improvements.
- A use variance was granted pursuant to a resolution adopted on 10/23/14.
- Located on Ridgeway Road and applicant is KST Contracting – Toms River, NJ.
- Continuing to work towards resolution compliance.
- **Approvals expired as no action to develop was undertaken within the 3-year requirement. Recent discussion advised applicant to make application to the Board for an extension.**

➤ **Green Acres Commercial/Office Center (Block 60.10, Lot1)**

- Originally approved June 2, 2008 for preliminary and final site plan approval with variances. Located on the corner of Green Acres Road & Rt. 70.
- Applicant is Futures Trust represented by Robert Shea & Associates.
- Applied for statutory extension of time for previously approved site plan (application heard May 2, 2016).
- Tree clearing has been completed and initial site improvements (including partial curbing) have commenced in fall of 2016. No further action has continued since.

Projects in the Planning Stage:

➤ **Area in need of Redevelopment (Block 38, Lot 4 – #2132 Rt. 37 West, LLC)**

- Township Council previously adopted Resolution #19-397) November 25, 2019 authorizing the Planning Board to undertake a preliminary investigation to determine

whether this property was an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq.

- O Administrative Session held at December 2, 2019 meeting as a result of recommendation by Township Council for investigation. Public Hearing conducted at March 2, 2020 meeting. Motion to approve recommendation for Area of Redevelopment.
- O Township Council adopts Resolution #20-144 on March 9, 2020 pursuant to the Planning Board determining that it is in fact an Area of Redevelopment.
- O Review and recommend to Township Council for second reading of Ordinance #20-028 on September 14, 2020 and designating Redeveloper #2132 Rt. 37 West, LLC pursuant to Resolution #20-339.
- O Redevelopment Agreement approved – Resolution #20-398 on October 26, 2020.
- O Preliminary & Final Site Plan approval granted by the Board at January 21, 2021 special meeting and subsequent memorialization of a Resolution on February 15, 2021.
- O The project proposal is for the construction and operation of a Short Term Post-Acute Care Facility consisting of a 124-bed skilled nursing facility.
- O Applicant is #2132 Rt. 37 West, LLC.
- O Subsequent Civil Action Summons dated April 21, 2021 filed against the Manchester Twp. Planning Board and #2132 Rt. 37 West, LLC.
- O Applicant coming back to the Planning board for site plan amendment due to re-positioning of the building to accommodate adjacent owner inquiries and concerns.
- O Special Meeting scheduled for Wednesday September 29, 2021 carried to December 6, 2021 meeting for Preliminary & Final Site Plan approval and subsequently granted.
- O Memorialization of a Resolution approving Preliminary & Final Site Plan at the January 10, 2022 meeting.
- O **Currently under review by Collier's Engineering and working towards resolution compliance and ultimately signed site plans.**
- O **It appears that an amended complaint (In Lieu of Prerogative Writs) has been submitted by the Arbors (Arbors Propco, LLC) against the PB subsequent to the stipulation of dismissal this past January however, the Township has yet to be served as far as I know. There is also no Affidavit of Service filed with the Court.**

UPDATE: Twp. officially served on May 11, 2022 with a case initiation date of March 7, 2022.

➤ **Area in need of Redevelopment (Block 38, Lot 5 - #2156 Rt. 37)**

- O Township Council approached by the owners for determination as to whether said property is an area in need of redevelopment. On February 24, 2020, the Township Council adopted Resolution #20-118 authorizing the Planning Board to determine

whether the subject property is an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq.

- O Administrative Session conducted at May 4, 2020 virtual meeting. Motion to approve recommendation for Area of Redevelopment to Township Council.
- O Public Hearing and motion to approve recommendation meets criteria for redevelopment at June 1, 2020 meeting.
- O Township Council adopts Resolution #20-302 on July 27, 2020 pursuant to the Planning Board determining that it is in fact an Area of Redevelopment. Future plans indicate may be purchased by adjacent redeveloper from #2132 Rt. 37.

➤ **Area in need of Redevelopment (Block 44, Lots 15.01 – 2065 Hwy. 37)**

- O Township Council adopted a Resolution (#18-400) December 10, 2018 and authorizing the Planning Board to undertake a preliminary investigation pursuant to Harvey N. Karen approaching the Township with a plan for redevelopment to determine whether this property was an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-6 of the Local Redevelopment & Housing Law.
- O Public Hearing has been rescheduled from April 2019 to a later date for the Preliminary Investigation of the property in question determine whether it is in fact "an area in need of redevelopment."
- O Public Hearing conducted at July 1, 2019 meeting for motion to approve recommendation for redevelopment to Township Council. Resolution #19-290 approved July 22, 2019.
- O Second reading of Ordinance #20-021 by Township Council on July 13, 2020 pursuant to the Planning Board determining that it is in fact an Area of Redevelopment.
- O Township Council designates and names 2065 Highway 37 Owners, LLC as the conditional redeveloper of the property.
- O Project application consists of 210 residential units (within 21 buildings) with a clubhouse, 6,296 sf convenience store with fueling stations and an 18,000sf commercial pad totaling 45 acres.
- O Application received by the Colliers Engineering for development will be phased as follows;
 - Phase 1 – Residential development (210) and roadway improvements.
 - Phase 2 – Convenience Store (6,296 sf) with fueling stations.
 - Phase 3 – Commercial Pad (18,000 sf).
- O Application heard at a Special Meeting of the Planning Board Monday July 19, 2021 and approved. Initially seeking Preliminary and Final Major Site Plan approval for Phase 1 and Preliminary Site Plan approval for Phases 2 & 3.

- Memorialization of a Resolution approving a Preliminary & Final Major Sub-Division & Site Plan – Phases 1-3, Preliminary Site Plan approval for Phase 2 & 3 and Preliminary & Final Site Plan approval for Phase 1 at the September 7, 2021 Planning Board meeting.
- **Under review by Collier's Engineering and working towards resolution compliance, bonding requirements and ultimately signed site plans.**
- **Currently awaiting revised drawings to be heard before the PB again. Nothing has been submitted as of yet as the developer is reviewing their options.**

➤ **Area in need of Redevelopment (Block 102, Lot 2 – 2121 Lake Rd. A.K.A. Whiting Storage Urban Renewal, LLC)**

- Discussion at November 4, 2019 meeting pursuant to Township Council adopting Resolution #19-274 for the Planning Board undertake investigation to determine whether the subject property is an "area in need of redevelopment."
- Public Hearing on held on January 6, 2020 meeting.
- Review and recommend to Township Council for second reading of Ordinance #20-031 on September 14, 2020 and designating Redeveloper Whiting Storage Urban Renewal, LLC.
- Redevelopment Agreement approved – Resolution #20-340 on September 14, 2020.
- Preliminary & Final application approval granted at the Board at March 1, 2021 meeting.
- Memorialization of a Resolution approving site plans on April 5, 2021.
- Applicant is Whiting Storage Urban Renewal, LLC.
- Resolution compliance completed and a pre-construction meeting was held on October 10, 2021 with applicant/associates, Collier's Engineering and contractor.
- Zoning approval was granted for tree clearing & site development on October 29, 2021.
- Building permit applications were submitted on December 14, 2021 for the three separate buildings and is currently in plan review status. Initial review disapproved for Bldg., Electrical and Fire – waiting for resubmission.
- **Building permits have been issued on 02-01-22 as 3 separate permits (one for each building) and construction has commenced.**
- **Construction is currently in the structural steel framing stages for all 3 buildings.**

➤ **Area in need of Redevelopment – Whiting Landfill (Block 116, Lot 13)**

- Township Council adopted a Resolution (#18-400) on September 9, 2019 directing and authorizing the Planning Board to conduct the necessary preliminary investigation. A public hearing was held at the November meeting to determine whether this property was an "area in need of redevelopment" pursuant to N.J.S.A. 41A:12A-1 *et seq.*
- Subsequent Public Hearing conducted at the October 7, 2019 Planning Board meeting. Motion to approve authorizing and directing Maser Consulting to undertake inspections of the property and to submit a map of said area and associated report of their findings. Township Council Resolution #19-398 on November 18, 2019 designating area of redevelopment.
- The Township teaming up with Nextgrid – developer for the 4.62 MW solar farm to be installed pursuant to the Community Solar Program and to also pay for cap and closure of the landfill per NJDEP requirements while subsequently paying the Township to lease the land.
- Second reading of Ordinance #20-022 by Township Council approving a Redevelopment Plan at July 13, 2020 Council meeting.
- Pinelands Commission hearing in October 9, 2020, subsequently approved and certified. Comments provided thereafter by the Commission and working on addressing at this time.
- NextGrid received its "Part 1" Interconnection from JCP&L on July 13, 2021 meaning that there are no major upgrades needed to the grid.
- NextGrid finally provided the Planning & Design Schedule to the Township on September 16, 2021. Successful prior discussions between NextGrid's contractor "Geosytec" and the Pinelands has transpired and as such, the Monitoring Well installations are slated to be installed on September 27, 2021.
- NextGrid was scheduled to meet with Pinelands Commission on Friday January 7, 2022 to discuss next steps moving forward. We are awaiting the details from their meeting.
- **A Hydrogeologic Investigation Report in December and received comments from Pinelands Commission on that a few weeks ago (March 1). They are working to make the revisions to the report and will then resubmit to Pinelands Commission for their final approval.**
- **Also completed was a Habitat Assessment as required by Pinelands Commission to evaluate the potential presence of habitat for threatened and endangered (T&E) species on the landfill, including various T&E snakes and other species. The assessment indicated that some snake habitat is present on the landfill. They are going to submit that report to Pinelands Commission and discuss next steps with them.**
- **On Wednesday March 23, 2022 a meeting was held via zoom for a status update from the developer with the Twp. Administration.**
- **Currently waiting for extension request decision through Pinelands.**

➤ **Commercial/Retail Development (Block 111, Lot 2)**

- Application was made for preliminary site plan approval in June of 2017 for the construction of a commercial/retail development consisting of two retail/office buildings, a bank, restaurant and a car wash. The applicant is TMR Enterprises, LLC located in Toms River, NJ.
- The property is located on County Route 539 just off State Hwy. 70 just behind the Dunkin Donuts & Mavis Service Center.
- Memorialization of a resolution was approved at the October 2017 meeting.
- Administrative Approval application heard at May 4, 2020 meeting for left turn prohibition onto State Hwy. 70 and finalize NJDOT permit.
- Memorialization of a Resolution approving an Administrative Approval at the June 1, 2020 meeting.
- Commercial Realtor Tim Gillen has been in contact with us to propose a “State of the Art” Storage Facility for this location instead of the originally proposed Commercial/Retail development. An alternative would be for a “Warehouse Use” type of facility – both of which he claims are “sweeping the nation” with development.
- **Discussions on-going with Administration on various proposal’s.**

➤ **Dollar General – 498 County Route 530 (Block 98, Lot 22)**

- A concept plan review meeting was held on January 31, 2020 and subsequent Informal Review was held at the March 2, 2020 Planning Board meeting.
- Proposed site location is on O.C. Rt. 530 at Schoolhouse Road intersection.
- Applicant is CGP Acquisitions & Development, LL
- Store to be similar to their Rt. 37 & Colt Pl. store that has recently initiated.
- Official application to Planning Board at January 4, 2021 meeting for Preliminary & Final Site Plan Approval.
- Memorialization of a Resolution at February 1, 2021 meeting. Applicant is now Whiting DG, LLC.
- Pre-construction meeting was held on June 16, 2021 and site clearing has commenced.
- A TCO was issued on November 30, 2021 with several noted conditions.
- **Notice of violation and order of penalty issued on 3/11/22 for non-compliance with failure to obtain a permanent certificate of occupancy and is still outstanding.**

➤ **Heritage Minerals Tract Development (75.01, Lot 1)**

- Pursuant to a 2004 settlement agreement, Hovsons’ Inc. has authorization to develop 2,400 homes over approximately 1000-acre footprint.

- Planning Board unanimously voted to recommend the adoption of the “Manchester Heritage Town Center Redevelopment Plan” per Ordinance #16-022 at its meeting on June 6, 2016.
- On June 21, 2016, the Mayor and Township Council vetoed Ordinance #16-022 pursuant to a meeting with the NJDEP. The DEP indicated that future development would be extremely difficult due to the various environmental issues at hand.
- Letter from NJDEP Bureau of Environmental Radiation, Radioactive Materials Program to Edele Hovnanian on October 12, 2016 approving the review of the Remedial Action Work Plan (RAWP) to address the radiological impacts from the Technologically Enhanced Naturally Occurring Radiactive Material (TENORM).
- Mayor Palmer and I met with Ms. Kerry Kirk Pflugh, Director, Office of Local Government Assistance (at the same meeting for Presidential Gardens) to seek guidance and inform the Department of the on-going dilemma’s that Manchester seems to encounter when going through the CAFRA and/or Pinelands approval process. No information has been provided directly with specific details related to the issue at hand and/or data that we were seeking. Ms. Pflugh responded back on 3/21/17 re: arranging for a pre-application meeting to give guidance.
- A public hearing was held on February 8, 2018 at the Manchester Twp. High School hosted by the NJDEP to gauge public opinion. Hovsons’ now proposes a new plan to develop 4,000 units in addition to small commercial development and recreational facilities.
- The breakdown on the units are preliminarily anticipated as follows; 1,750 age restricted units, 850 townhomes, 900 single family units and 500 apartments.
- John Pagenkopf from Hovnanian Industries filed a zoning application on June 22, 2021 for tree clearing on a portion of Block 75.01, Lot 1 only, pursuant to the NJDEP site remediation permit requirements re: radioactive soils.
- **No other movement since.**

➤ **Leisure Knoll Clubhouse Addition (Block 52.01, Lot 1.03 – 4 Buckingham Drive N.)**

- Minor Site Plan approval for a clubhouse addition. Application to be made at December 7, 2020 meeting.
- Applicant is Leisure Knoll @ Manchester Association, Inc. and represented by Robert J. Hueston.
- Motion to carry application to January 4, 2021 meeting.
- Application approval at January meeting and subsequent memorialization of a Resolution on February 21, 2021.

➤ **Manchester Walk, LLC (Block 66, Lots 1 & 2 - #3858 Ridge Ave., Formerly Chapman’s Manchester Gardens & Breeder’s Walk)**

- Bifurcated Application made to the Zoning Board for a “Use Variance” to permit a Commercial – Office/Retail space whereas the proposed use is not permitted in the “PR-15 Zone.” D1 use variance resolution approved with conditions on 5/27/21.
- Subsequent Memorialization of a resolution at June 24, 2021 meeting.
- Applicant is Manchester Walk, LLC.
- Attorney is Donna Jennings, Esq.
- Applicant is also seeking a major subdivision to consolidate Lots 1 & 2.
- **Awaiting submitting to the ZBA for site plan approval. Open violations still exist on the property whereas they requested an extension to address these and the Township subsequently granted.**

➤ **Mann Medical Pavilion (83.01, Lot 7.02)**

- Existing medical building seeking approval for two large additions to the rear of the building (6845 SF of additions to an existing 15,445 SF medical office).
- Memorialization of a resolution for use variance approval and site plan approval on March 24, 2016 through Zoning Board of Adjustment.
- **Resolution compliance completed and site plans signed July 12, 2021. No pre-construction meeting scheduled or construction submittals to date. Applicant seeking contractor and is moving closer.**

➤ **Medical Building (Block 15, Lot 1.02 – formerly withdrawn under Self Storage Facility)**

- Site is located on Rt. 70 between the self-storage site/facility and church.
- Seeks a second, one-year Extension of Time Approval for a previously approved site plan for the construction of a 12,000 SF medical office building (previous resolution adopted Dec. 15, 2015).
- Extension of time Memorialized in December 3, 2018 meeting, is due to “continuing approval/economic and/or contractual issues,” as stated on the application.
- New Applicant is 2317 Route 70 LLC, David Pollock, Development Manager (formerly Amaaya Medical, LLC).
- Revised plans received by Maser Consulting in August 2019 and currently in resolution compliance review.
- **Representative from the adjacent property owner of “U-Haul” contacted us re: future development opportunities to discuss at this location. Meeting was held with Anthony Paladino, U-Haul Co. of NJ, Pasquale and myself on December 17, 2021 to discuss zoning regulations for the development of this property.**
- **No other movement since on this project since our meeting.**

➤ **MDG Development Group (Block 62, Lots 15, 16 & 33)**

- MDG is the current owner and/or contract purchaser of this property that consists of a total of approximately eighty-nine (89) acres.
- Manchester Twp. entered into a settlement agreement with MDG on February 17, 2017 that reflects a settlement with this developer in the interest of helping the Township meet its fair housing obligation.
- Of the 404 planned units, 60 percent (242 units) will be garden apartments and 40 percent (162 units) to be townhomes. Manchester has amended Chapter 245, entitled “Land Use and Development Regulations” of the Township Code so as to set forth and revise regulations regarding the low and moderate-income housing units. Eighty-one (81) units will be credited toward our affordable housing obligation.
- The next step in the process prior to development is for MGD to go before the Township Planning Board. **Still no formal application has been made to date.**

➤ **Multi-tenant/Warehouse Building (Block 46, Lots 7.01 - #2671 Route 37)**

- Bifurcated Application made to the Zoning Board for a “Use Variance” and other bulk variances whereas the proposed use is not permitted in the “TC Zone.”
- Application and approval granted with certain conditions at the February 25, 2021 meeting for D1 use variance.
- Applicant is Yosef Rothenberg.
- Attorney is John Doyle.
- Preliminary & Final Site Plan approval with conditions at October 28, 2021 meeting. Subsequent Memorialization of a Resolution at December 9, 2021 meeting.
- **Still working towards Resolution Compliance.**

➤ **Ocean County Landfill Photovoltaic Facility (Block 2, Lots 6, 20, 21, 22, 23, 59, 62)**

- Application made for Preliminary & Final Site plan approval at April 5, 2021 meeting to construct a solar array on the portions of the Ocean County Landfill (Community – 5MW and Net-Metering Solar – 1MW)
- Applicant is Advanced Solar Products, Inc.
- Attorney is Kenneth L. Pape.
- A virtual pre-construction meeting was held with O.C. Landfill on October 27, 2021 including their solar contractor project manager, Martin Ryan V.P., OC Landfill, Bob Mullin and myself.
- A project schedule was provided and a project final close-out is anticipated for 3-23-22.

- Construction application submitted and subsequently approved and issued on December 2, 2021 and construction has since commenced.
- **Construction is ongoing with the installation of racking ballasts', MV poles, modules and equipment. Initial project final close-out for the end of March however, project close-out pushed back as JCP&L canceled a scheduled shutdown on April 14th. Finals are now scheduled for end of May.**

➤ **Office Park, LLC (Block 109, Lot 5 – #141 O.C. Route 539)**

- Applicant seeking a use variance for proposing a 12-unit warehouse facility (13,200 SF) with associated site improvements. Other additional variances are required such as setbacks and lot coverages.
- Applicant is 141 Office Park, LLC and represented by Mr. Robert C. Shea, Esq.
- Application carried to January 2021 meeting.
- Application heard at April 22, 2021 meeting and to be continued at May 27th meeting due to time constraint.
- Another request to carry now to August 26, 2021 meeting. Applicant must notice meeting will be held in person. Zoning Board expressed frustration with carrying so many times previously.
- Approval granted for Use Variance and site plan approvals at August 26, 2021 meeting.
- Subsequent Memorialization of a Resolution for Use Variance and Preliminary & Final Site Plan approval at the November 18, 2021 meeting.
- **Pre-construction meeting held on March 10, 2022 with the owner/contractor Anthony Trano, "Bergen Concrete" and Chris Boel.**
- **Contractor seeking approval for tree clearing prior to plans being signed – reforestation bond to be provided as a result and subsequently submitted on March 21, 2022.**
- **Other outside agency prior approvals are still needed – Pinelands, TWA for Utilities and O.C. road opening permit waiver due to moratorium on Rt. 539.**
- **Site clearing commenced on April 14th upon acceptance of the reforestation bond submission.**

➤ **Paramount Commons @ Whiting, LLC 420 Lacey Rd. (Block 109, Lot 1.02)**

- Original pad developed in 2006 as part of a Major Site Plan proposed for the Whiting Commons Shopping Plaza.
- Proposed a Retail/Medical Office Bldg. submitted in 2020 and currently pending with Bob Mullin's office – Collier's Engineering, now received updated plans for a multi-tenant configuration possibly including fast food and drive-thru coffee shop (Jersey Mike's & Starbuck's). Landcore Engineering Consultants, LLC.

- **Application heard and approved for Preliminary & Final Site Plan Approval at the April 4, 2022 meeting (carried from March 7, 2022 meeting with new notice required).**
- **Subsequent Memorialization of a Resolution at May 2, 2022 meeting.**

➤ **Presidential Gardens (Block 46.01, Lots 1.01 & 1.03)**

- Project proposes 519 multi-family residential units (104 of which is provided for affordable housing – 31 from the PRO and 73 addressing the TRO), including rental apartments and is non-age restricted approved in August 2012.
- The property location is diagonal to Town Hall just off Rt. 37 (nestled between Colonial Drive & Alexander Avenue) & the Developer is Pizzo & Pizzo Builders.
- Applicant (Presidential Gardens @ Manchester, LLC) was approved for a statutory extension of time at October 5, 2015 meeting for previously approved Major Site Plan approval.
- Granted third statutory extension of time (and last one – extension until Oct. 2, 2017) at the December 5, 2016 meeting.
- Still waiting on CAFRA approval – ongoing environmental issues to resolve.
- Applicant is confident they will receive approval and move forward but frustrations continually mount as time progresses. I am awaiting a reply from the applicant's engineer for a status update.
- Former Mayor Palmer and I met with Ms. Kerry Kirk Pflugh, Director, Office of Local Government Assistance in March of 2017 to seek guidance and a status on any approval progress. Their engineer, Matt Robinson from MidAtlantic Engineering stated that although they are making some progress and will ultimately conclude on a settlement agreement, the delays have been costly. The failure to obtain this CAFRA approval has resulted in on-going mediations taking place every several months for a hopeful resolution. The methodology for the mitigation still seems to be unclear at this point. Ms. Pflugh's comments stated that "after the original permit was denied and then the denial appealed, the Department and the developer are in confidential mediation to determine if there is an approvable project."
- Application was made for yet another extension of time in May of 2018 (carried from March meeting) due to the Permit Extension Act. Requested the two aforementioned granted extensions be vacated and reinstated at the end of the Act's expiration date of June 2017. This will provide them with an extension until June of 2019.
- Applied for final extension of time at June 3, 2019 meeting. Completing final issues with NJDEP.
- Amended Prelim. & Final Site Plan approval before the Board at March 2, 2020 meeting re: increase in Affordable Housing Units. Memorialization of a Resolution at May 4, 2020 meeting.
- I Spoke to Jay Fogeler from MidAtlantic Engineering on July, 13, 2021 (who has been involved with the project since inception) for an update on the project status,

specifically the pending CAFRA approval and it is basically status quo at this point. Their attorney had exchanged phone calls with the NJDEP most recently but nothing conclusive.

- **I Spoke to Jay Fogeler once again from MidAtlantic Engineering on May 03, 2022 for another update on the pending CAFRA approval. The DEP is still reviewing the latest resubmittal from the engineer's office regarding updating their stipulation of settlement agreement to finalize the pine snake mitigation, future traffic, etc. which originally triggered another review and subsequent request for additional information (as always seems to be the pattern). Jay anticipates receiving a response from the DEP within the next several weeks however the DEP's internal review process is cumbersome at best.**
- **Application submitted for Statutory Extension of Site Plan Approval to be heard at the June 2022 meeting. The clock was reset pursuant to the amended Prelim. & Final Site Plan Approval in 2020 as captioned above so as to permit the request for the extension.**

➤ **St. Elizabeth Ann Seton Church (Block 98.06, Lot 26 – 30 Schoolhouse Rd.)**

- Minor Site Plan/Variance for the expansion and addition to provide restroom facilities and make ADA compliant. Application made at June 1, 2020 meeting.
- Applicant is St. Elizabeth Ann Seton Roman Catholic Church and represented by Peter J. Van Dyke, Esq.
- Memorialization of a resolution approving a Minor Site Plan/Variance at July 6, 2020 meeting.
- Permits have been issued and currently under construction.
- **Construction is just about complete and TCO has been issued in September 2021. Still waiting for special doors to arrive for compliance with full CO.**

➤ **Surf and Stream Campground - "Area in Need of Redevelopment"
(Block 1, Lots 1, 3 & 4)**

- Township Council adopted a Resolution (#18-052) in January of 2018 (and subsequently supplemented in February, Resolution #18-098) authorizing the Planning Board to undertake a preliminary investigation to determine whether the Surf and Stream Campground property was an "area of redevelopment."
- The Planning Board then directed Township Planner Daniel Bloch to prepare and submit a report as to his findings.
- In April of 2018, the Planning Board held a public hearing to consider the preliminary report and map prepared by Daniel Bloch and concurred with his findings as to substantial evidence meeting the criteria.
- The next step is for the Township to devise a redevelopment plan.
- A subsequent meeting was held on December 7, 2018 with Barry Bielat, Bielat Santore & Co., Richard Ragan, P.P., Ragan Design Group, Bob Mullin, P.E.,

Township Engineer, Laurie Clune, Al Yodakis and myself. A preliminary Redevelopment Plan was introduced for our perusal and comments. However, we are heavily impacted by environmental constraints of CAFRA which poses 30% impervious coverage limitation.

- A meeting was finally held with Barry and his Attorney John Paul Doyle, his Planner Rick Reagan including the Mayor and our professionals on January 13, 2020 in an effort to collaborate the efforts for gaining compliance moving forward.
- Amended plans submitted by their architect in April for review by Colliers Eng. entitled “Riverside at Manchester” illustrating a more contemporary version of a four-story apartment building.
- After discussions with John Doyle, Ocean County is in discussions about purchasing the property.
- **Partnering with the Ocean County Natural Lands Trust Fund Advisory Committee, the campground was purchased to preserve the land for a future recreational area.**

➤ **United Church of Christ of Toms River (Block 1, Lot 3)**

- Application made for Preliminary & Final Site Plan Approval for proposed 4000sf addition to back of church.
- Attorney is Michael Paxton and Engineer is Rob Harrington, East Coast Eng.
- Memorialization of a resolution approving Preliminary & Final Site Plan at August 3, 2020 meeting.
- **Construction application re-submitted and permit application approved on 01-31-22 and still pending permit-ready for issue status. Project put on hold due to funding apparently.**

Projects Recently Completed:
(Within the past 5 years)

➤ **Autumn Ridge @ Manchester (Block 30 & 52, Lot 1.01 & 2 & 4)**

- Project consisting of 82 Townhouses (72 – 3BR & 10 – 2 BR) non-age restricted with seventeen (17) affordable housing units. The builder is Homes for All, Inc., 7 Hyers St., Toms River who is a Not-for-Profit Affordable Housing Developer.
- Memorialization of a resolution approving the Preliminary & Final Site Plan on November 2, 2015.
- Site improvement construction has been active since 2016 and all buildings are now complete and all units have received a certificate of occupancy.

- Application made to the Zoning Board for a bulk variance for the demolition of the single-family dwelling that exists adjacent to the site that has been utilized as a sales office and to be relocated at 3095 Ridgeway Road. Construction has been completed and CO issued 10-01-20.

➤ **Birchwood @ Whiting (a.k.a. Willows @ Whtg. – Block 83.01, Lot 7.03)**

- Comprised of 76 unit age-restricted garden apartment development.
- Memorialization of a resolution approving the Preliminary and Final Site Plan was adopted on February 1, 2016.
- Property location is adjacent to Mann Medical Building @ Hilltop Rd. on Rt. 70.
- The Applicant is Ingerman Development Co., LLC.
- Construction has been completed and a Certificate of Occupancy was issued in October 2018.

➤ **Dollar General – Ridgeway Road (Block 5, Lot 2059)**

- A Concept Review Meeting was held on July 5, 2018 with Bob Mullin, Twp. Engineer, Jeffrey Martell from Stonefield Engineering, Jason Tuvel from Prime Law and myself.
- Proposed site location is between Washington & Richmond Avenues (former application denied for zoning change – noted below).
- Applicant is CGP Acquisitions & Development, LLC
- An informal review was conducted before the Planning Board at the August 2018 meeting.
- Application made to the Planning Board at the February 4, 2019 meeting and a Memorialization of a Resolution approving the Preliminary & Final Site Plan w/ Variance on March 4, 2019.
- Construction commenced in September and a Temporary Certificate of Occupancy was granted in February of 2020.

➤ **Dollar General – State Hwy. Rt. 37 & Colt Pl. (Block 41.01, Lot 1)**

- A Concept Review Meeting was held on August 6, 2018 with Bob Mullin, Twp. Engineer, Laurie Clune, Zoning Officer, Jason Tuvel Esq., Prime Law, Jeffrey Martell from Stonefield Engineering and myself.
- Proposed site location is on State Hwy. Route 37 at the intersection of Colt Place.
- Applicant is CGP Acquisitions & Development, LLC

- Another informal review was conducted before the Planning Board at the May 6, 2019 meeting (first review done in September 2018).
- Memorialization of a Resolution approving the Preliminary & Final Site Plan w/ Variance on September 3, 2019.
- A virtual preconstruction meeting was held on May 7, 2020 and the land clearing and site improvement operations have commenced.
- Project is complete and a Certificate of Occupancy was issued on November 18, 2020.

➤ **Dollar Tree – 84 Lacey Road (OC Route 530 – Block 86, Lot 2.04)**

- Applicant is DT Retail Properties, LLC and the Attorney is Chad Warken.
- Memorialization of a Resolution approving the Preliminary & Final Site Plan w/ Variance on September 3, 2019.
- Amended Preliminary & Final Site Plan for project signage at January 6, 2020 meeting and memorializing resolution approved February 3, 2020.
- Pre-construction meeting held in July of 2020, permit was issued on June 22nd and Certificate of Occupancy was issued on December 18, 2020.

➤ **Lennar @ Lake Ridge (a.k.a. The Reserve and further back as Meadows West)**

- Comprised of 230 age-restricted single family homes off Rt. 70 in Whiting.
- Final Approval granted for construction in 2005.
- The past owner/developer, The Kokes Organization, had sold the project to Lennar Developers (US Homes Corp./DBA Lennar) in 2017.
- The project is complete with all units receiving a certificate of occupancy and project is currently under a maintenance bond.

➤ **Ocean County Road Department Facility (Block 72, Lot 7)**

- Ocean County proposes a 20,000 SF building for approximately 20 employees, another 4,700 SF storage building for trucks, equipment, tools, etc. In addition to a pole barn, salt shed, data center (standby/spare) and communications tower. A courtesy review was presented to the Board in August of 2017.
- Site Improvements have commenced in the fall of 2017 and construction of the garage and other associated facilities are at the final inspection stages and subsequently all separate facilities issued a certificate of occupancy in 2019.
- The most recent “courtesy review” came before the Board at the January 7, 2019 meeting for the Telecommunications Facility with Municipal Antennas of the said improvements. They will now be focusing on the Transportation Garage phase of this project should commence construction shortly.
- Transportation garage issued a Certificate of Occupancy on 7-13-2020.

➤ **Orgo Thermit, Inc. (Block 72, Lot 16)**

- Minor Site Plan Amendment for the replacement of an existing silo for a larger silo (28' high, 12'diameter), gravity fed to provide sand for their mould.
- Applicant is Orgo Thermit, Inc. and represented by Mr. Joseph Coronato, Esq.
- Application & subsequent memorialization of a resolution at October 5, 2020 meeting.
- Certificate of Approval issued for the construction of the Silo on 12/14/20.

➤ **Riverpointe (a.k.a. The Retreat and further back as Golden Triangle)**

- Comprised of 504 age-restricted single family homes on Rt. 547 by Naval Base.
- The developer is Del-Webb (formerly Pulte Homes prior to merge).
- Final Approval granted for construction in 2006.
- Project is complete and have now entered into the maintenance bond period 2020.

➤ **Storage Facility (Block 69, Lot 7)**

- 240' x 80' commercial storage facility located off County Route 547.
- Applicant is Bettio Enterprises, LLC
- Construction of the building shell has been completed as well as the interior residential portion.
- Final inspections were performed and a certificate of occupancy has been issued for the entire building.
- A letter was issued by our Zoning Officer clarifying permitted uses moving forward.

➤ **Suncrest Village, LLC (Formerly Briar Hill @ Manchester)**

- Application was made by Paul Cellar (Suncrest Village, LLC) for Preliminary & Final Site Plan Amendment on April 1, 2019 to remove the existing basketball and tennis and courts for the creation of a dog park and picnic area.
- Memorialization of a Resolution at meeting on May 6, 2019.

➤ **The Woods @ Whiting (Block 111, Lot 11)**

- Comprised of nine (9) single family homes directly off Rt. 539 on Mackenzie Ct.
- The developer is Jeff Melcer, MDR Developers.
- Final Approval granted in 2006.

- All dwellings have been built and certificates of occupancy's issued with the site improvements complete including final paving.

➤ **TFE&U Corp. Minor Subdivision (Block 54, Lots 2, 3, 705.01 and 705.02)**

- Minor Subdivision application submitted in February of 2017 by TFE&U Corporation. The application is for the reconfiguration of lot lines to create 3 lots from an existing 4 lot parcel of land located on Johnson Avenue.
- Memorialization of resolution was approved in June 2017. Resolution compliance has been met and construction has been completed for a single-family dwelling.

➤ **Telecommunications Facility – Municipal Antennas (Block 89, Lot 3 – 652 Route 530)**

- Courtesy Review heard at January 7, 2019 Planning Board meeting for location of 150' Tower on Township owned property pursuant to approval by Township Council.
- Applicant is Homeland Towers, LLC.
- A preconstruction meeting was held on April 23, 2020 via conference call whereas site clearing and construction commenced in early May.
- Construction completed and a certificate of approval was issued on 8-11-2020. Tower to be activated in 2021.

DENIED AND/OR WITHDRAWN APPLICATIONS

➤ **Breeder's Walk (Block 66, Lot 1)**

(NEW Manchester Walk, LLC Application seeking major subdivision to consolidate of Block 66, Lots 1 & 2)

- Anticipated residential minor subdivision that straddles the Township boundary between us & Jackson Township off of Rt. 547. Approximately 66 lots associated with this project as a result of the subdivision, mostly however, are in Jackson Twp. (28.6 acres); Manchester (4.3 Acres).

- Preliminary water & sewer approval was granted in August 2013. Entered into Inter-local Service Agreement whereas Jackson Twp. will provide utility service until we have the infrastructure to do so in the future.
- Application for Development received December 9, 2015, Memorialization of a resolution approving a Minor Sub-Division approval proposing 3 residential lots, approved February 1, 2016.

➤ **Ridgeway Self-Storage (Block 15, Lot 1.02)**

(Application re-introduced for the previously approved medical office building)

- Applicant was AMERCO Real Estate, 2727 North Central Avenue, Phoenix, AZ 85004.
- Application was for a use variance as well as preliminary and final site plan approval for a truck rental and self-storage facility consisting of a 3-story building providing a footprint of 26,001 sf and gross area of 72,903 sf with a total of 615 self-storage units proposed within building.
- Applicant withdrew application to the ZBA prior to April 2018 meeting.

➤ **Office/Professional Bldg. (Block 38, Lot 4 - a.k.a. Dr. Douedi Property) **** Now an Area in Need of Redevelopment & new subsequent application for Short Term Post-Acute Care Facility ******

- Two-story Professional Office Building originally approved in July 2010, located on Rt. 37 next to the Golf Center.
- The owner is Dr. Douedi and is currently trying to sell the property due to the fact that we have received several calls from realtor requesting prior approvals.
- Conditional Final Approval granted for utilities in March of 2011.
- Came back to the Board for several changes to the building but believe cost has become an issue moving forward, hence the reason for the sale of the property.

➤ **Wal-Mart**

- In March of 2017, Walmart has ended its pursuit after 13 years of trying to seek approval from NJDEP since 2004. In an environmentally sensitive area, the project was opposed by environmentalists who contended that the superstore would disturb threatened northern pine snakes on the property.

LAKEHURST BORO

➤ **Wawa**

- A Wawa with associated gas station is to be heard before their Redevelopment Agency within the next several months (November - January 2020) as no official paperwork has come through. The location is to be on the east side of the Lakehurst circle, former gas station location.
- Application for Preliminary & Final Site Plan approval for proposed Wawa Food Market and Fueling Station by Provco Pinegood Lakehurst, LLC for the property designated as Block 30 & 31, Lots 1 & 2 respectively. Application made at September 29, 2020 meeting and carried to October 13, 2020.
- Memorialization of a Resolution approving the application at October 13, 2020 meeting.
- **Site improvements to finally commence this spring/summer with anticipated completion by the end of this year.**

➤ **Medical Facility/Daycare/Senior Activity Center (former La Bove Grande location)**

- Property sold to 800 Route 70, LLC and Route 70 Holdings, LLC of Lakewood and construction work on the exterior has been done during the latter part of 2020.
- Application made for a Change of Use & Site Plan Exemption on January 25, 2021.
- Memorialization of a resolution approving the application for the interpretation that the proposed use of the property to locate a licensed medical facility providing services to participants including, but not limited to, medical day care programs, occupational therapy, physical therapy, with doctors, nurses, and therapists on site in the B-2 Zone, and request for a site plan exempted denied at the property designated as 800 Route 70, Block 15, Lot 1 at February 22, 2021 meeting.
- Application of 800 Route 70, LLC at May 24, 2021 Board meeting for site plan approval for conversion of the existing restaurant building to a medical facility.
- Memorialization of a Resolution approving the application for Site Plan approval at June 28, 2021 Board meeting for conversion of the existing restaurant to a medical facility.
- Construction/Renovations complete and TCO issued in August and CO in October of 2021.

NEW Minor-Subdivisions:

➤ **Minor Subdivision/Bulk Variance 112 Southampton Blvd.(Block 1.29, Lot 1)**

- Application for proposed minor subdivision with bulk variances originally scheduled for January 10, 2022 meeting
- Extension of time requested to next available meeting – February 7, 2022.
- Applicant is Ronald Risen.
- Application denied at February 7, 2022 meeting – Board stated they typically do not have subdivisions that create variances whereby 3 lots were to be created, leaving one non-conforming.
- Subsequent Memorialization of a Resolution denying said application due to C (1) “hardship” requirements not met as well as C (2) “benefits vs. detriments” requirements not being met.
- **New application submitted to PB on May 2, 2022 on the heels of the denial to create three (3) lots (2 conforming, one non-conforming) whereby the applicant now proposes to create two (2) conforming lots with no variances required.**

➤ **Minor Subdivision – Second Avenue (Block 1.33, Lots 9 & 16)**

- **Proposed minor subdivision to create two (3) conforming residential lots form two existing oversized lots with no variances.**
- **Application was made to the Planning Board May 2, 2022 meeting and subsequent memorialization approving the minor subdivision at the July 6, 2021 meeting.**
- **Applicant is PKN Developments, LLC, engineer is PDS and atty. is John Doyle.**

Past Minor-Subdivisions:
(Within the past 5 years)

➤ **Minor Subdivision – Fourth Ave. & Champlain St. (Block 1.65, Lots 6 & 8)**

- Proposed minor subdivision with variance to create two (2) conforming residential lots.
- Application was made to the Planning Board June 7, 2021 meeting and subsequent memorialization approving the minor subdivision at the July 6, 2021 meeting.
- Applicant is Jeffrey Jerman – Point Pleasant, NJ.

➤ **Minor Subdivision – Beechmont St. (Block 1.92, Lot 22.02)**

- Proposed Minor Subdivision to re-subdivide existing Lot 22 to create two conforming lots (22.01 & 22.02). Existing home to remain on existing/new lot.
- The Applicant is M. Sarama Builders, LLC Manchester, NJ
- Application with Variance requests' was made to the Planning Board at February's meeting and Memorialization of a Resolution approved at March 4, 2019 meeting.

➤ **Minor Subdivision – Fifth Ave. (Block 1.112, Lots 30 - 33)**

- Proposed Minor Subdivision for the relocation of a lot line between an existing developed oversized lot and an adjacent undersized lot to create one conforming lot. Application made on May 4, 2020.
- The Applicant is Patrick Famularo.
- Memorialization of a Resolution approving the Minor Subdivision at June 1, 2020 meeting.

➤ **Minor Subdivision – Beechmont St. (Block 1.126, Lot 22 - 24)**

- Proposed Minor Subdivision of an over-sized lot and reconfigure lot lines. Application made on December 2, 2019.
- The Applicant is M. Sarama Builders, LLC Manchester, NJ
- Memorialization of a Resolution approving the subdivision at January 6, 2020 meeting.

➤ **Minor Subdivision – Beechmont St. (Block 1.36, Lots 2 - 8)**

- Proposed Minor Subdivision/Variance of several lots for the creation of two conforming lots. Application made on February 3, 2020.
- Notice to carry application to March 2, 2020 meeting and Memorialization of a Resolution on May 4, 2020.
- The Applicant is Jeffrey Jerman, Point Pleasant, NJ

➤ **Minor Subdivision - Parkview Boulevard (Block 1.114, Lots 22.01 & 26.01)**

- Proposed Minor Subdivision to reconfigure lot lines between two existing lots creating two – 100' x 100' conforming lots. The site is vacant.
- The Applicant is M. Sarama Builders, LLC Manchester, NJ
- Application with Variance request was made and approved to the Planning Board at the May 6, 2019 meeting.

➤ **Minor Subdivision – Champlain St. (Block 1.306, Lots 1 & 7)**

- Proposed minor subdivision to subdivide off a portion of an existing lot and add it to an adjacent lot for the creation of a more conforming lot and a non-conforming lot.
- Application was made to the Planning Board at November's meeting and a memorialization approving the subdivision at the December 3, 2018 meeting.
- Applicant is Jeffrey Jerman – Point Pleasant, NJ.

➤ **Minor Subdivision – Wellington Ave.. (Block 1.307, Lots 26-34)**

- Proposed minor subdivision/variance to create two conforming lots.
- Application was made to the Planning Board at February 3, 2020 meeting and a memorialization approving the subdivision at the March 2, 2020 meeting.
- Applicant is Burton & Zopia Porter.

➤ **Minor Subdivision w/ Bulk Variances 1390 Monmouth Ave. (Block 1.318, Lots 35, 37 & 38)**

- Application for proposed minor subdivision with bulk variances (propose to re-subdivide 3 existing tax lots, 2 of which are significantly undersized to create 2 conforming lots).
- Applicant is Nicholas & Kate Ortense.
- Application approved at February 7, 2022 meeting.
- Subsequent Memorialization of a Resolution at the March 7, 2022 meeting.

➤ **Minor Subdivision – Montgomery Ave. (Block 1.355, Lots 19,15 & 20)**

- Proposed minor subdivision, no variance request to relocate lot lines and create lot.

- Application was made to the Planning Board June 7, 2021 meeting and subsequent memorialization approving the minor subdivision at the July 6, 2021 meeting.
- Applicant is Jeffrey Jerman – Point Pleasant, NJ.

➤ **Minor Subdivision – Montgomery Ave. & Larchmont St.. (Block 1.356, Lots 16,23 & 24)**

- Proposed minor subdivision, no variance required to create three (3) conforming residential lots.
- Application was made to the Planning Board June 7, 2021 meeting and subsequent memorialization approving the minor subdivision at the July 6, 2021 meeting.
- Applicant is Jeffrey Jerman – Point Pleasant, NJ.

➤ **Minor Subdivision – Champlain St. (Block 38 & 43.01, Lots 2.01 & 3.01)**

- Proposed minor subdivision reconfiguring lot lines on two existing lots for the creation of two irregular lots.
- Application was made to the Planning Board at January 6, 2020 meeting and a memorialization approving the subdivision at the February 3, 2020 meeting.
- Applicant is Michael Ostrowski.

➤ **Minor Subdivision/Variance (Block 58, Lots 681.01)**

- Application for proposed minor two lot subdivision with variance made at July 6, 2020 meeting
- Memorialization of a resolution approving the minor subdivision at the August 3, 2020 meeting.
- Applicant is Arnulfo E. Edquiban.

➤ **Minor Subdivision – Open Space Preservation (Block 62, Lots 31)**

- Proposed Minor Subdivision for open space preservation which is located along Freemont Avenue and Consolidated Rail Corp.
- Application was made to the Planning Board at the October 7th 2019 meeting. Applicant is County of Ocean.

➤ **Minor Subdivision – Schoolhouse Rd. (Block 90, Lot 20)**

- Proposed minor subdivision to separate 2 lots for a community garden.
- Application was made to the Planning Board at January 6, 2020 meeting and a memorialization approving the subdivision at the February 3, 2020 meeting.

O Applicant is the Kokes Organization, Inc.