



MANCHESTER TOWNSHIP

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

GARY T. SYLVESTER, CPWM
DIRECTOR

KENNETH T. PALMER
MAYOR

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

(UPDATED 01-17-18)

Active Projects under Construction:

➤ **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 is actively underway and building construction has commenced on their fifth townhouse building (currently in the “rough” stage) with the first four buildings complete and partially occupied. Permits have been released for building numbers 6 & 7 and is currently at the footing/foundation/slab stage.

➤ **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 current owner is Wrangle Brook Assoc., LLC (Kokes Organization).

- The Applicant is Ingerman Development Co., LLC.
- Site clearing commenced in May of 2017 and construction is underway. They are targeting completion by the summer of 2018.

➤ **Commercial Bldg. (Block 86, Lot 2.03)**

- Preliminary and final major site plan approval for the demolition of a one-story masonry building and to construct a new 6,480 square foot (120' x 54') multi-tenant commercial building.
- The applicant is Space Station 4, LLC.
- Memorialization of a resolution approving the Preliminary and Final Major Site Plan on October 3, 2016 and is in resolution compliance.
- A pre-construction meeting was held on August 2017 with the Township Engineer's office, Maser Consulting, and the site work commenced in September Of 2017.

➤ **Coventry Estates (a.k.a. The Willows, Block 38, Lots 3.01 – 3.20)**

- Comprised of 19 single family homes off Rt. 37 @ Farm Street.
- Final Approval for construction of W&S in May 2012.
- The original developer was D.R. Horton & Sons, Inc. then sold to various builders.
- The construction of all 19 homes have now been completed and the final restoration for the site improvements are nearing completion.

➤ **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.

➤ **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.
- Approximately over two-thirds complete and less than 25 units to build out.
- The past owner/developer, The Kokes Organization, had recently sold the project to Lennar Developers (US Homes Corp./DBA Lennar). Project is currently very active.

Projects in the Planning Stage:

➤ Breeder's Walk (Block 66, Lot 1)

- 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).
- 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. Currently, no other movement on this project
- Entered into Inter-local Service Agreement whereas Jackson Twp. will provide utility service until we have the infrastructure to do so in the future.
- Preliminary water & sewer approval granted in August 2013. No further action has been initiated.

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

- 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.
- 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 with a prospect buyer to develop property. Currently working towards resolution compliance. No further action as of late.

➤ 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.
- Currently working towards resolution compliance.

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

➤ **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.
- Approximately two-thirds complete with less than 80 units to build out. Their plans are to be completed by the beginning of 2019.

➤ **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. The residential portion has commenced within the structure and is close to a certificate of occupancy.

➤ **Woodlands of Lake Ridge (Block 109, Lots 6, 14 & 15)**

- Comprised of approximately 162 age-restricted single family homes directly off of Rt. 539 (across from the Woods @ Whiting).
- 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.
- The past owner/developer, The Kokes Organization, had recently sold the project to Lenar Developers (US Homes Corp./DBA Lenar).
- Site improvements for this project have become active again last summer/fall (2017) for Phase I (1st 21 lots) of the project inclusive of the Clubhouse & Rec. area.

➤ **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.
- Seven (7) dwellings have been built to date and site work is nearing completion.

- 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.
- Currently working towards resolution compliance.

➤ **Heritage Minerals Tract Development**

- Pursuant to a 2004 settlement agreement, Hovsons' Inc. has authorization to develop 2,450 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.
- **The Mayor 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.**
- Public hearing to be held on February 8, 2018 by The NJDEP at the Township High School where Hovson's is seeking approval for 4,000 new homes and businesses.

➤ **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. Still working on resolution compliance and no other movement to date.

➤ **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. This project would yield 81 credit units.
- The next step in the process prior to development is for MGD to go before the Township Planning Board.

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

- Project proposes 519 multi-family residential units, 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.
- **The Mayor 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.”**

➤ **Ridgeway Self-Storage (Block 72.01, Lot 14.02)**

- Applicant is Ridgeway Self Storage Partners, LLC – Philadelphia, PA.

- Pending use variance to allow for the operation of an automotive rental and lease center where the proposed use is not a permitted use (this would be an accessory use to an existing self-storage facility).
- Application was carried to the May 25th meeting due to Board request and was approved with conditions.

➤ **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. Currently working towards resolution compliance.

➤ **Ocean County Road Department Facility (Ridgeway Road)**

- Ocean County presented a proposed County garage facility for a courtesy review.
- The 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.
- Site Improvements have commenced this past fall.

DENIED AND/OR WITHDRAWN APPLICATIONS

➤ **Dr. Tarlow Medical Building (Block 15, Lot 1.02)**

- Site was located on Rt. 70 between the self-storage site and church.
- Applicant, Amayaa Holdings withdrew application.
- New re-application for statutory extension of time under J.P. Doyle. Currently on for Zoning Brd. of Adjustment February meeting.

➤ **Office/Professional Bldg. (Block 38, Lot 4 - a.k.a. Dr. Douedi Property)**

- 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. No other movement on this project to date.

➤ **Wal-Mart**

- Last March (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.

➤ **Washington/Richmond Ave. (Block 5, Lot 2059)**

- Memorialization of a resolution for denial of an application that would have allowed a residential use in a zone where it is not permitted (the construction of ten (10) single family homes in an O-P zone) or conditional use.
- Applicant: Robert Taft, Esq., 143 Route 70, Toms River, NJ 08755.
- The application was denied at the September 22, 2016 meeting.

LAKEHURST BORO

➤ **KFC**

- Heard before the Lakehurst Planning Board in 2015 and approval was granted. A traffic study was performed in 2016 and construction is anticipated to commence soon, although no date has been set. No other movement on this project.
- The location will be in the right corner of the existing Dunkin Donuts/Gas station property.

➤ **Three B's Expansion**

- Resolution was approved for the application of Limelight, LLC for preliminary and final site plan approval to construct a 3,650 square foot addition to the existing building and demolition of two existing single family dwellings to add additional parking spaces for the property.
- Demolition permits were issued for both dwellings and the destruction of these structures have been completed. Plans for the addition have been submitted and reviewed. Once permitting is finalized, construction to begin in the spring of 2018.

➤ **Bove Townhouses**

- Finalized the last condominium building several months ago.