



Block 44, Lot 15.01
Zone: HD-3 Highway Development District (2005 Route 37 Redevelopment Plan)

STANDARD	REQUIREMENT	PROVIDED
Minimum Project Area	Entire Redevelopment Area	24.50%
Maximum Project Lot Coverage	65%	24.50%
COMMERCIAL USE:		
Minimum Lot Area	2 Acres	6.579 Acres
Minimum Lot Frontage	200 Ft.	333.33 Ft.
Minimum Lot Depth	200 Ft.	344.88 Ft.
Maximum Lot Coverage (per lot)	75%	30.1%
Minimum Front Yard Setback	50 Ft.	62.7 Ft.
Minimum Side Yard Setback	50 Ft.	92.8 Ft.
Minimum Rear Yard Setback	50 Ft.	N/A
Maximum Building Height	40 Ft. (3 stories)	and 3 stories
Minimum Setback from Parking Area to Lot Line	10 Ft.	13.8 Ft.
Minimum Setback from all existing or proposed roads	50 Ft.	62.7 Ft.
Minimum Setback to Redevelopment Area Boundary	50 Ft.	62.7 Ft.
Commercial Parking:		
Retail - 1 space per 200 square feet	25 Required,	142 Provided
Gasoline Station w/ Convenience Store - 1 space per 250 square feet	50 Provided,	3 Required,
ADA Required Parking Spaces	3 Required,	6 Provided

CLASSIFIED AND APPROVED FOR SUBDIVISION BY THE MANCHESTER TOWNSHIP PLANNING BOARD ON 12-22-21

ATTEST: *Amanda S. Kistay* 12-22-21
SECRETARY

Robert Tapp 12-22-21
MANAGER

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE 02/01/21

WHICH DATE IS 95 DAYS AFTER APPROVAL AS A MAJOR SUBDIVISION BY THE MANCHESTER TOWNSHIP PLANNING BOARD.

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF N.J.S.A. 45:23-24 KNOWN AS THE "MAP FILING LAW".

Amanda S. Kistay 12-22-21
SECRETARY

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW".

Robert Tapp 12-22-21
MANAGER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME PERIOD AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975-C-291 (C-40).

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

I HEREBY CERTIFY THAT THE MUNICIPAL BODY OF THE TOWNSHIP OF MANCHESTER HAS APPROVED THE STREETS, ROADS, LINES OR ALLEYS AS INDICATED ON THIS MAP. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE TOWNSHIP TO MAINTAIN OR EXERCISE JURISDICTION OF THE STREETS.

Teri Gump Deputy Clerk 12-20-21
MUNICIPAL CLERK

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE LAND BEING SUBDIVIDED BY THIS MAP AND HEREBY CONSENT TO THE FILING OF THIS MAP WITH THE OCEAN COUNTY CLERK'S OFFICE.

Robert Tapp
MANAGING MEMBER

BE IT REMEMBERED ON THIS 22 DAY OF December 2021, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED.

NOTARY PUBLIC: *Monica A. Daulton*
My Commission Expires: 11-1-2026

RESIDENTIAL USE:

REQUIREMENT	PROVIDED
Minimum Lot Area	10 Acres - 35.24 Ac.
Maximum Lot Coverage (per lot)	65% - 23.05%
Minimum Front Yard Setback	25 Ft. - 38.2 Ft.
Minimum Side Yard Setback	25 Ft. - 137.5 Ft.
Minimum Rear Yard Setback	25 Ft. - 48.7 Ft.
Maximum Building Height	40 Ft. (3.5 stories) - 40 Ft. or less
Minimum Setback to Redevelopment Area Boundary	50 Ft. - 137.5 Ft.
Minimum Density	6 units / acre - 5.95 units / ac
Minimum Lot Width	20 Ft. - 23 Ft.
Minimum Floor Area per Unit	600 Sq. Ft. - 750 Sq. Ft.
Minimum Units per Building	4 Units - 10 Units
Maximum Units per Building	10 Units - 10 Units
Minimum Building Setback from Internal Street	20 Ft. - 22 Ft.
Minimum Distance between Buildings	40 Ft. - 40.3 Ft.
Minimum Active Recreation	50 Sq. Ft. / Unit - 62.5 Sq. Ft. / Unit
Minimum Passive Open Space	100 Sq. Ft. / Unit - > 100 Sq. Ft. / Unit

Residential Parking:

Phase A (4 Units)	Phase B (140 Units)	Phase C (120 Units)
1 Bedroom = 4 Units x 1.8 Spaces = 7.2 Spaces	1 Bedroom = 4 Units x 1.8 Spaces = 7.2 Spaces	1 Bedroom = 4 Units x 1.8 Spaces = 7.2 Spaces
2 Bedroom = 62 Units x 2 Spaces = 124 Spaces	2 Bedroom = 132 Units x 2 Spaces = 264 Spaces	2 Bedroom = 188 Units x 2 Spaces = 376 Spaces
3 Bedroom = 4 Units x 2.1 Spaces = 8.4 Spaces	3 Bedroom = 4 Units x 2.1 Spaces = 8.4 Spaces	3 Bedroom = 10 Units x 2.1 Spaces = 21 Spaces
ADA Required Parking Spaces	6 Parking Spaces	8 Parking Spaces
	280 Spaces	436 Spaces
	8 Parking Spaces	11 Parking Spaces
	10 Parking Spaces	34 Parking Spaces

NOTE: CONSTRUCTION DRAWINGS FOR THE PROPOSED BUILDINGS WILL BE PROVIDED TO THE TOWNSHIP IDENTIFYING PROPOSED COLORS, MATERIALS AND FINISHES FOR APPROVAL PRIOR TO CONSTRUCTION

- GENERAL NOTES:
- THE SUBJECT PROPERTY IS KNOWN AS LOT 15.01 IN BLOCK 44 AS SHOWN ON THE OFFICIAL TAX MAP OF THE MUNICIPALITY OF MANCHESTER, OCEAN COUNTY, NJ.
 - THE PROPERTY IS LOCATED IN THE HD-3 ZONE AND CONTAINS A TOTAL TRACT AREA OF 45.43 ACRES.
 - EXISTING USE: VACANT (PREVIOUS ASPHALT PLANT)
 - PROPOSED USE: RESIDENTIAL, FUELING STATION, RETAIL.
 - APPLICANT: 2065 HIGHWAY 37 OWNERS LLC AND 2065 HIGHWAY 37 MANCHESTER LLC 143 RT 70 TOMS RIVER, NJ 07728
 - OWNER: 2065 HIGHWAY 37 OWNERS LLC AND 2065 HIGHWAY 37 MANCHESTER LLC 143 RT 70 TOMS RIVER, NJ 07728
 - OUTBOUND INFORMATION AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY 2065 N.J.S.H ROUTE 37 LOT 15.01 BLOCK 44 SITUATED IN TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY" PREPARED BY FWH ASSOCIATES, P.A. DATED 8-18-2018 SIGNED BY WILLIAM P. SCHEMEL, PROFESSIONAL LAND SURVEYOR
 - PHYSICAL LOCATION OF FEATURES PROVIDED BY VERTICAL AERIAL MAPPING DATED 2-4-17
 - HORIZONTAL DATUM: NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD 1983. SURVEY ACCURACY EXCEEDS 1:10,000.
 - VERTICAL DATUM: NAVD 1988, DERIVED FROM GPS OBSERVATIONS
 - BENCHMARK: TOP OF MONUMENT EAST BOUND N.J.S.H ROUTE 37 ELEVATION: 75.72
 - NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE MUNICIPALITY OF MANCHESTER, OCEAN COUNTY, NJ
 - THE SIZE AND LOCATION OF STRUCTURES WITHIN 200' ARE APPROXIMATE.
 - TREE SAVE AREAS SHOWN ON A PLAN ENTITLED "PRELIMINARY AND FINAL MAJOR SITE PLAN & SUBDIVISION, LOT 15.01 - BLOCK 44, TAX MAP SHEET NO. 8, SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, N.J." AS PREPARED BY FWH ASSOCIATES, P.A., DATED 08/29/2018, AND REVISED ON 10/22/2021 WILL BE FILED BY DEED.

OCEAN COUNTY PLANNING BOARD
THIS PLAT COMPLIES
WITH REVISED STATUTES
40-27-7 AND 40-27-12

DATE: 3/3/2021
Janet B. Daulton
CHAIRMAN

GRAPHIC SCALE 1" = 60'

0 60 120 180

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08/30/18, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

WILLIAM P. SCHEMEL, PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 36275

December 30, 2020 Client #1423.0555
List of addresses within 200 feet
Block 44, Lot 15.01, (Owner's)

Block	Lot	Owner
Block 38	Lot 3.01	Deborah Apple LLC 128 Merritt Dr Denville, NJ 07834
Block 42.01	Lot 12	Krupnik, Friedman & Kelly, Et als 70 Oak 208 Lakewood, NJ 08701
Block 42.05	Lot 8	1380 Route 37, LLC 3810 Valley Ave Manasquan, NJ 07735
Block 43.04	Lot 12	Kaler, William & Jane 1590 Beaver Hollow Rd Toms River, NJ 08755
Block 43.04	Lot 13	MVI LLC 2058 Hwy 37 Manasquan, NJ 07735
Block 43.04	Lot 15	Chapman, David 2048 Hwy 37 Manasquan, NJ 07735
Block 43.04	Lot 12	Alvora Inc 2054 Hwy 37 West Manasquan, NJ 07735
Block 43.04	Lot 17	2050 Route 37 West LLC 1594 Lakewood Rd Unit 14 Toms River, NJ 08755
Block 44	Lot 14	Pine Acres LLC 1881 Hwy 37 Toms River, NJ 08755
Block 44	Lot 15.01	2065 Highway 37 Owners LLC Etal 143 Rt 70 Toms River, NJ 08755
Block 44	Lot 15.02	Pine Acres Mobile Home Park 1577 St Avalon, NJ 08020
Block 44	Lot 16	Ford and One Leasing Co Inc Etal 4000 Route 86 Unit 5 Trinton Falls, NJ 07735
Block 75.01	Lot 1	Heritage Minerals Inc/Hochmans Inc. 4000 W 66 Revolving Plaza Trinton Falls, NJ 07735
Block 200	Lot 1	Consolidated Rail Corp. 6 Fern Center Plaza Philadelphia, PA 19101
Comcast		810 Route 37 West Toms River, NJ 08755
Manasquan Township		Manasquan Township Clerk's Office 1 Colonial Drive Manasquan, NJ 07735
NJ Natural Gas		NJ Natural Gas PO Box 1464 Wall, NJ 07719
Wilson, Eng Dept		Wilson, Eng Dept 70 New 32206 Irving, TX 75015
NJ DEP		NJ DEP CN 403 Trenton, NJ 08625
Ocean County MUA		Ocean County MUA PO Box F Beyers, NJ 08721
GPU		GPU 400 Lincoln Street Phillipsburg, NJ 08865
NOTED		Route 79 & Daniels Way Freehold, NJ 07728
Ocean County Road Dept		Ocean County Road Dept 133 Cooper Avenue Toms River, NJ 08755

LEGEND

- MONUMENT FOUND
- PIN/CAP FOUND
- IRON PIPE FOUND
- NAIL FOUND
- PK NAIL FOUND
- STONE FOUND
- PIN/CAP SET
- MONUMENT SET
- PK & DISC SET

N: 422919.9145
E: 55232.8350

14299
RECEIVED & FILED
DEC 23 2021
SCOTT M. COLABELLA
COUNTY OF OCEAN
12-23-2021

DATE	REVISION	DRAWN	CHECKED	RELEASED
12/15/21	PER MANCHESTER TOWNSHIP P.B. ENGINEER COMMENTS 12-13-21	RSM	JS	WPS
10/11/21	REV PER WPS REV. OF APPROVAL & COLLERS ENCL. LTR. 07/08/21, REV PER COP 03/17/21 MINUTES, OCSO LTR. 03/16/21, TAX ASSESS. LTR. 06/08/21	RSM	CJB	WPS

FINAL PLAT
PRELIMINARY AND FINAL MAJOR SITE PLAN & SUBDIVISION
LOT 15.01 ~ BLOCK 44
TAX MAP SHEET NO. 8
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWH ASSOCIATES, P.A.
FWHASSOCIATES.COM
1855 Rt. 9, Toms River, NJ 08755 T: 732.797.9100 F: 732.797.8223

William P. Schemel
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 36275

DATE: 02/01/21
SCALE: 1"=60'
DRAWN BY: CJB
CHECKED BY: WPS
PROJECT NO.: 1423.0016

2021 181530 02/01 2021/1458