

TIMOTHY M. PRIME, *Esquire*
DUNCAN M. PRIME, *Esquire*
TYLER T. PRIME, *Esquire*
SARA R. WERNER, *Esquire*
JULIA M. HAHN, *Esquire*

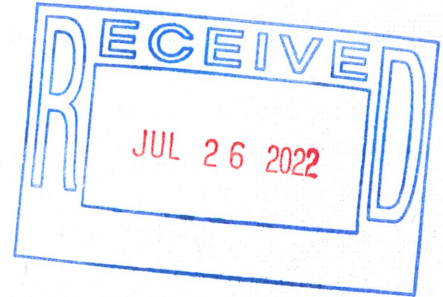
PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
† ALSO ADMITTED TO THE NEW YORK BAR
^ ALSO ADMITTED TO THE ILLINOIS BAR
‡ ALSO ADMITTED TO THE WASHINGTON, D.C. BAR

JASON R. TUVEL, *Esquire*[†]
ALLYSON M. KASSETTA, *Esquire*[†]
MICHAEL MICELLI, *Esquire*[†]
NANCY A. LOTTINVILLE, *Esquire*[†]
BENJAMIN T.F. WINE, *Esquire*
DANIEL H. KLINE, *Esquire*^{†,‡}

July 25, 2022



via UPS

Ms. Amanda Kisty, Planning Board Secretary
Township of Manchester
1 Colonial Drive
Manchester, NJ 08759

**RE: AMENDED PHASE 1 FINAL SITE PLAN APPROVAL APPLICATION
SUBMISSION
Manchester Apartments LLC
2035 Route 37, Manchester Township, Ocean County, NJ
Block 44, Lot 15.05**

Dear Ms. Kisty:

Our office represents Manchester Apartments LLC (“Applicant”) in connection with a proposed development at the above-referenced property. Applicant proposes architectural revisions to the previously approved residential building and clubhouse that is to be located on the property. The application was originally approved by Resolution for Application #2021-261, dated September 7, 2021. The application proposes an alteration to the previously approved façade in order to address current market demands and conditions. In addition, the floor plans have been slightly modified to also accommodate present day needs of residential homeowners. However, please note that no changes to the actual site plan or building footprints are proposed. The proposed building footprints are within the original design footprints.

Kindly accept this letter, together with all enclosures, as Applicant’s formal application to the Township of Manchester Planning Board for Amended Phase I Final Site Plan approval.

In connection with said application, enclosed please find the following:

1. One (1) original and nineteen (19) copies of the completed and signed Township of Manchester Land Use and Development Application.

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054
P 856 273 8300 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

Hackensack, NJ | Hoboken, NJ | Fort Washington, PA

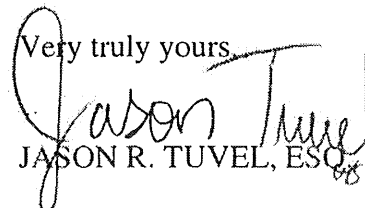
Ms. Amanda Kisty, Planning Board Secretary
Township of Manchester
July 25, 2022
Page 2 of 3

2. One (1) copy of the completed Application Checklist.
3. One (1) copy of the Fee Schedule.
4. One (1) original completed and signed Certificate of Ownership of Applicant.
5. One (1) original completed and signed W-9 form.
6. One (1) copy of the Proof of Taxes Paid for Block 44, Lots 15.01 and 15.05.
7. One (1) copy of the Witness List.
8. One (1) check made payable to "Township of Manchester" in the amount of \$500.00 to cover the application fee for this project.
9. One (1) check made payable to "Township of Manchester" in the amount of \$2,450.00 to cover the escrow fee for this project.
10. Twenty (20) signed and sealed copies of the full-size Amended Final Major Site Plans (Phase 1) prepared by FWH Associates, dated July 14, 2022.
11. Twenty (20) signed and sealed copies of the full-size Revised Architectural Plans prepared by Rise Architecture, dated July 19, 2022.
12. One (1) copy of the full-size Recorded Final Major Subdivision Plat prepared by prepared by FWH Associates, dated February 1, 2021, revised through December 15, 2021 and recorded December 23, 2021.

Should there be anything further that the Township of Manchester Planning Board deems necessary as part of this application, please contact our office and we will work with our client to submit a copy of same as soon as possible.

Applicant looks forward to this application being deemed complete and scheduled for the next available Township of Manchester Planning Board hearing.

Thank you in advance for your time and consideration.

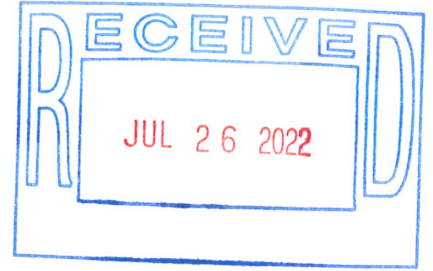
Very truly yours

JASON R. TUVEL, ESQ.

JRT/amg
Enclosures

LAND USE AND DEVELOPMENT

245 Attachment 7

Township of Manchester



Appendix 7

Application for Development Before Zoning Board of Adjustment and Planning Board (§ 245-12B)

1. Check Appropriate Request:
 - Variance Approval
 - Conditional Use Permit
 - Informal Review – Major Subdivision
 - Minor Subdivision Approval
 - Preliminary Major Subdivision Approval
 - Informal Review – Site Plan
 - Preliminary Site Plan Approval
 - Final Site Plan Approval (Amended Phase 1 Final Site Plan Approval)
 - Permit Pursuant to N.J.S.A. 40:55D-34 and/or N.J.S.A. 40:55D-36
 - Other: Describe _____
2. Applicant's Name: (If a corporation – State of incorporation and registered agent)

Manchester Apartments LLC
3. Address: 1985 Cedarbridge Avenue, Suite 5 Lakewood, NJ 08701
4. Phone: 732-719-2117 Fax: _____
5. Represented By: Jason R. Tuvel, Esq.
6. Address: Prime & Tuvel - 140000 Horizon Way, Suite 325
Mount Laurel, NJ 08054
7. Phone: 856-273-8300 x 307 Fax: 856-273-8383
8. Purpose of this Application: Amended Final Phase 1 Site Plan Approval for Architectural Revisions to the residential building and clubhouse.
9. Use of any Existing Building or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other Previous Asphalt Plant
10. Use of Proposed Construction or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other _____
11. Number of Existing Lots: 1
12. Number of Proposed Lots: 1

MANCHESTER CODE

13. Location of Premises: 2035 Rt 37
Tax Map Block 44 and Lot 15.05 (formerly 15.01)
Tax Map Sheet _____
Size of Tract: (Acres) 35.324 Ac (Square Feet) 1,538,700 SF
Zoning District HD-3 (2065 Route 37 Redevelopment Plan)

14. If there has been a previous appeal or application involving these premises, give details.
Yes, Preliminary and Final Major Subdivision and Site Plan Approval - Application #2021-261

15. Give a brief statement of facts in support of this application.
The site design remains the same as the approved 2021 application, the application is solely for the architectural revision. The footprints for the residential building and clubhouse do not exceed the design footprint that was utilized in the 2021 application.

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:

17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:
(a) _____ (b) _____ (c) _____ (d) _____

18. Names and Addresses of Persons Preparing Submission:
Architect: Rise NJ Architecture Phone: 908-674-8717 Fax: _____
Engineer: FWH Associates P.A. Phone: 732-797-3100 Fax: _____
Other – Designate: _____ Phone: _____ Fax: _____

19. Names and addresses of all witnesses Applicant intends to call. This is not intended to limit the number of witnesses the Applicant intends to call.
See attached list

20. In the event the Applicant is a corporation, set forth names and addresses of officers of the corporation and individuals owning 10% or more of the capital stock.
See attached form

21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency. Final Site Plan - NA per Checklist

I (We) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge.

[Signature] (Applicant)
Sworn and subscribed to before me on this _____ day of _____ 20____ Manchester Apartments LLC

I (We) the Owners(s) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge. (Used if the Applicant is not the Owner).

Sworn and subscribed to before me on this 21 day of July 2022
[Signature]
2065 Highway 37 Owners LLC and 2065 Highway 37 Manchester LLC

Failure to complete this application in its entirety and submit the required documents will result in the determination that this application is incomplete, in which event the application will not be considered by the Board. The applicant is hereby informed that in addition to the documents set forth herein, he must present evidence that he has met the notification requirements as set forth in the municipal notice of application of development forms and Chapter 245 of the Manchester Township Code.

[Signature]
LISA M. MIGLIORE

LAND USE AND DEVELOPMENT

245 Attachment 3

Township of Manchester

Appendix 3

Application Checklist and Documents Required to be Submitted
 [Amended 11-27-2000 by Ord. No. 00-040; 11-28-2005 by Ord. No. 05-053; 2-22-2010 by Ord. No. 10-006;
 6-24-2013 by Ord. No. 13-005]

No.	Description	Variance	Informal Sketch Plat	Minor Application			Major Application				Submitted	
				Subdivision	Site Plan		Subdivision Preliminary	Final	Site Plan Preliminary	Final	<input type="checkbox"/>	<input type="checkbox"/>
A.	Application Form (20 copies for review)	X	X	X	X		X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Project Plat Information (20 copies for review)										<input type="checkbox"/>	<input type="checkbox"/>
	1. Name, telephone number and address of owner and applicant	X	X	X	X		X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Notarized signature/affidavit of ownership. If applicant is not the owner, state applicant's interest in plan. (Final Plat prior to filing)	X	X	X	X		X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Name, signature, license number, seal, address, telephone number, e-mail and Fax number of professional engineer, land surveyor, architect, planner and certified landscape architect, as applicable, involved in preparation of plat.	X	X	X	X		X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Title block denoting type of application, Tax Map sheet, county, name of municipality, block and lot, and street location.	X	X	X	X		X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input type="checkbox"/>	<input type="checkbox"/>
						Preliminary	Final	Preliminary	Final	<input type="checkbox"/>	<input type="checkbox"/>
5.	Key map at specified scale showing location to surrounding properties, streets, easements, municipal boundaries, etc., within 500 feet of property.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting feet.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
7.	Schedule of required zoning district requirements including lot area, density, FAR, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
9.	Proof that taxes are current and that the property is free from any outstanding property maintenance and/or code violations.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X			X			<input type="checkbox"/>	<input type="checkbox"/>
11.	Monumentation as specified by Map Filing Law and required by Township Engineer.			X			X			<input type="checkbox"/>	<input type="checkbox"/>
12.	Date of current property survey, name of reference plat and name and license number of New Jersey Professional Land Surveyor.			X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application			Major Application				Submitted	
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A
13.	Plans to a scale of not less than 1 inch = 50 feet (except that 40 acres or larger may be 1 inch = 10 feet) and not larger than 1 inch = 10 feet on one of four of the following standard sheet sizes: 8 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"			X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> N/A
14.	Meters and bounds description showing dimensions, bearings of original and proposed lots.			X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
15.	Meters and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.			X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
16.	Acres of tract to the nearest tenth of an acre (for GDP to nearest acre).	X	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
17.	Date and number of original preparation and of each subsequent revision. Include brief narrative of each revision.	X		X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
18.	Size and location of any existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned.	X	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input type="checkbox"/> X	<input type="checkbox"/> N/A
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plat.)		X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> N/A
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) approved by the Tax Assessor.			X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
21.	Proposed lot lines and area of proposed lots in square feet.		X	X		X	X				
22.	Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
23.	Property owners within 200 feet of subject property. (Most recent municipal tax records.)	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
24.	Location of natural slopes of 15% or greater, streams, floodplains, wetlands and other environmentally sensitive area on or within 200 feet of the project site. "Natural slopes," for checklist purposes, shall not include areas previously cleared and/or graded in gravel and mineral mining areas. (Note: Applications for bulk variances need only show these features on-site.)	X		X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
25.	List of variances required or requested.	X		X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> X
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted							
				Subdivision	Site Plan	Subdivision Preliminary	Final	Site Plan Preliminary	Final	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
27.	Phasing plan as applicable to include: a. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site. b. Phasing sequence.					X	X			X		<input type="checkbox"/>	<input type="checkbox"/>				
28.	Preliminary architectural plans and elevations.	X	X		X					X		<input type="checkbox"/>	<input type="checkbox"/>				
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>				
30.	Sight triangles.			X	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>				
31.	Proposed street names when new street is proposed.					X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>				
32.	Parking plan showing spaces, size and type, side width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.				X					X		<input type="checkbox"/>	<input type="checkbox"/>				
32.1.	Number of employees, total and maximum per shift.				X					X		<input type="checkbox"/>	<input type="checkbox"/>				
33.	Solid waste management and recycling plan showing dumpster and holding location and provisions for waste and recyclables.				X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>				
34.	Size and location of any existing or proposed streets (general location for sketch plan).	X	X	X	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>				

Phasing approved under 2021 Application

Submitted under 2021 Application

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted			
				Subdivision	Site Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>	
35.	Topographical features of subject property from USC and GS map.		X	X	X					<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	Boundary, limit, nature and extent of wooded areas, specimen trees, and other significant physical features (details may vary).	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37.	Existing system of drainage of subject site and of any larger tract or basin of which it is a part.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>	
38.	Drainage area map.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
39.	Drainage calculations.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
40.	Percolation and soil lots (where septic system, retention basin, or groundwater recharge is proposed).			X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
41.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42.	Number of lots following subdivision and acreage if over one acre, square feet if one acre or less.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
43.	Identification and calculation of critical areas.		X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
44.	Overall concept plan for all phased development parks and planned office industrial parks.		X			X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>

Submitted under 2021 Application

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted			
				Subdivision	Site Plan	Subdivision Preliminary	Final	Site Plan Preliminary	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A		
45.	Lot yield map showing the number of lots possible under conventional zoning and the number of lots proposed, notation of any variances or design exceptions or waivers necessary to achieve the yield under conventional zoning and all environmental constraints affecting the tract proposed for development.					X					<input type="checkbox"/>	<input type="checkbox"/>	
46.	Indication of existing utilities.		X								<input type="checkbox"/>	<input type="checkbox"/>	
47.	Copy of plat and plans on a CD in a .dxf file format if the plat or plans are drawn with the aid of a computer in AutoCAD or GIS format.						X				X	<input type="checkbox"/>	<input type="checkbox"/>
48.	Two copies of the final map as filed with the Ocean County Clerk shall be filed with the Township Tax Assessor and Engineer.						X				X	<input type="checkbox"/>	<input type="checkbox"/>
C. Construction Plans													
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks, buffers, structures, open space, recreation, etc., as applicable.				X		X	X		X	X	<input type="checkbox"/>	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A
2.	Grading and utility plan to include, as applicable: <ul style="list-style-type: none"> a. Existing and proposed contours at one-foot intervals for grades 3% or less and at two-foot intervals for grades more than 3% (at a distance of 50 feet beyond limits of major subdivision). b. Elevations of existing and proposed structures. c. Location and invert elevation of existing and proposed drainage structures. d. Location of all streams, ponds, lakes, wetland areas. e. Locations of existing and proposed utilities, including depth of structures, locations of manholes, valves, services, etc. 				X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> N/A
3.	Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities.					X		X		<input type="checkbox"/>	<input type="checkbox"/>

Submitted under
2021 Application

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application		Site Plan		Submitted			
				Subdivision	Site Plan	Subdivision Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A	<input type="checkbox"/> X	
3.	b. Final center-line profiles for all new streets. Show existing grade, proposed grade, stationing and proposed elevations of all proposed vertical curves, stationing and proposed elevations and intersection of all utility and stormwater lines.										<input type="checkbox"/> X	<input type="checkbox"/> N/A	<input type="checkbox"/> X
4.	a. Landscaping plan to include: a. Location of existing vegetation, including all shade trees 10 inches in caliper or greater at 5 feet above ground level and all ornamental trees 4 inches in caliper or greater at one foot above ground limits and clearing limits. b. Proposed buffer areas and method of protection during construction. c. Proposed landscaped areas. d. Number, size, species and location of proposed plantings including street trees. e. Details for method of planting, including optimum planting season.										<input type="checkbox"/> X	<input type="checkbox"/> X	<input type="checkbox"/> X
5.	Soil Erosion and Sediment Control Plan prepared in accordance with the standards for soil erosion and sediment control in New Jersey and the requirements of Chapter 188, Soil and Land Conservation.										<input type="checkbox"/> X	<input type="checkbox"/> X	<input type="checkbox"/> X

Submitted under 2021 Application

Submitted Under 2021 Application

Submitted Under 2021 Application

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted
				Subdivision	Site Plan	Subdivision Preliminary	Final	Site Plan Preliminary	
6.	Lighting plan to include: 1. Location and height of proposed fixtures. 2. Detail for construction of fixture.				X	X	X	X	<input checked="" type="checkbox"/> <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.	All required standard Township construction details for all improvements, including: 1. Roadways 2. Curb 3. Sidewalk 4. Driveway aprons 5. Drainage inlets 6. Pipe backing 7. Outfalls 8. Manholes 9. Gutters 10. Plantings 11. Soil erosion and sediment control structures 12. Parking lots 13. Water services, fire hydrants, and valves				X	X	X	X	<input type="checkbox"/> <input checked="" type="checkbox"/>
D. Supplementary Documents									
1.	List of all federal, state, county regional and/or municipal approvals or permits required.	X		X	X	X	X	X	<input checked="" type="checkbox"/> <input type="checkbox"/>
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	<input type="checkbox"/> <input checked="" type="checkbox"/>
3.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	<input type="checkbox"/> <input checked="" type="checkbox"/>
4.	Disclosure statement (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X	X	X	X	X	<input checked="" type="checkbox"/> <input type="checkbox"/>

Submitted under 2021 Application

Submitted under 2021 Application

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted	
				Subdivision	Site Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	<input type="checkbox"/> X <input type="checkbox"/> N/A
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/> N/A
6.	Stormwater management calculations.					X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/> N/A
7.	Payment of all applicable fees.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/> N/A
8.	Statement of Environmental Impact and Assessment (SEIA).					X		X		<input type="checkbox"/> X <input type="checkbox"/> N/A
9.	Number of witnesses and their expertise, if any.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/> N/A

Submitted under 2021 Application

Township of Manchester
Schedule 1
Fee Schedule

Each developer shall, at the time of filing an application, pay a nonrefundable fee to the Township of Manchester by cash, check or bank draft in accordance with the current fee schedule adopted by the Township Council on file in the Township Clerk's office. The fee to be paid shall be the sum of the fees for the component elements of the plat or plan. Proposals requiring a combination of approvals, such as preliminary and final subdivision, site plan and/or variances, shall pay a fee equal to the sum of the fee for each element. Additional fees may be assessed for extraordinary review costs otherwise covered by this section. However, the actual payment to the Township shall be in the form of two separate checks in the following amounts:

Application Type	Application Fee	Escrow Amount	
A. Street vacation application and review of street vacation	\$500	\$0	
B. (RESERVED)			
C. Administrative approval application	\$150	\$500	
D. Subdivision approval			
1. Concept plan/informal review	\$150	\$500	
2. Minor subdivision	\$150	\$1,000	
3. Preliminary major subdivision	\$250 + \$5/lot	Number of Lots	Escrow
	\$500 + \$200 / (22 Buildings) = \$4900	1 to 10	\$500 + \$200/lot (unit)
		11 to 24	\$2,500 + \$150/lot (unit)
		25 to 49	\$6,100 + \$100/lot (unit)
		50 to 149	\$11,000 + \$75/lot (unit)
		150 to 499	\$22,175 + \$50/lot (unit)
		500 +	\$47,125 + \$25/lot (unit)
4. Final major subdivision	\$125	50% of preliminary application escrow amount	
E. Site plan approval			
1. Concept plan/informal review	\$150	\$500	
2. Minor site plan	\$200	\$1,000	
3. Preliminary major site plan:			
a. Residential	\$500	See "Subdivision approval, preliminary major subdivision" (Item D3) * Needed for Final Fee	
b. Nonresidential	\$500	Site Plan Area(acres)	Escrow

21 Residential Buildings
1 Clubhouse
22 Total Build

Application Type	Application Fee	Escrow Amount	
		Less than 0.5	\$1,000
		0.5 to 2.49	\$1,000 + \$200 per acre
		2.50 to 9.99	\$1,500 + \$175 per acre
		10.0 to 24.99	\$3,250 + \$150 per acre
		25 or more	\$7,000 + \$100 per acre
		Building Area (square feet)	Escrow
		Less than 5,000	\$1,000
		5,000 to 19,999	\$1,000 + \$0.15 per sf
		20,000 to 49,999	\$4,000 + \$0.10 per sf
		50,000 to 99,000	\$9,000 + \$0.07 per sf
		100,000 or more	\$16,000 + \$0.05 per sf
4. Final major site plan	\$500	50% of preliminary escrow amount \$2,450.00	
5. Escrow amount special factor	Multiply total of site area and building area by:		
	<u>Extremely circulation intensive:</u> parking ratios above 6/1,000 square feet, major drive-through facilities, grade-separated access, multiple overlapping uses, transit or major truck facilities		1.50
	<u>Very highly circulation intensive:</u> parking ratios above 5/1,000 square feet, drive-through facilities, signals or similar traffic controls, more than one use, significant loading facilities		1.25
	<u>Highly circulation intensive:</u> Parking ratios above 4/1,000 square feet, multiple access points, multiple occupancies		1.10
F. Appeals of decision by administrative officials to Board of Adjustment			

Application Type	Application Fee	Escrow Amount
1. Single- and/or two-family residential uses	\$50	\$100
2. Other uses	\$75	\$250
G. Interpretation of the Land Use and Development Regulations or Zoning Map by Board of Adjustment	\$50	\$250
H. Variances		
1. Hardship or bulk variances		
a. Single- and two-family residential (in-ground pools, detached garages, decks, sheds, fences, etc.)	\$250 ⁽¹⁾	\$0
b. Vacant undersized/ nonconforming lots	\$250	\$3,500 ⁽¹⁾
c. Multifamily or commercial	\$750	\$2,000 ⁽¹⁾
2. Variances per N.J.S.A. 40:55D-70d		
a. Single- or two-family residential	\$250	\$1,500 ⁽¹⁾
b. Multifamily or commercial	\$500	\$3,500 ⁽¹⁾
c. Uses other than a. or b. above with floor areas totaling 5,000 square feet or less	\$300	\$750
d. Uses other than a. or b. above with floor areas totaling more than 5,000 square feet	\$500	\$3,500
e. Mixed uses: Proposals for mixed uses shall pay a fee equal to the sum of the fee for each element	\$0	\$3,500
I. Variance for frontage on unimproved street (Board of Adjustment)	\$50	\$750
J. Building permit in conflict with official map or building permit for but not related to a street	\$100	\$0
K. Conditional uses	\$250	\$750
L. Request for extension of time		
1. Minor subdivisions	\$50	\$200
2. Minor site plans	\$75	\$200
3. Major subdivisions and site plans	\$100	\$350
M. List of adjacent property owners	\$0.25 per name or \$10, whichever is greater	\$0
N. Copy of Land Use and Development Ordinance	\$65	\$0

Application Type	Application Fee	Escrow Amount
O. Zoning permit	Base fee: \$25 for the first structure or building for which a permit is required pursuant to § 245-22B and is not specified below; \$10 for each additional structure or building.	
1. Signs	\$25	
2. New homes and replacement of mobile homes	\$100	
3. Tree removal	\$75	
P. Temporary permit	\$25	
Q. Fence permit	\$25	\$0
R. Copy of Township Master Plan	\$100	\$0
S. Copy of Zoning or Master Plan Map (24" x 36")		\$0
1. Black line	\$10	
2. Color	\$25	
T. Copy of Zoning or Master Plan Map (11" x 17")		\$0
1. Black line	\$3	
2. Color	\$5	
U. Tax Map Revisions (includes lot subdivisions and consolidations and individual condominium parcels)	\$0	\$500 plus \$75 per lot subdivision or consolidation and individual condominium parcel
V. Special meeting	\$2,000	\$0
W. Other engineering review ⁽²⁾		
1. For minor modification	\$200	
2. Pre-application concept review for development	\$0	\$350

NOTES:

(1) Plus \$150 per each additional bulk variance.

(2) Minor modifications include any items for which the Township Zoning Officer/Code Enforcement Official requires the input of the respective Board Engineer or Township Engineer. A pre-application concept plan review can be requested by a potential applicant and is an informal meeting of the applicant with the Township Zoning Officer and the Board/Township Engineer.

CERTIFICATE OF OWNERSHIP OF APPLICANT

AS REQUIRED BY NEW JERSEY LAW

(P.L. 1977, CHAPTER 336)

Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership.

<u>NAME</u>	<u>ADDRESS</u>
1. Gershen Bassman	6039 North Bernard Street 6039 Chicago Chicago, Illinois 60659
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Please check the appropriate box:

- CORPORATION OF N.J. _____
- PARTNERSHIP _____
- LLC OF NEW JERSEY _____
- OTHER _____

* Where corporation/partnerships owns 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individuals partners exceeding the 10% ownership criterion have been listed.

M. [Signature] 07/18/22
Signature of Officer/Partner **Date**
Manchester Apartments LLC
Name of Applicant Corporation/Partnership

Tax Account Maintenance

Help

Letter

Detail

Next

Previous

Delete

Close

Edit

Add

Block: 44

Lot: 15.05

Qualifier:

Owner: 2065 HIGHWAY 37 OWNERS LLC ETAL

Prop Loc: 2035 HWY 37

Account Id: 00022157

Restricted Edit

PTR Form

Tax Bill

Notes

Add/Omit

All Charges

Balance

Deductions

Billing

Additional

Assessed Value

General

Total Balance

Interest

Principal Balance

Year

Qtr

Type

Biilled

.00

.00

.00

.00

.00

Total

Interest Detail

Interest Date

Interest Date: 07/13/22

Other Delinquent Balances: .00

Last Payment Date: / /

Per Diem: .0000

Other APR2 Threshold Amt: .00

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter



1423.0016
July 25, 2022

WITNESS LIST – AMENDED PHASE 1

Engineer	Brian P. Murphy FWH Associates, P.A. 1856 Route 9 Toms River, NJ 08755
Architect	Shimon Greenebaum Rise NJ architecture 36 Airport Rd, Suite 402 Lakewood, NJ 08701
Attorney	Jason Tuvel, Esq. Prime & Tuvel 14000 Horizon Way, Suite 325 Mount Laurel, NJ 08054