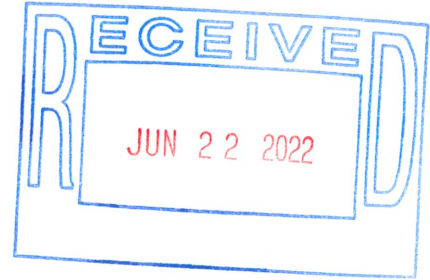




June 20, 2022

Manchester Township  
1 Colonial Dr  
Manchester Township, NJ  
08759

**Re: 1809 Eighth Avenue  
Lots 39 & 15, Block 1.165**



To Whom it May Concern:

Enclosed please find the following with regard to the above referenced application for a minor subdivision plan.

- Twenty (20) copies of the application and checklist
- Twenty (20) copies of the Minor Subdivision prepared by Morgan Engineering, dated April 27, 2022.
- W9, application fee, and escrow fee

Should you have any questions or require any additional materials, please feel free to contact this office.

Thank you.

Respectfully submitted,

***Bridget Braaten***

***Bridget Braaten***  
***Permitting Specialist***  
***Morgan Engineering, LLC***  
P.O. Box 5232  
Toms River, NJ 08754  
732.270.9690 x131 office  
732.270.9691 fax  
[bridget@MorganEngineeringllc.com](mailto:bridget@MorganEngineeringllc.com)

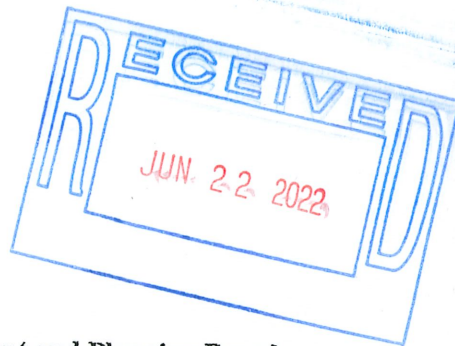
LAND USE AND DEVELOPMENT

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
  - 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)  
Sue Erikson
3. Address: \_\_\_\_\_
4. Phone: 732-267-0977 Fax: \_\_\_\_\_
5. Represented By: Michael Paxton
6. Address: 2002 Route 70, Suite 2, Manchester NJ 08759
7. Phone: 732-408-0900 Fax: \_\_\_\_\_
8. Purpose of this Application: Lot line move
9. Use of any Existing Building or Premises:
  - Single Family
  - Multifamily
  - Commercial
  - Conditional Use Project
  - Other \_\_\_\_\_
10. Use of Proposed Construction or Premises:
  - Single Family
  - Multifamily
  - Commercial
  - Conditional Use Project
  - Other \_\_\_\_\_
11. Number of Existing Lots: 2
12. Number of Proposed Lots: 2

MANCHESTER CODE

13. Location of Premises: 1809 Eighth Avenue  
Tax Map Block 1.165 and Lot 39 & 15  
Tax Map Sheet \_\_\_\_\_  
Size of Tract: (Acres) 0.57 (Square Feet) 25,000  
Zoning District R-10

14. If there has been a previous appeal or application involving these premises, give details.  
\_\_\_\_\_

15. Give a brief statement of facts in support of this application.

This application is a request for a lot line move that will result in no variances and only has one existing non conforming feature.

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:  
no variance

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: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Engineer: Mathew Wilder Phone: 732-270-9690 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.

Mathew Wilder, Michael Paxton

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.  
\_\_\_\_\_

21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency.

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.

Susan Erikson (Applicant)

Sworn and subscribed to before me on this 20 day of June 2022

Susan Erikson

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 20 day of June 2022

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.





MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted	
				Subdivision	Site Plan	Subdivision	Final	Preliminary	Final	<input type="checkbox"/> X
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	<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	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Proof that taxes are current.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Monumentation as specified by Map Filing Law and required by Township Engineer.			X	X	X	X	X	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>



MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Subdivision		Major Application		Submitted	
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	X	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"/>	<input checked="" 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 checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
25.	List of variances required or requested.	X		X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted		
				Subdivision	Site Plan	Preliminary	Final	Subdivision	Preliminary	Final	<input type="checkbox"/> X
	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	<input checked="" type="checkbox"/>
	28. Preliminary architectural plans and elevations.	X	X				X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	29. Site identification signs, traffic control signs, and identification signs.				X		X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	30. Sight triangles.			X			X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	31. Proposed street names when new street is proposed.				X		X			<input type="checkbox"/>	<input checked="" 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			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	32.1. Number of employees, total and maximum per shift.						X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	33. Solid waste management and recycling plan showing dumpster and holding location and provisions for waste and recyclables.				X		X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
	34. Size and location of any existing or proposed streets (general location for sketch plat).	X	X	X			X			<input type="checkbox"/>	<input checked="" type="checkbox"/>



MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat		Minor Application		Major Application			Submitted			
			Subdivision	Site Plan	Subdivision	Preliminary	Final	Preliminary	Final	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
	35. Topographical features of subject property from USC and GS map.		X	X							<input checked="" 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	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	X	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	38. Drainage area map.				X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	39. Drainage calculations.				X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
	41. Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X	X	X	<input checked="" 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	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	43. Identification and calculation of critical areas.		X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	44. Overall concept plan for all phased development parks and planned office industrial parks.		X		X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted					
				Subdivision	Site Plan	Subdivision	Preliminary	Final	Subdivision	Preliminary	Final	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	46. Indication of existing utilities.		X									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>







LAND USE AND DEVELOPMENT

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					
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6.	Stormwater management calculations.					X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
7.	Payment of all applicable fees.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Statement of Environmental Impact and Assessment (SEIA).					X		X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
9.	Number of witnesses and their expertise, if any.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>