

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD • SUITE 1 • LAKEWOOD • NEW JERSEY 08701 • 732-363-0060 • FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

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ASSOCIATE

November 3, 2022

PB-2022-15
RECEIVED
NOV 04 2022
PB

Ms. Amanda Kisty
Manchester Township Planning Board
One Colonial Drive
Manchester Township, NJ 08759

Re: Minor Subdivision Submission
Block: 69 – Lot(s): 1.05-1.07 & 1.09
Manchester Township, Ocean County
PDS Ref. #322218

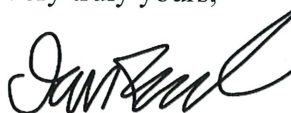
Dear Ms. Kisty,

We are submitting herewith on behalf of the applicant, the following plans and supporting data with respect to a Use Variance approval for the above referenced project:

1. Twenty (20) copies of Manchester Township Application
2. Application and Escrow Fee
 - \$150.00 Application Fee
 - \$1,000.00 Escrow Fee
3. One (1) copy of Proof of Taxes Paid
4. One (1) copy of 200' Property Owner's List
5. W-9 Form
6. Application Checklist
7. Twenty (20) copies of Minor Subdivision Plan
8. One (1) copy of Ocean County Planning Board Submission Letter

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,



Ian M. Borden, P.P., President
Professional Design Services, L.L.C.

IMB/ec
Enclosure
Cc:

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)

 GT Jackson Properties, LLC
3. Address: 415 Clifton Avenue, Lakewood, NJ 08701
4. Phone: _____ Fax: _____
5. Represented By: Salvatore Alfieri, Esq
6. Address: Cleary, Giacobbe, Alfieri & Jacobs, LLC

 955 Route 34, Matawan, NJ 07747
7. Phone: 732-583-7474 Fax: _____
8. Purpose of this Application: Adjust existing lot lines.
9. Use of any Existing Building or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other vacant
10. Use of Proposed Construction or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other _____
11. Number of Existing Lots: 4
12. Number of Proposed Lots: 4

MANCHESTER CODE

13. Location of Premises: Hangar Road
Tax Map Block 69 and Lot 1.05-1.07 & 1.09
Tax Map Sheet _____
Size of Tract: (Acres) 4.18 (Square Feet) 182,000 sq. ft.
Zoning District PR-40 Zone

14. If there has been a previous appeal or application involving these premises, give details.
Yes, approved & filed Major Subdivision

15. Give a brief statement of facts in support of this application.
Adjust the lot lines to eliminate skewed existing lines.

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:
244-33E

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

18. Names and Addresses of Persons Preparing Submission:
Architect: _____ Phone: _____ Fax: _____
Engineer: _____ Phone: _____ Fax: _____
Other – Designate: Steven Metelski, P.L.S. Phone: 732-363-0060 Fax: 732-363-0073

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.
Ian M. Borden, P.P., President

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.

[Signature] (Managing Partner)
Sworn and subscribed to before me on this 20th day of October 2022

MEGAN A MARTZ
NOTARY PUBLIC OF NEW JERSEY
(Applicant)
COMMISSION ID # 2455500
COMMISSION EXPIRES 8/30/2026

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 _____ day of _____ 20____

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.

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STEVEN L. METELSKI, JR., P.L.S.
ASSOCIATE

October 11, 2022

Manchester Township Tax Collector
Attn: Ms. Andrea Gaskill, CTC
1 Colonial Dr
Manchester, NJ 08759

Re: Minor Subdivision Submission
Block: 69 – Lot(s): 1.05-1.07 & 1.09
Manchester Township, Ocean County
PDS Ref. #322218

Please accept this letter as a formal request for "Certification of Taxes Paid" on the above referenced lot and block. Please forward the certification to this office **via both regular mail and email**, emily@pds-nj.com, for our continued submission to the Planning Board.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

Emily Coughlan

Emily Coughlan
Professional Design Services, L.L.C.

ec
Enclosure

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Block: 69
 Lot: 1.05

Owner: GT JACKSON PROPERTIES LLC

Prop Loc: 2 COVE CT

Account Id: 00012573

[Tax Bill](#) [PTR Form](#)

Restricted Edit

Year	Qtr	Type	Billed	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
2023	2		599.71			599.71	.00	599.71		
2023	1		599.72			599.72	.00	599.72		
2023		Total	1,199.43			1,199.43	.00	1,199.43		
2022	4		612.71			612.71	.00	612.71		
2022	3		612.71				.00			
2022	2		586.71				.00			
2022	1		586.72				.00			
2022		Total	2,398.85			612.71	.00	512.71		
2021	4		602.14				.00			

Other Delinquent Balances: .00 Interest Date: 10/13/22 [Interest Date](#)
 Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 08/09/2022 [Interest Detail](#)

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billings in a Tax Quarter

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Block: 69
 Lot: 1.06

Owner: GT JACKSON PROPERTIES LLC

Prop Loc: 4 COVE CT

Account Id: 00012574

[Tax Bill](#) [PTR Form](#)

[Restricted Edit](#)

Year	Qtr	Type	Billed	Additional	Billing	Deductions	Balance	Interest	Total Balance
2023	2		588.64				588.64	.00	588.64
2023	1		588.64				588.64	.00	588.64
2023		Total	1,177.28				1,177.28	.00	1,177.28
2022	4		601.39				601.39	.00	601.39
2022	3		601.40				601.40	.00	601.40
2022	2		575.88				575.88	.00	575.88
2022	1		575.88				575.88	.00	575.88
2022		Total	2,354.55				2,354.55	.00	2,354.55
2021	4		591.02				591.02	.00	591.02

Other Delinquent Balances: .00 Interest Date: 10/13/22 [Interest Date](#) [Interest Detail](#)
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/09/2022

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

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Block: 69
 Lot: 1.07

Owner: GT JACKSON PROPERTIES LLC

Prop Loc: 2990 HANGAR RD Account Id: 00012575

[Tax Bill](#) [PTR Form](#)

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2023	2		533.26		.00	533.26
2023	1		533.27		.00	533.27
2023		Total	1,066.53		.00	1,066.53
2022	4		544.82		.00	544.82
2022	3		544.82		.00	.00
2022	2		521.70		.00	.00
2022	1		521.71		.00	.00
2022		Total	2,133.05		.00	544.82
2021	4		535.42		.00	.00

Other Delinquent Balances: .00 Interest Date: 10/13/22 [Interest Date](#)
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/09/2022 [Interest Detail](#)

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicate Adjusted Billing in a Tax Quarter

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Block: 69
 Lot: 1.09

Owner: GT JACKSON PROPERTIES LLC

Prop Loc: 3800 CAMERON WAY Account Id: 00012577 Tax Bill PTR Form Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2023	2		626.29	626.29	.00	626.29
2023	1		626.30	626.30	.00	626.30
2023		Total	1,252.59	1,252.59	.00	1,252.59
2022	4		639.86	639.86	.00	639.86
2022	3		639.87	.00	.00	.00
2022	2		612.72	.00	.00	.00
2022	1		612.72	.00	.00	.00
2022		Total	2,505.17	639.86	.00	639.86
2021	4		628.83	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/13/22 Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/09/2022

TOTAL TAX BALANCE DUE
 Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

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	Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>	
A.	Application Form (20 copies for review)	X	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
B.	Project Plat Information (20 copies for review)											
	1. Name, telephone number and address of owner and applicant	X	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input 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	X	<input type="checkbox"/> X <input 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	X	<input type="checkbox"/> X <input 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	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>

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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
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 type="checkbox"/> X	<input type="checkbox"/> N/A
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"/> X	<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"/> X	<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"/> X
9.	Proof that taxes are current.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X			X			<input type="checkbox"/>	<input type="checkbox"/> X
11.	Monumentation as specified by Map Filing Law and required by Township Engineer.			X			X			<input type="checkbox"/>	<input type="checkbox"/> X
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 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		Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	14. Metes and bounds description showing dimensions, bearings of original and proposed lots.			X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	15. Metes 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	16. Acreage of tract to the nearest tenth of an acre (for GDP to nearest acre).	X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input 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"/> 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	<input type="checkbox"/>	<input type="checkbox"/> X
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	<input type="checkbox"/>	<input type="checkbox"/> X
21.	Proposed lot lines and area of proposed lots in square feet.		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"/> 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"/>
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input 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"/> X	<input type="checkbox"/> N/A		
	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.												
	28. Preliminary architectural plans and elevations.	X	X		X				X	X	<input type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>
	29. Site identification signs, traffic control signs, and identification signs.				X		X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X	<input type="checkbox"/>
	30. Sight triangles.			X	X		X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X	<input type="checkbox"/>
	31. Proposed street names when new street is proposed.					X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X	<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	X	<input type="checkbox"/>	<input type="checkbox"/> X	<input type="checkbox"/>
	32.1. Number of employees, total and maximum per shift.				X				X	X	<input type="checkbox"/>	<input type="checkbox"/> X	<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	<input type="checkbox"/>	<input type="checkbox"/> X	<input type="checkbox"/>
	34. Size and location of any existing or proposed streets (general location for sketch plat).	X	X	X	X		X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application			Major Application			Submitted	
				Subdivision	Site Plan	Preliminary	Final	Preliminary	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"/> N/A <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"/>
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	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
38.	Drainage area map.					X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
39.	Drainage calculations.					X	X	X	X	<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"/> 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"/>	<input type="checkbox"/> X <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"/> X <input type="checkbox"/>	<input type="checkbox"/>
43.	Identification and calculation of critical areas.		X	X	X	X	X	X	X	<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"/>	<input type="checkbox"/> X <input type="checkbox"/>

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"/>	<input type="checkbox"/> N/A <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"/> X <input type="checkbox"/>
46.	Indication of existing utilities.		X								<input type="checkbox"/> <input type="checkbox"/> X <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"/> X <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"/> X <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		<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>

MANCHESTER CODE

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"/>	<input type="checkbox"/> N/A <input type="checkbox"/>	
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		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
3.	Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities.					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	Subdivision		Site Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
						Preliminary	Final	Preliminary	Final						
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.	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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6.	Lighting plan to include: 1. Location and height of proposed fixtures. 2. Detail for construction of fixture.				X		X	X	X	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input checked="" type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input checked="" type="checkbox"/> <td><input type="checkbox"/> </td>	<input 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	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input checked="" type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input checked="" type="checkbox"/> <td><input type="checkbox"/> </td>	<input 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	X	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X	X		<input checked="" type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>
3.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>
4.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X	X	X	X	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted			
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
6.	Stormwater management calculations.					X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
8.	Statement of Environmental Impact and Assessment (SEIA).					X		X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Number of witnesses and their expertise, if any.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD • SUITE 1 • LAKEWOOD • NEW JERSEY 08701 • 732-363-0060 • FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

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ASSOCIATE

November 3, 2022

Ocean County Planning Board
Attn: Ms. Robin Florio, Planning Board Secretary
129 Hooper Avenue
P.O. Box 2191
Toms River, New Jersey 08754-2191

Re: Minor Subdivision Submission
Block: 69 – Lot(s): 1.05-1.07 & 1.09
Manchester Township, Ocean County
PDS Ref. #322218

Dear Ms. Florio:

We are submitting herewith, on behalf of the applicant, the following plans and supporting data for the above referenced project:

1. Application Submission Checklist
2. Three (3) copies Application for Subdivision
3. Three (3) copies of Fee Schedule
 - \$60.00 Application Fee
4. Digital copy of Plans
5. Three (3) set of Minor Subdivision Plans

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,



Ian M. Borden, P.P., President
Professional Design Services, L.L.C.

IMB/ec
Enclosure
Cc:



MANCHESTER TOWNSHIP

1 COLONIAL DRIVE • MANCHESTER, NJ 08759 • (732) 657-8121

OFFICE OF THE TAX ASSESSOR

MARTIN LYNCH, CTA
TAX ASSESSOR

ROBERT A. HUDAK
MAYOR

April 4, 2022

Professional Design Services, LLC.
Attn: Emily Coughlan
1245 Airport Road Suite 1
Lakewood, NJ 08701

Dear Ms. Coughlan:

The attached is a certified list of properties within 200 feet of:

Block 69 Lots 1.02-1.09
PDS Ref. No. 322218

I hereby certify the attached information to be true and correct according to the records of the Manchester Township Tax Assessors' Office.

A handwritten signature in black ink, appearing to read "Martin W. Lynch".

Martin W. Lynch
Tax Assessor

Utilities located in and around Manchester Township to be notified are as follows:

Comcast
830 Route 37 West
Toms River, NJ 08755

Verizon, Eng. Dept.
PO Box 152206
Irving, TX 75015

GPU
400 Lincoln Street
Phillipsburg, NJ 08865

Manchester Township
Clerk's Office
1 Colonial Drive
Manchester, NJ 08759

NJ DEP
CN 401
Trenton, NJ 08625

NJ DOT
Route 79 & Daniels Way
Freehold, NJ 07728

NJ Natural Gas
PO Box 1464
Wall, NJ 07719

Ocean County MUA
PO Box P
Bayville, NJ 08721

Ocean County Road Dept.
119 Hooper Avenue
Toms River, NJ 08753

VARIANCE REPORT

Ocean County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
67 4.02	3954 RIDGEWAY RD	1	JEFFERS, ROBERT C II & BONNIE L 2486 RIDGEWAY BLVD MANCHESTER NJ	08759
67 4.03	3944 RIDGEWAY RD	2	JEFFERS, BONNIE L 2486 RIDGEWAY BLVD MANCHESTER NJ	08759
67.01 1.01	3101 HWY 547	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
68 6	4005 RIDGEWAY RD	2	KAUFMAN, HELEN & ROBERTA OPDYKE 2013 SEVENTH AVE TOMS RIVER NJ	08757
68 7	3985 RIDGEWAY RD	2	SPRUCE VALLEY LLC 11 LINDA DRIVE JACKSON NJ	08527
69 1.01	3953 RIDGEWAY RD	2	DENNICK, JASON M 3953 RIDGEWAY RD MANCHESTER NJ	08759
69 1.02	3945 RIDGEWAY RD	2	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.03	3010 HANGAR RD	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.04	3 COVE CT	2	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.05	2 COVE CT	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.06	4 COVE CT	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.07	2990 HANGAR RD	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 1.08	2950 HANGAR RD	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
69 1.09	3800 CAMERON WAY	1	GT JACKSON PROPERTIES LLC 415 CLIFTON AVENUE LAKEWOOD NJ	08701
69 2	3933 RIDGEWAY RD	2	LARSON, ERIC G JR & JANINE 3801 CAMERON WAY MANCHESTER NJ	08759
69 3	3921 HWY 571	1	LARSON, ERIC & JANINE 3801 CAMERON WAY MANCHESTER NJ	08759
69 5	2975 HWY 547 6	2	CHAPMAN, ERNEST S III & ERNEST S JR 2975 HIGHWAY 547 MANCHESTER NJ	08759
69 7	2985 HWY 547	4A	BETTIO, JACK 2985 HWY 547 MANCHESTER NJ	08759
70 5	2997 HANGAR RD	2	ESSICH, STEPHEN B & ROSALIE 2997 HANGAR RD MANCHESTER NJ	08759
70 7.01	2977 HANGAR RD	2	REEMMER, DANIELLE & NOVICK, F & R 2977 HANGAR RD MANCHESTER NJ	08759
70 7.02	2957 HANGAR RD	1	LARSON, ERIC & JANINE 3801 CAMERON WAY MANCHESTER NJ	08759
70 7.03	3801 CAMERON WAY	2	LARSON, ERIC & JANINE 3801 CAMERON WAY MANCHESTER NJ	08759