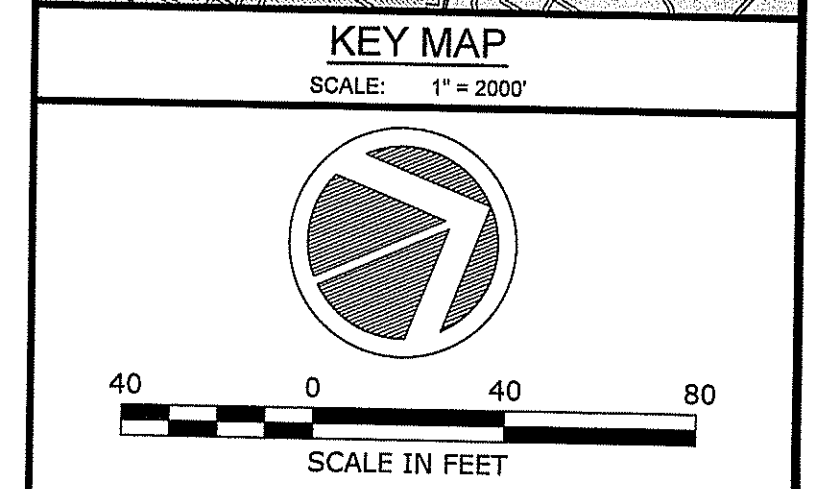
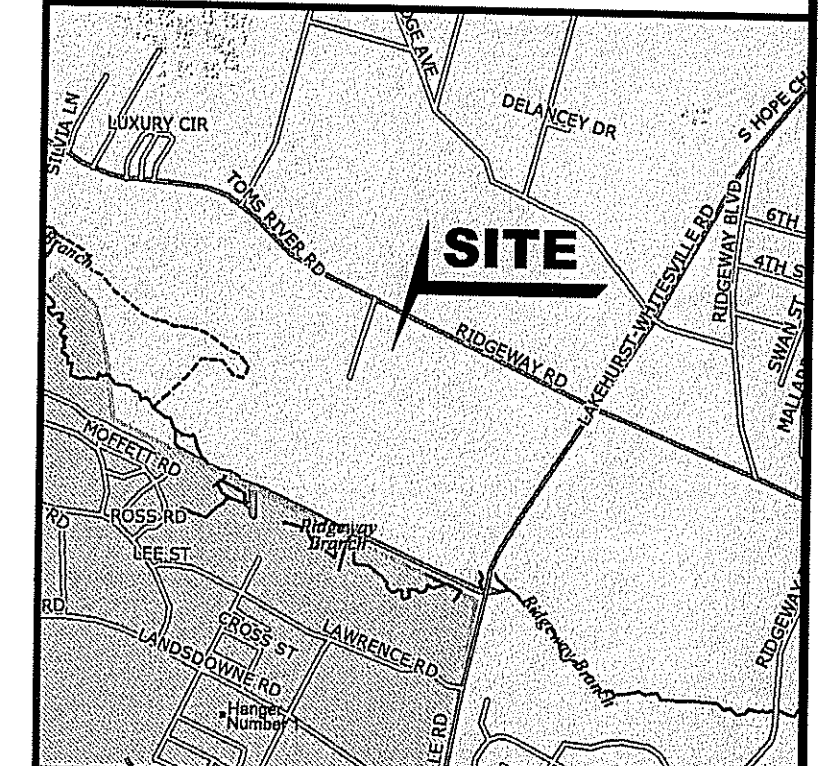
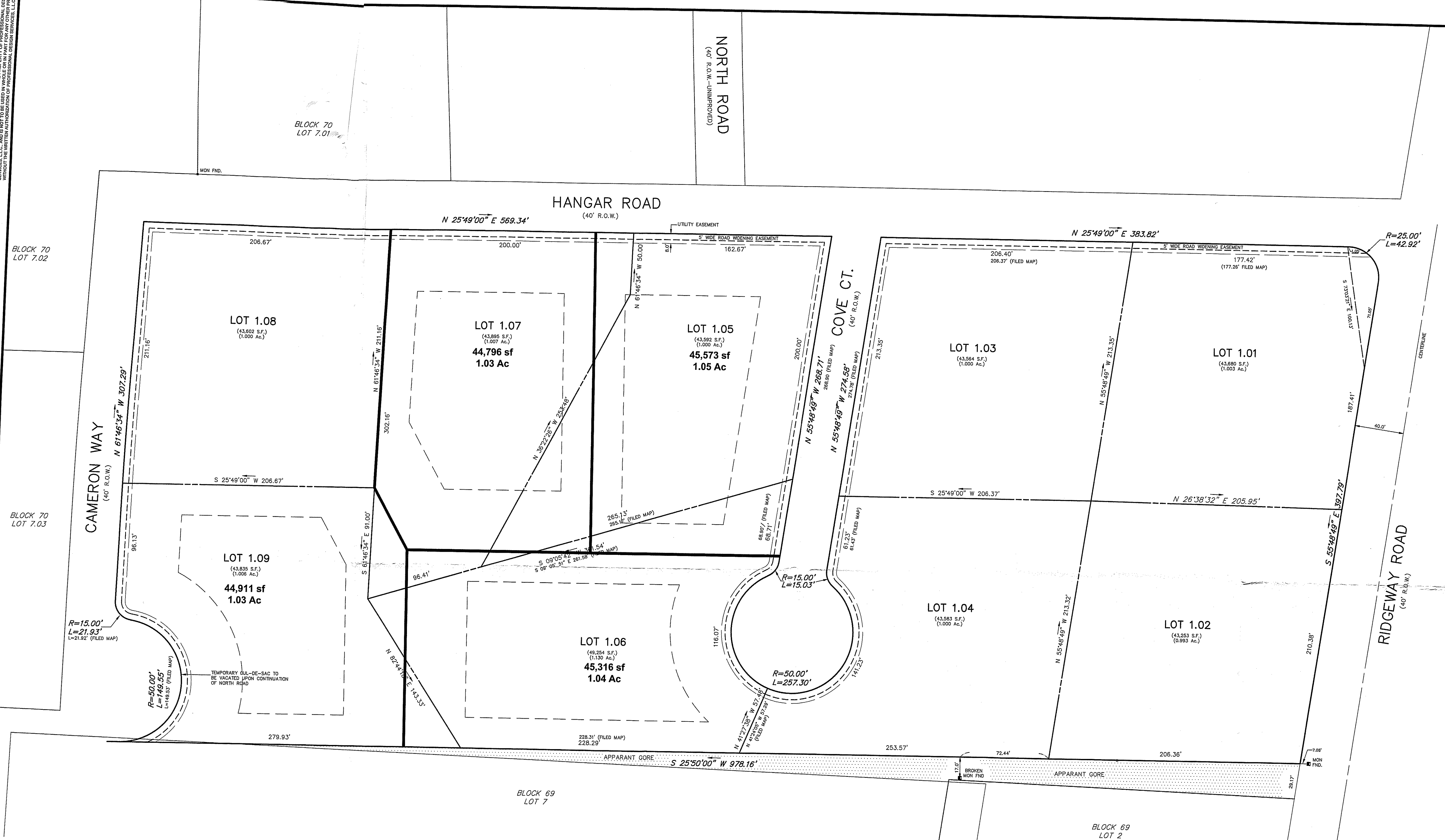


**OWNERSHIP OF DOCUMENTS**  
 THE DOCUMENT AND THE DEEDS AND ORDINANCES INCORPORATED HEREIN, AS AN INSTRUMENT OF TITLE, ARE THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.



No.	DATE	DESCRIPTION	BY

**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**  
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,  
 ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
 1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
 PHONE 732 383 0060 FAX 732 383 0073  
 NEW JERSEY STATE BOARD OF P.E. & L.S.  
 CERTIFICATE OF AUTHORIZATION NO. 246A28125400  
**IAN M BORDEN, PP**  
 N.J. PROFESSIONAL PLANNER LICENSE #38100617400  
 IBORDEN@PDS-NJ.COM  
**WILLIAM A. STEVENS, PE, PP**  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
 PROFESSIONAL PLANNER, NEW JERSEY LIC. #3584  
 BSTEVENS@PDS-NJ.COM  
**GRAHAM J. MACFARLANE, PE, PP, CME**  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
 PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104  
 GRAHAM@PDS-NJ.COM  
**STEVEN METELSKI, JR., PLS**  
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43383  
 STEVEN@PDS-NJ.COM

**OWNER / APPLICANT**

GT JACKSON PROPERTIES, LLC  
 415 CLIFTON AVENUE  
 LAKEWOOD, NJ 08701

I HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS  
 AND APPROVE THE FILING THEREOF THIS MAP.

DATE

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

APPROVED BY:  
 THE MANCHESTER TOWNSHIP PLANNING BOARD

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH ALL THE PROVISIONS OF R.S. 40:23-9.9 KNOWN AS "THE MAP FILING LAW" THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF \_\_\_\_\_ 20\_\_\_\_ WHICH DATE IS 95 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAN.

SUPPLIED BY THE TOWNSHIP OF MANCHESTER APRIL 2022  
 COMCAST 830 ROUTE 37 WEST TOMS RIVER, NJ 08755  
 MANCHESTER TOWNSHIP CLERK'S OFFICE 1 COLONIAL DR MANCHESTER, NJ 08759  
 NJ NATURAL GAS PO BOX 1484 WALL, NJ 07719  
 VERIZON ENGINEERING DEPT. PO BOX 152206 IRVING, TX 75015  
 NJ DEP NJ 401 TRENTON, NJ 08625  
 OCEAN COUNTY MUA PO BOX 9 MANCHESTER, NJ 08721  
 GPU 400 LINCOLN ST PHILLIPSBURG, NJ 08865

NJ DOT ROUTE 79 & DANIEL'S WAY FREEHOLD, NJ 07728  
 OCEAN COUNTY ROAD DEPT 119 HOOVER AVE TOMS RIVER, NJ 08759  
 B: 67 - L: 4.02 ROBERT C II & BONNIE L JEFFERS 2488 RIDGEWAY BLVD MANCHESTER, NJ 08759  
 B: 67 - L: 4.03 BONNIE L JEFFERS 2488 RIDGEWAY BLVD MANCHESTER, NJ 08759  
 B: 67.01 - L: 1.01 MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER, NJ 08759  
 B: 68 - L: 6 HELEN KAUFMAN & ROBERTA OPOYKE 2013 SEVENTH AVE TOMS RIVER, NJ 08767

B: 68 - L: 7 SPRUCE VALLEY LLC 415 CLIFTON AVE LAKEWOOD, NJ 08701  
 B: 69 - L: 1.01 JASON M DENNICK 3953 RIDGEWAY ROAD MANCHESTER, NJ 08759  
 B: 69 - L: 1.02 GT JACKSON PROPERTIES LLC 415 CLIFTON AVE LAKEWOOD, NJ 08701  
 B: 69 - L: 1.03 GT JACKSON PROPERTIES LLC 415 CLIFTON AVE LAKEWOOD, NJ 08701  
 B: 69 - L: 1.04 GT JACKSON PROPERTIES LLC 415 CLIFTON AVE LAKEWOOD, NJ 08701  
 B: 69 - L: 3 ERIC & JANINE LARSON 3801 CAMERON WAY MANCHESTER, NJ 08759

B: 69 - L: 5 ERNEST S 111 & ERNEST S JR CHAPMAN 2375 HIGHWAY 547 MANCHESTER, NJ 08759  
 B: 69 - L: 7 JACK BETTIO 2985 HIGHWAY 547 MANCHESTER, NJ 08759  
 B: 70 - L: 5 STEPHEN B & ROSALIE ESSHIC 2997 HANGAR RD MANCHESTER, NJ 08759  
 B: 70 - L: 7.01 REEBIMER, DANIELLE & NOVICK F&R 2977 HANGAR RD MANCHESTER, NJ 08759  
 B: 70 - L: 7.02 ERIC & JANINE LARSON 3801 CAMERON WAY MANCHESTER, NJ 08759  
 B: 70 - L: 7.03 ERIC & JANINE LARSON 3801 CAMERON WAY MANCHESTER, NJ 08759

Requirement	Required	PR-40 Zone Requirements			
		1.05	1.06	1.07	1.09
Lot Area	1 acre	1.05 acre	1.04 acre	1.03 acre	1.03 acre
Lot Frontage	200 ft	263	196	170	206
Lot Width	200 ft	263	160	170	206
Improvable Lot Area	18,700 sf	18,130	19,326	19,152	16,892
Principal Building Setbacks					
Front	50 ft	50	50	50	50
Rear	50 ft	50	50	50	50
Side	25 ft	25	25	25	25
Accessory Building Setbacks					
Front	25 ft	25	25	25	25
Rear	25 ft	25	25	25	25
Side	25 ft	25	25	25	25
Max Building Coverage	25%	<25%	<25%	<25%	<25%
Max Building Height	35	<35	<35	<35	<35

RECEIVED BY  
 NOV 04 2022

PRELIMINARY & FINAL SITE PLANS  
**MINOR SUBDIVISION PLAN**  
 FOR  
**TAX BLOCK 69**  
**TAX LOT 1.05 - 1.07 & 1.09**  
 TOWNSHIP OF MANCHESTER  
 OCEAN COUNTY NEW JERSEY  
 SCALE: 1" = 40'  
 DRAWN BY: KNL DATE: OCTOBER 27, 2022  
 DESIGN/CALC'D BY: IMB SHEET: 1  
 CHECKED BY: SLM

PDSUSER100 10/27/22  
 H:\PROJECTS\232218 < 501 MINOR SUBDIVISION LOTS 1.05 THRU 1.07 AND 1.09 >