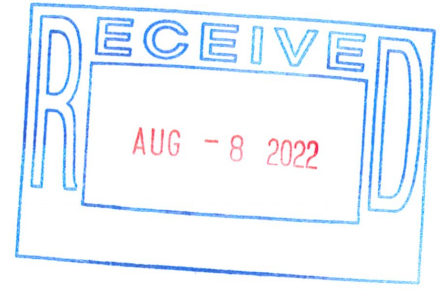


LAND USE AND DEVELOPMENT

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 * Amended Preliminary Site Plan
 - 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)

Marble Arch Homes, Inc.
3. Address: _____
110 Hillside Boulevard, Suite 1 Lakewood, NJ 08701
4. Phone: _____ 732-961-2192 Fax: _____ 732-953-9134
5. Represented By: _____
Jason Tuvel, Esq.
6. Address: _____
Prime & Tuvel
14000 Horizon Way, Suite 325 Mt. Laurel, NJ 08054
7. Phone: _____ 856-273-8300 Fax: _____ 856-273-8383
8. Purpose of this Application: _____
Amended Preliminary Major Site Plan and Final Major Site Plan
9. Use of any Existing Building or Premises: _____
Phase 3
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other _____
Vacant 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: 2065 Route 37
Tax Map Block 44 and Lot 15.04
Tax Map Sheet _____
Size of Tract: (Acres) 6.579 Ac. (Square Feet) 286,565 SF
Zoning District HD-3 (2065 Rt 37 Redevelopment Plan)

14. If there has been a previous appeal or application involving these premises, give details.
Application #2021-261 - Preliminary Major Site Plan Phase 3 - 18,000 SF Commercial Pad

15. Give a brief statement of facts in support of this application.
Proposed self-storage facility is a less intense use and will help serve the residential units on Lot 15.C

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: SAA architects Phone: 717-843-3200 Fax: 717-699-0205
Engineer: FWH Associates Phone: 732-797-3100 Fax: 732-797-3223
Other – Designate: Stonefield - Traffic Phone: 201-340-4468 Fax: 201-340-4472

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 Disclosure Form

21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency. Waiver requested - Amended Site Plan

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.

Marble Arch Homes, Inc. Mandy G. (Applicant)

Sworn and subscribed to before me on this 3 day of August 2022

PATRICIA M. AZURAK
NOTARY PUBLIC OF NEW JERSEY
Commission # 50163340
My Commission Expires 6/21/2026

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).

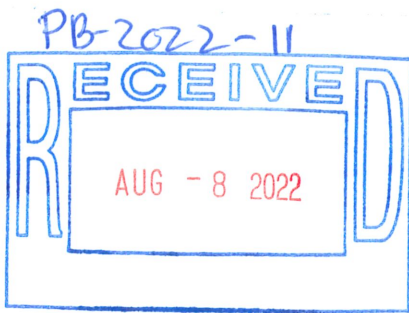
Sworn and subscribed to before me on this 3rd day of August 2022

De Tan Jessica A. Sibert

2065 Route 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, the applicant must present evidence that he has met the notification requirements as set forth in the municipal code of application of development forms and Chapter 245 of the Manchester Township Code.

JESSICA A. SIBERT
NOTARY PUBLIC OF NEW JERSEY
Commission # 50084898
My Commission Expires 7/23/2023



1221.0031
August 8, 2022

Manchester Township Planning Board
1 Colonial Drive
Manchester, NJ 08759

Attn: Amanda Kisty, Planning Board Secretary

**RE: Amended Preliminary and Final Major Site Plan Phase 3
Marble Arch Homes, Inc.
Block 44, Lot 15.04
2065 Route 37, Manchester Township, Ocean County, NJ**


Dear Ms. Kisty:

On behalf of the applicant, Marble Arch Homes, Inc. please accept the proposed application for amended Phase 3 Preliminary and Final Major Site Plan approval. The site received preliminary Major Site Plan approval for Phase 3 under Resolution #2021-261, dated September 7, 2021. The applicant is proposing a self-storage facility in the location previous approved for an 18,000 square foot commercial pad. Enclosed please find the following:

1. One (1) original and nineteen (19) copies – Land Use Development Application
2. One (1) copy – Land Use and Development Checklist
3. One (1) original – Certificate of Ownership of Applicant
4. One (1) original – W9 form
5. One (1) copy – Fee Schedule
6. One (1) copy – Witness List
7. One (1) copy – Outside Agency Approval List
8. One (1) check - \$1,000.00 Application Fee
9. One (1) check - \$14,587.50 Escrow Fee
10. One (1) copy – Proof of Taxes Paid
11. Twenty (20) sets – Amended Preliminary and Final Major Site Plan Phase 3
12. Two (20) copies – Architectural Plans
13. Two (2) copies – Phase 3 Project Comparison Analysis with drainage area maps
14. Two (2) copies – Traffic & Parking Assessment Report
15. One (1) copy – Recorded Final Plat creating Lot 15.04

Should there be anything further that the Manchester Township Planning Board deems necessary as part of this application, please contact our office.

Sincerely,


Jessica L. Staszewski, P.E., P.P.

C: Marble Arch Homes, Inc.
Jason Tuvel, Esq.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| A. | Application Form (20 copies for review) | X | X | X | X | X | X | X | X | X | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Notarized signature/affidavit of owner. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input 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 Preliminary | Subdivision Final | Site Plan Preliminary | Site Plan 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"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Signature and date blocks for Board Chairman, Secretary and Engineer. | | | X | X | X | X | X | X | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Certification blocks required by Map Filing Law. | | | X | | | X | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> | <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 | X | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <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"/> 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 | <input checked="" 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 | <input checked="" 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 | <input checked="" type="checkbox"/> X | <input 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 | <input checked="" 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 | <input checked="" 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 | <input checked="" type="checkbox"/> X | <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"/> | <input type="checkbox"/> | | |
| 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"/> <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"/> |
| 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"/> <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"/> |
| 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"/> <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"/> |
| 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"/> <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"/> |
| 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"/> <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"/> |
| 25. | List of variances required or requested. | 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"/> |
| 26. | List of requested design exceptions. | 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 Preliminary | Final | Site Plan Preliminary | Final | <input type="checkbox"/> X | <input type="checkbox"/> N/A | <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. | | | | | | | | | | | | | | | | |
| 28. | Preliminary architectural plans and elevations. | X | X | | X | | | | | X | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. | Site identification signs, traffic control signs, and identification signs. | | | | X | X | X | X | X | X | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. | Sight triangles. | | | X | X | | X | X | X | X | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. | Proposed street names when new street is proposed. | | | | | X | X | X | X | X | X | | | <input type="checkbox"/> | <input type="checkbox"/> | <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 | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32.1. | Number of employees, total and maximum per shift. | | | | X | | | | | X | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <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 | X | | | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <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 | X | X | | | <input type="checkbox"/> X | <input 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 | | |
| | | | | | | Preliminary | Final | Preliminary | Final | | | | |
| 35. | Topographical features of subject property from USC and GS map. | | X | X | X | | | | | <input type="checkbox"/> X | <input type="checkbox"/> N/A | <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"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 38. | Drainage area map. | | | | X | X | X | X | X | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 39. | Drainage calculations. | | | | X | X | X | X | X | <input type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <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"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <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"/> | <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"/> | <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"/> | <input type="checkbox"/> | <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 | | |
| | | | | | | Preliminary | Final | Preliminary | Final | | | | |
| 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. | | | | | | | | | | <input type="checkbox"/> X | <input type="checkbox"/> N/A | |
| 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 | <input type="checkbox"/> X | <input type="checkbox"/> |

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| No. | Description | Variance | Informal Sketch Plat | Minor Application | | Major Application | | | | Submitted | | |
|-----|---|----------|----------------------|-------------------|-----------|-------------------|-------|-------------|-------|-------------------------------------|--------------------------|--------------------------|
| | | | | Subdivision | Site Plan | Subdivision | | Site Plan | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | | | | Preliminary | Final | Preliminary | Final | | | |
| | 2. Grading and utility plan to include, as applicable: 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. a. Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities. | | | | | X | | X | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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"/> | | | |
| | | | | | | 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 type="checkbox"/> | <input type="checkbox"/> | | |
| 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 checked="" type="checkbox"/> | <input 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 186, Soil and Land Conservation. | | | | | | | | | | | | | <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"/> | <input type="checkbox"/> | | |
| | | | | | | Preliminary | Final | Preliminary | Final | | | | |
| 6. | Lighting plan to include: 1. Location and height of proposed fixtures. 2. Detail for construction of fixture. | | | | X | | | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Copies of any existing or proposed deed restrictions or covenants. | X | | X | X | | | X | X | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Freshwater wetlands letter of interpretation for the project area. | | X | X | X | | | X | X | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.) | X | X | X | | | X | X | X | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

LAND USE AND DEVELOPMENT

| No. | Description | Variance | Informal Sketch Plat | Minor Application | | Major Application | | | | Submitted | |
|-----|--|----------|----------------------|-------------------|-----------|-------------------|-------|-------------|-------|----------------------------|------------------------------|
| | | | | Subdivision | Site Plan | Subdivision | | Site Plan | | | |
| | | | | | | Preliminary | Final | Preliminary | 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"/> |
| 6. | Stormwater management calculations. | | | | | X | X | X | X | <input type="checkbox"/> X | <input type="checkbox"/> |
| 7. | Payment of all applicable fees. | X | X | X | X | X | X | X | X | <input type="checkbox"/> X | <input type="checkbox"/> |
| 8. | Statement of Environmental Impact and Assessment (SEIA). | | | | | X | | X | | <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"/> X | <input type="checkbox"/> |

Waiver Request

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. MARCEL GEFSTNER | 1472 OAKWOOD AVE |
| 2. | LAKEWOOD NJ 08701 |
| 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.

Marcel GEFSTNER 8/3/22
Signature of Officer/Partner Date

MARBLE ARCH HOMES INC
Name of Applicant Corporation/Partnership



1221.0031
August 2, 2022

OUTSIDE AGENCIES SUBMISSION LIST – AMENDED PHASE 3

| AGENCY | STATUS |
|--|---------------|
| | |
| Ocean County Planning Board | Pending |
| Ocean County Soil Conservation District | Pending |
| Manchester Township Utilities Department | Pending |
| NJDEP CAFRA minor modification | Pending |

WITNESS LIST

| | |
|-----------|--|
| Engineer | FWH Associates, P.A. 1856 Route 9 Toms River, NJ 08755 |
| Planner | FWH Associates, P.A. 1856 Route 9 Toms River, NJ 08755 |
| Architect | SAA architects 600 North Hartley Street, Suite 150 York, PA 17404 |
| Traffic | Stonefield 92 Park Avenue Rutherford, NJ 07070 |
| Attorney | Jason Tuvell, Esq. 14000 Horizon Way, Suite 325 Mount Laurel, NJ 08054 |

Tax Account Maintenance

Notes Exist

Block: 44
 Lot: 15.01
 Qualifier:
 Owner: 2065 HIGHWAY 37 OWNERS LLC ETAL
 Prop Loc: 2065 HWY 37
 Account Id: 00007955

| Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance |
|------|-----|-------|-----------|-------------------|----------|---------------|
| 2022 | 3 | | .00 | -6.08 | .00 | -6.08 |
| 2022 | 2 | | 13,051.84 | .00 | .00 | .00 |
| 2022 | 1 | | 13,051.84 | .00 | .00 | .00 |
| 2022 | | Total | 26,103.68 | -6.08 | .00 | -6.08 |
| 2021 | 4 | | 13,395.15 | .00 | .00 | .00 |

Other Delinquent Balances: Interest Date: 07/13/22
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 04/25/2022

TOTAL TAX BALANCE DUE

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

* Indicates Adjusted Billing in a Tax Quarter

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 |
| | | 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) | |
| b. Nonresidential | \$500 | Site Plan Area(acres) | Escrow |

| Application Type | Application Fee | Escrow Amount | |
|--|---|----------------------------------|----------------------------|
| | | | |
| | | Less than 0.5 | \$1,000 |
| Lot 15.04 - 6.579 Ac. | | 0.5 to 2.49 | \$1,000 + \$200 per acre |
| $\$1,500 + (\$175 \times 7 \text{ acres}) = \$2,725.00$ | | 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 |
| Foundation Area = 30,000 sf $\$4,000 + (\$0.10 \times 30,000 \text{ sf}) = \$7,000$ | | 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 | |
| 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 | | | |

$\$9,725 \times 50\%$
 $= \$4,862.50$

| 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.

STONEFIELD

August 5, 2022

Planning Board
Township of Manchester
1 Colonial Drive
Manchester, NJ, 08759

**RE: Traffic & Parking Assessment Report
Proposed Self-Storage Facility
NJSH Route 37 & Commonwealth Boulevard
Block 44, Lot 15.04
Township of Manchester, Ocean County, New Jersey
SE&D Job No. PRI-220150**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this analysis to examine the potential traffic and parking impacts of the proposed self-storage facility on the adjacent roadway network. The subject property is located along the eastbound side of NJSH Route 37 directly across from Commonwealth Boulevard in the Township of Manchester, Ocean County, New Jersey. The subject property is designated as Block 44, Lot 15.01 as depicted on the Township of Manchester Tax Map. As part of the proposed development program the Lot would be subdivided with the site being located on Lot 15.04. The site has approximately 600 feet of frontage along NJSH Route 37. The existing site is predominantly undeveloped with two (2) vacant buildings located on-site. The existing access is provided via one (1) right-in/right-out driveway along NJSH Route 37 located approximately 75 feet west of the NJSH Route 37 eastbound jughandle at Commonwealth Boulevard. A previously approved development plan for the larger site included razing the existing structures and constructing an 18,000-square-foot retail pad on this portion of the site. Under the proposed development program, the previously approved retail pad would be replaced with an 88,908-square-foot self-storage facility. Access is proposed to remain as previously approved; via one (1) full-movement driveway along the central access roadway for the larger development which connects to the existing NJSH Route 37 eastbound jughandle and adjacent signalized intersection.

Existing Conditions

The subject property is located along the eastbound side of NJSH Route 37 directly across from Commonwealth Boulevard in the Township of Manchester, Ocean County, New Jersey. The subject property is designated as Block 44, Lot 15.01 as depicted on the Township of Manchester Tax Map. As part of the proposed development program the Lot would be subdivided with the site being located on Lot 15.04. The site has approximately 600 feet of frontage along NJSH Route 37. Land uses in the area are a mix of residential and commercial uses.

NJSH Route 37 is classified as an Urban Principal Arterial roadway with a general east-west orientation and is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). Along the site frontage, the roadway provides two (2) lanes of travel in each direction with jughandles at key intersections to facilitate turning movements, and has a posted speed limit of 50 mph. Curb and shoulders are provided along both sides of the roadway, sidewalk is not provided, and on-street parking is not permitted. NJSH Route 37 provides east-west mobility within Ocean County and provides access to NJSH Route 70 to the west and the Garden State Parkway and NJSH Route 35 to the east for predominantly commercial uses along its length.

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

Commonwealth Boulevard (County Route 8) is classified as an Urban Major Collector roadway with a general east-west orientation and is under the jurisdiction of Ocean County. In the immediate site vicinity, the alignment runs in a north-south orientation. Near the site, the roadway provides one (1) lane of travel in each direction, with additional lanes provided at key intersections to facilitate turning movements and provide additional capacity. Commonwealth Boulevard has a posted speed limit of 35 mph. Curb, sidewalk, and shoulders are not provided, and on-street parking is not permitted. Commonwealth Boulevard provides access to NJSH Route 37 at its westerly terminus and Ridgeway Road (County Road 571) at its easterly terminus for access to predominately residential uses along its length.

NJSH Route 37, Commonwealth Boulevard, and the NJSH Route 37 eastbound jughandle intersect to form a four (4)-leg intersection controlled by a three (3)-phase traffic signal operating on a background cycle length. The eastbound and westbound approaches of NJSH Route 37 provide two (2) exclusive through lanes. The northbound approach of the NJSH Route 37 eastbound jughandle provides one (1) exclusive left-turn lane and one (1) shared through/right-turn lane and the southbound approach of Commonwealth Boulevard provides one (1) exclusive left-turn lane and one (1) exclusive right-turn lane. A crosswalk is provided across the easterly leg of the intersection.

Trip Generation

Trip generation projections for the previously approved retail pad and proposed self-storage facility were prepared utilizing the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 822 "Strip Retail Plaza (<40k)" and Land Use 151 "Mini-Warehouse" were cited for the previously approved 18,000-square-foot retail plaza and proposed 88,908-square-foot self-storage facility, respectively. The ITE Trip Generation Manual, 11th Edition defines Land Use 151 "Mini-Warehouse" as "a building in which storage units or vaults are rented for the storage of goods," and as such, would be applicable to the proposed development. **Table I** provides the weekday morning, weekday evening, and Saturday midday peak-hour trip generation volumes associated with the previously approved and proposed developments.

TABLE I – PROPOSED TRIP GENERATION

| Land Use | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | | Saturday Midday Peak Hour | | |
|---|---------------------------|------------|------------|---------------------------|------------|-------------|---------------------------|------------|-------------|
| | Enter | Exit | Total | Enter | Exit | Total | Enter | Exit | Total |
| 18,000 SF Strip Retail Plaza (<40k) <i>ITE Land Use 822</i> | 25 | 17 | 42 | 59 | 60 | 119 | 60 | 58 | 118 |
| 88,908 SF Mini-Warehouse <i>ITE Land Use 151</i> | 5 | 3 | 8 | 6 | 7 | 13 | 9 | 6 | 15 |
| Trip Difference | -20 | -14 | -34 | -53 | -53 | -106 | -51 | -52 | -103 |

As shown in Table I, the proposed development is expected to generate 103 fewer trips than the previously approved development during the critical Saturday midday peak hour. It is noted the proposed development is expected to generate eight (8) new trips during the weekday morning peak hour, 13 new trips during the weekday evening peak hour, and 15 new trips during the Saturday midday peak hour without applying a trip reduction for the previously approved use. Based on Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network.

Site Circulation/Parking Supply

A review was conducted of the proposed self-storage facility using the Site Plan prepared by FWH Associates, dated July 31, 2022. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

Access is proposed via one (1) full-movement driveway along the central access roadway for the larger development which connects to the existing NJSH Route 37 eastbound jughandle and adjacent signalized intersection. A secondary emergency access roadway is proposed at the southwesterly corner of the site. The proposed building would be located on the easterly portion of the site with parking areas along the easterly and westerly sides of the building. One-way vehicular circulation would be facilitated via a minimum 25-foot-wide drive aisle.

Regarding the parking requirements for the proposed development, the 2065 Route 37 Redevelopment Plan ("Redevelopment Plan") requires one (1) parking space per 5,000 square feet of rentable self-storage space. For the proposed 88,908-square-foot self-storage facility which consists of 70,438 square feet of rentable self-storage space, this equates to 15 required spaces. The site would provide 20 total parking spaces, inclusive of two (2) EV spaces (one of which is ADA accessible) and two (2) ADA accessible parking spaces, which meets the parking requirement and would be sufficient to support this project's parking demand. The spaces would be 10 feet wide by 20 feet deep in accordance with the Township of Manchester Ordinance and industry standards.

Conclusions

This report was prepared to examine the potential traffic impact of the proposed self-storage facility. The analysis findings, which have been based on industry standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The proposed development is expected to generate fewer trips than the previously approved development during each of the peak hours studied. The site driveways and on-site layout have been designed to provide for effective access to and from the subject property. Based on the Redevelopment Plan parking requirements, the parking supply would be sufficient to support this project.

Please do not hesitate to contact our office if there are any questions.

Best regards,



Matthew J. Seckler, PE, PTOE, PP
Stonefield Engineering and Design, LLC



John Corak, PE
Stonefield Engineering and Design, LLC