

September 11, 2023 Revised September 12, 2023

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

Re: Manchester Township Planning Board Application No. **PB-2023-12**
Applicant: US Home, LLC
Application: Minor Subdivision
Zone: WTB-1, & WTO-P, WTRC
Block(s)/Lot(s): 109/14.01, 14.02, 15.01
Site Address: Lacey Road & Cherry Street
Manchester Township, Ocean County, New Jersey
Technical Review Letter #1
Morgan Engineering, LLC - Project No. MTPB23-019

Dear Ms. Kisty:

Enclosed please find below a completeness & technical review for the above referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7;
2. Application Checklist and Documents Required to be Submitted, 245 Attachment 3, Appendix 3;
3. Checklist Waiver Request letter dated August 22, 2023;
4. Affidavit of Ownership, signed 8/15/2023;
5. Proof of taxes Paid, dated 8/17/2023
6. NJ Pinelands Certificate of Filing, dated 7/1/2022;
7. Outside Agencies Approval and Witness List, dated 8/22/2023;
8. Proof of Application Fee & Escrow Fee, dated 8/15/2023;
9. Survey entitled, "Boundary & Topographic Survey, Cherry Street & Lacey Road, Lots 14.01, 14.02, & 15.01 ~ Block 109, Tax Map Sheet No. 25, Situated in Manchester Township, Ocean County, New Jersey" signed by William Schemel, PLS, dated 10/1/21;
10. Subdivision Plat entitled, "Minor Subdivision, Lots 14.01, 14.02, & 15.01 ~ Block 109, Tax Map Sheet No. 25, Situated in Manchester Township, Ocean County, New Jersey" signed by William Schemel, PLS, dated 03/07/2022, last revised 08/03/2023;

Completeness Waivers

The following submission waivers are required:

1. (B.13) Plans to scale of not less than 1 inch = 50 feet. ***Applicant states this is for clarity of entire site.***
2. (B.35) Topographical features of subject property. ***Applicant states no disturbance, not applicable.***
3. (B.36) Boundary, limit, nature and extent of wooded areas. ***Applicant states no disturbance, not applicable.***

We take no exception to the waivers requested or required, which have been outlined within this letter.

The above referenced Application has been reviewed for administrative completeness in accordance with Township Ordinances and the Municipal Land Use Regulations and has been found to be **COMPLETE**.

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B. SUMMARY

The subject property is located along the south-western corner of the intersection of Lacey Road (County Route 530) and Cherry Street (Ocean County Road).

The overall parcels (lots 14.01, 14.02, & 15.01) contain an area of 1,636,961 square feet (37.579 acres), and is currently vacant, wooded, and contains wetlands along the center of the property. The existing land generally slopes towards the center of the property towards the lower-lying wetlands.

Existing Lot 14.01: 587,341 SF (13.483 Acres) Existing lot is vacant/wooded.

Existing Lot 14.02: 303,797 SF (6.974 Acres) Existing lot is vacant/wooded.

Existing Lot 15.01: 745,823 SF (17.122 Acres) Existing lot is vacant/wooded.

The Applicant is seeking Minor Subdivision approval to subdivide the existing three (3) lots into four (4) proposed lots. More specifically, three (3) SFD residential lots are proposed over 1 acre in size each along Cherry Street, and the remainder of the property is to be consolidated and purchased by the County of Ocean through the 'Ocean County Natural Lands Trust Fund'.



Image 1: Google Earth Image, subject property outlined in RED.

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C. ZONING

The subject property consisted of (3) lots and spans (3) different zoning districts, the WTB-1, & WTO-P, and WTRC.

Lot 14.01 is mostly in the WTRC zone, with the top portion in the WTO-P zone.

Lot 14.02 is located within the WTB-1 zone.

Lot 15.01 is located within the WTO-P zone.

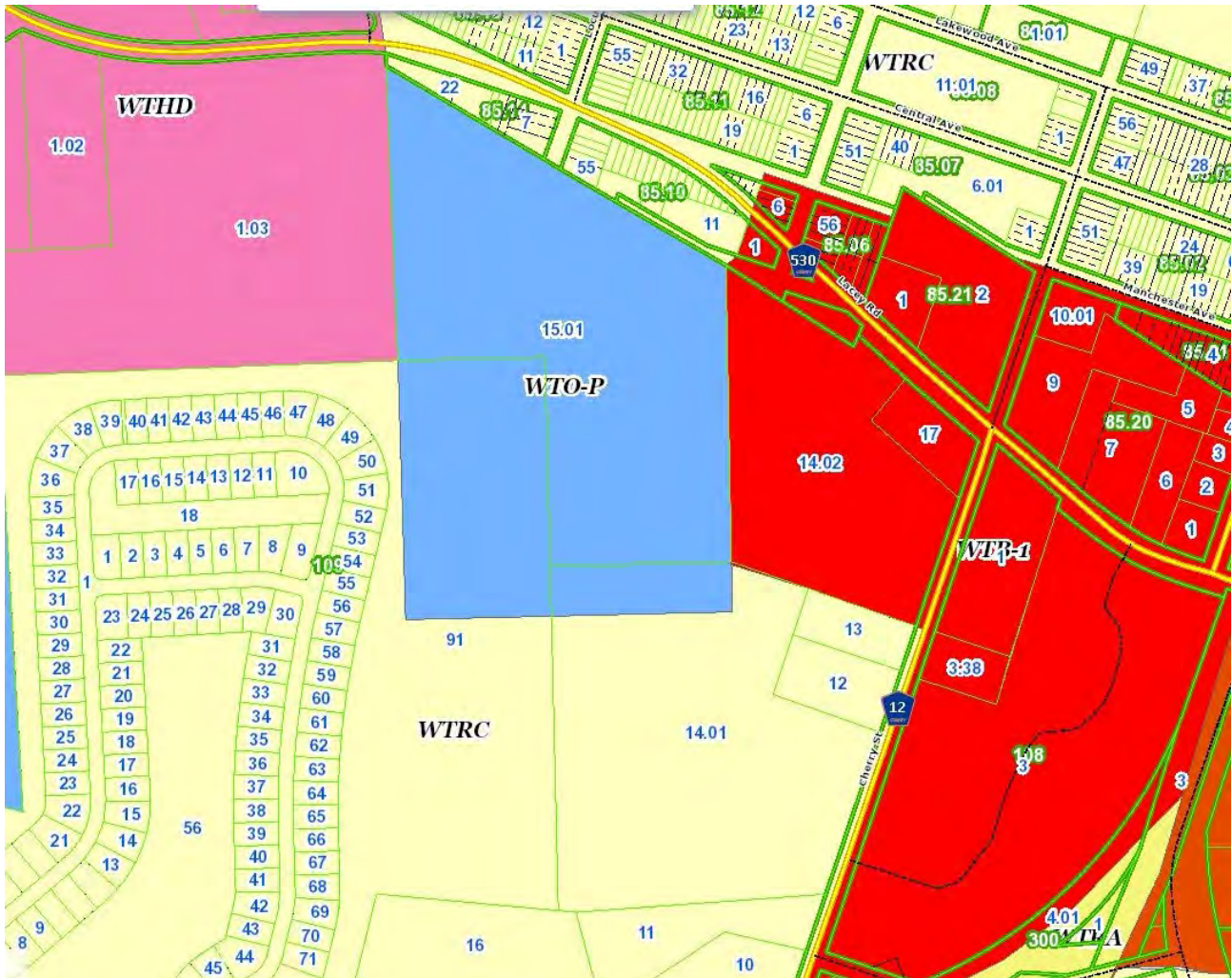


Image 2: Excerpt of Subject Lots with Zoning District Overlays.

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1. The subject property is in multiple zoning districts.
 - a. The proposed residential lots are located within the WTRC Zone, where the proposed residential use is a permitted use.
 - b. The proposed remainder of the subdivision of Open Space is within the WTB-1, & WTO-P, and WTRC zones.
2. **Proposed Lot 14.03:** 'Open Space' use proposed and permitted within the WTB-1, & WTO-P, and WTRC zones, total area is 10.417 acres, frontage on both Lacey Road and Cherry Street
3. **Proposed Lot 14.04:** 'SFD Residential' use proposed and permitted with the WTRC Zone, total area is 1.001 acres, frontage on Cherry Street, requires variance for lot frontage
4. **Proposed Lot 14.05:** 'SFD Residential' use proposed and permitted with the WTRC Zone, total area is 1.033 acres
5. **Proposed Lot 14.06:** 'SFD Residential' use proposed and permitted with the WTRC Zone, total area is 1.033 acres

RELIEF REQUIRED

Existing Non-Conforming Condition(s)

1. none

Variance(s)

Proposed Lot 14.04

1. **Minimum Lot Frontage:** where 137 feet is proposed and 150 feet is required
Any other variances as may be required or identified during the board hearing.

Waiver(s)

1. The applicant has requested waivers for the installation of curb and sidewalk along the street frontages. This office takes no exception to this request as there are presently no curbs or sidewalks within the vicinity of these properties.

D. SURVEY COMMENTS

1. General Comments for Subdivisions
 - a. Would the proposed subdivision create any undersized lots?
We note that the proposed lot 14.04 is proposed with less frontage than is required, and the proposed SFD Residential Lots will be located between existing SFD.
 - b. Would the proposed subdivision require any variances?
We note that variance is required in association with the land, and no structures are proposed at this time.
 - c. Do all proposed lots have access to public right of way?
Yes, we note that both lots proposed will be adjacent right of way.
 - d. Do all proposed lots have access to public utilities?
Yes, it appears utilities can be provided to this application.

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e. Are there any existing homes included with the subdivision?

No, there are no existing homes included within the subdivision.

f. Survey Monuments

We recommend monuments/property corners be set prior to the map being submitted for filing in accordance with the subdivision map.

g. Map Filing Law (Title Recordation Act)

- i. Monuments required where property lines meet right-of-way. **Addressed**
- ii. Certification based on survey by PLS. **Addressed**
- iii. Northings/Easting at minimum three property corners. **Addressed**
- iv. Certification of Owner's Consent. **Addressed**
- v. Dimension Labels for all setbacks **Addressed**
- vi. Zoning District noted/shown on plan. **Addressed**
- vii. Based on recent survey per Township Code. **Addressed.**
- viii. Closure Calculations. **Required to be submitted and reviewed by this office, can be completed under resolution compliance.**
- ix. Will-serve letters. **Required to be submitted and reviewed by this office, can be completed under resolution compliance.**
- x. Minor Subdivision shall be filed by map in accordance with the time limits specified in the NJ M.L.U.L. 40:55D-47d specifically (190) days from the date on which the resolution of Municipal Approval was adopted by the Planning Board.
- xi. Extension - Should the Applicant be unable to file the map before the deadline, pursuant to N.J.S.A. 40:55D-47(f) and 40:55D-47(g) the Board may grant either an extension to the 190-day filing period or a one-year extension to the minor subdivision approval.

E. ENGINEERING COMMENTS

1. Applicant shall provide testimony on the accuracy & completeness of the survey provided.
2. Stormwater –
 - a. There is no proposed grading associated with this subdivision. The proposed SFD Residential lots will go through grading plan review by Township Engineer.
3. Plan Comments:
 - a. We note that the applicant has provided a signature block for the Board Engineer/Chair/Secretary for signature during the resolution compliance stage.
 - b. Revise plan to remove all notes and zoning information for Ground Signs.
 - c. Wetlands are on site, updated Letter of Interpretation from NJDEP is required. Note that it appears wetlands buffer areas extend into the residential lots.
 - d. Applicant to provide testimony if the proposed residential lots are in the flood hazard zone.
 - e. The building envelopes are incorrectly shown on the subdivision plan and must be revised. Dimension labels must also be provided to the proposed building envelopes.

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F. PLANNING COMMENTS

BULK VARIANCE TESTIMONY

1. Positive Criteria:

Applicant shall provide testimony demonstrating the positive criteria c(1) and/or c(2). **N.J.S.A. 40:55d-70(c)**

c(1). *Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or*

(b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or

(c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship;

c(2). *Where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in subsection d. of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board.*

2. Negative Criteria:

*No variance or other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted **without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.***

- i. Applicant must provide testimony acceptable to the Board.
- ii. Applicant to provide testimony on the reason/need for the variances being requested.
- iii. Applicant to provide testimony on the effects of the proposed application on neighboring properties.
- iv. Applicant to provide testimony on how the proposed improvements fit in with the character of the neighborhood.

G. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.

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5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:

- i. Manchester Township Department of Utilities
- ii. Manchester Township Fire Official
- iii. Ocean County Planning Board
- iv. Ocean County Board of Health
- v. Ocean County Soil Conservation
- vi. NJDOT
- vii. NJ Pinelands Commission
- viii. NJDEP CAFRA

6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Respectfully submitted,

For: **Frank Sadeghi, P.E., C.M.E.**
Morgan Engineering, LLC
Manchester Township Planning Board Engineer



By: **MARK J. ROHMEYER, P.E., P.P., C.M.E.**

FS/MJR

CC: Pasquale Popolizio, Township Zoning Board Official
Joseph D. Coronato, Jr., Esq., Planning Board Attorney
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use
Us Home, LLC (Applicant/Owner)
2465 Kuser Road, Floor 3, Hamilton, NJ 08690
Jason Tuvel, Esq. (Applicant's Attorney)
Prime & Tuvel, 14000 Horizon Way, Suite 325, Mount Laurel, NJ 08054
Brian Murphy, PE (Applicant's Engineer)
FWH Associates, P.A., 1856 Rt. 9, Toms River, NJ 08755



1234.0198
August 22, 2023

Manchester Township Planning Board
Attn: Amanda Kisty, Board Secretary
1 Colonial Drive
Manchester, NJ 08759

RECEIVED
AUG 28 2023

**Re: Minor Subdivision - US Home, LLC
Block 109 * Lots 14.01, 14.02 & 15.01**

Dear Ms. Kisty:

On behalf of our client, US Home, LLC, enclosed please find the following items submitted for your review and approval:

1. Original and (19) copies – Land Use & Development Application
2. Original and (19) copies – Minor Subdivision Plan
3. Two (2) copies – Boundary & Topographic Survey
4. Original – Land Use & Development Checklist
5. Original – Affidavit of Ownership
6. Original – Proof of Taxes Paid
7. One (1) copy – NJ Pinelands Certificate of Filing
8. Original – Outside Agencies Approvals and Witness List
9. Check in the amount of \$400.00 for Application fee
10. Check in the amount of \$5,300.00 for Escrow

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

Sincerely,

Brian P. Murphy, P.E., P.P.

C: US Home, LLC
Jason R. Tuvel, Esq.

K:\FWH Documents\1234\0198\Letters\20230822 MTPB initialsub.docx

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)

RECEIVED
AUG 28 2023

RECEIVED
AUG 28 2023

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)
US Home, LLC
3. Address: 2465 Kuser Road, Floor 3, Hamilton, NJ 08690
4. Phone: 609-245-2200 Fax: _____
5. Represented By: Prime & Tuel - Jason Tuel, Esq.
6. Address: 14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054
7. Phone: 856-273-8300 x -307 Fax: 856-273-8383
8. Purpose of this Application: minor subdivision of Lots 14.01, 14.02 & 15.01.
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 Lots 14.04, 14.05 and 14.06
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other Proposed lot 14.03 is to be purchased by the Ocean County Natural Lands Trust Fund
11. Number of Existing Lots: 3
12. Number of Proposed Lots: 4

11 - 01 - 2013

MANCHESTER CODE

13. Location of Premises: Lacey Road & Cherry Street
 Tax Map Block 109 and Lot 14.01, 14.02 & 15.01
 Tax Map Sheet 25
 Size of Tract: (Acres) 37.58 (Square Feet) _____
 Zoning District WTB-1, WTO-P and WTRC
14. If there has been a previous appeal or application involving these premises, give details.
18-00214 Planning Board (Woodlands of Lake Ridge - Phase 3, Tax Lots 14 & 15)
15. Give a brief statement of facts in support of this application.

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:
Schedules F & G - Pinelands Area Residential and Nonresidential Zoning Districts
17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:
 (a) 245-33P (b) _____ (c) _____ (d) _____
18. Names and Addresses of Persons Preparing Submission:
 Architect: _____ Phone: _____ Fax: _____
 Engineer: FWH Associates Phone: 732-797-3100 Fax: 732-797-3223
 Other - Designate: _____ Phone: _____ Fax: _____
19. Names and addresses of all witnesses Applicant intends to call. This is not intended to limit the number of witnesses the Applicant intends to call.
See attached list
20. In the event the Applicant is a corporation, set forth names and addresses of officers of the corporation and individuals owning 10% or more of the capital stock.
See attached disclosure
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] (Applicant)

Sworn and subscribed to before me on this 21st day of August 2023

Grace R. Barling

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.

GRACE R. BARLING
Commission # 50148955
Notary Public, State of New Jersey
My Commission Expires
January 19, 2026

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	Final	Preliminary	Final	Final	Final	Final
A.	Application Form (20 copies for review)	X	X	X	X	X	X	X	X	X	X	N/A
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	X	X
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	X	X
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	X	X
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	X	X

MANCHESTER CODE

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

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	X	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			
	14. Metes and bounds description showing dimensions, bearings of original and proposed lots.			X	X	X	X	X	X			
	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			
	16. Acreage of tract to the nearest tenth of an acre (for GDP to nearest acre).	X	X	X	X	X	X	X	X			
	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			
	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			

W

1" = 100'
provided

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	Site Plan	Final	Submitted
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	X	X	N/A
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) approved by the Tax Assessor.			X	X	X	X	X	X	X	X	
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	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	X	X	
23.	Property owners within 200 feet of subject property. (Most recent municipal tax records.)	X	X	X	X	X	X	X	X	X	X	
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	X	X	
25.	List of variances required or requested.	X		X	X	X	X	X	X	X	X	X
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X	X	X	X

LAND USE AND DEVELOPMENT

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"/> N/A
	27. Phasing plan as applicable to include:					X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
	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	X	<input type="checkbox"/>	<input type="checkbox"/>
	29. Site identification signs, traffic control signs, and identification signs.			X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
	30. Sight triangles.			X	X		X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	31. Proposed street names when new street is proposed.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
	32. Parking plan showing spaces, size and type, side width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.			X			X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
	32.1. Number of employees, total and maximum per shift.			X			X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
	33. Solid waste management and recycling plan showing dumpster and holding location and provisions for waste and recyclables.			X		X	X	X	X	<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	<input checked="" type="checkbox"/>	<input 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"/> X	<input type="checkbox"/> N/A
35.	Topographical features of subject property from USC and GS map.		X	X	X						<input type="checkbox"/> X	<input type="checkbox"/> N/A
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		<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"/>
38.	Drainage area map.					X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
39.	Drainage calculations.					X	X	X	X		<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 checked="" type="checkbox"/>	<input type="checkbox"/>
41.	Existing rights-of-way and easements within 200 feet of the tract.		X	X		X	X	X	X		<input checked="" 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		<input checked="" type="checkbox"/>	<input type="checkbox"/>
43.	Identification and calculation of critical areas.		X	X		X	X	X	X		<input checked="" 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"/>

waiver
waiver

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted		
				Subdivision	Site Plan	Subdivision	Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X
45.	Lot yield map showing the number of lots possible under conventional zoning and the number of lots proposed, notation of any variances or design exceptions or waivers necessary to achieve the yield under conventional zoning and all environmental constraints affecting the tract proposed for development.					X				<input type="checkbox"/>	<input type="checkbox"/>
46.	Indication of existing utilities.		X							<input type="checkbox"/>	<input type="checkbox"/>
47.	Copy of plat and plans on a CD in a .dxf file format if the plat or plans are drawn with the aid of a computer in AutoCAD or GIS format.						X			<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			<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"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision	Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
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.							X			<input type="checkbox"/>	<input type="checkbox"/>
4.	Landscaping plan to include:				X			X	X		<input type="checkbox"/>	<input type="checkbox"/>
	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.											
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.				X			X	X		<input type="checkbox"/>	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	X	N/A
6.	Lighting plan to include:				X			X		X	
1.	Location and height of proposed fixtures.										
2.	Detail for construction of fixture.										
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	
D.	Supplementary Documents										
1.	List of all federal, state, county regional and/or municipal approvals or permits required.	X		X		X		X		X	
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X		X		X		X	
3.	Freshwater wetlands letter of interpretation for the project area.			X		X		X		X	
4.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X		X		X	

See attached Pinelands Cert.

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	Site Plan	Preliminary	Final
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A
6.	Stormwater management calculations.					X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
7.	Payment of all applicable fees.	X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<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	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>



1234.0198
August 22, 2023

CHECKLIST WAIVER REQUESTS

Checklist Item #13 – For readability the plans are provided at a scale of 1" = 100'.

Checklist Item #35 – No disturbance is currently proposed.

Checklist Item #13 - No disturbance is currently proposed.

Supplementary Documentation Item #3 – We have enclosed a copy of the NJ Pinelands Commission Certification which renders a freshwater wetlands LOI unnecessary.

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. Application for zoning permit (RESERVED)	\$25	\$0	
C. Administrative approval application	\$350 150	\$0 500	
D. Subdivision approval			
1. Concept plan/informal review	\$150	\$350 500	
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 + \$2.50/lot	50% of preliminary application escrow amount	
E. Site plan approval			
1. Sketch plat 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)	

Application Type	Application Fee	Escrow Amount	
		Site Plan Area(acres)	Escrow
b. Nonresidential	\$500	Less than 0.5	\$1,000
		0.5 to 2.49	\$1,000 + \$200 per acre
		2.50 to 9.99	\$1,500 + \$175 per acre
		10.0 to 24.99	\$3,250 + \$150 per acre
		25 or more	\$7,000 + \$100 per acre
		Building Area (square feet)	Escrow
		Less than 5,000	\$1,000
		5,000 to 19,999	\$1,000 + \$0.15 per sf
		20,000 to 49,999	\$4,000 + \$0.10 per sf
		50,000 to 99,000	\$9,000 + \$0.07 per sf
		100,000 or more	\$16,000 + \$0.05 per sf
4. Final major site plan	\$500	50% of preliminary escrow amount	
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	

Application Type	Application Fee	Escrow Amount
F. Appeals of decision by administrative officials to Board of Adjustment		
1. Single- and/or two-family residential uses	\$50	\$ <u>0</u> 100
2. Other uses	\$75	\$ <u>0</u> 250
G. Interpretation of the Land Use and Development Regulations or Zoning Map by Board of Adjustment	\$50	\$ <u>0</u> 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	\$ 100 200
2. Minor site plans	\$75	\$ 100 200
3. Major subdivisions and site plans	\$100	\$ 100 350
M. List of adjacent property owners	\$0.25 per name or \$10, whichever is greater	\$0

Application Type	Application Fee	Escrow Amount
N. Copy of Land Use and Development Ordinance	\$65	\$0
O. Zoning permit	0-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. For awnings, storage containers, dumpsters, canopies, sheds and fences	\$25	
2. For decks, garages, pole barns, swimming pools, additions and alterations	\$25	
3.1. Signs	\$25	
4.2. New homes and replacement of mobile homes	\$100	
5. Gazebos, pergolas covers, retaining walls, tenant fix up, driveways (new or replacement)	\$25	
6. Handicap ramp	\$25	
7.3. 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

\$800.00

NOTES:

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

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

CERTIFICATE OF OWNERSHIP OF APPLICANT

AS REQUIRED BY NEW JERSEY LAW

(P.L. 1977, CHAPTER 336)

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

	<u>NAME</u>	<u>ADDRESS</u>
1.	Stewart A. Miller	200 Newark 107th Ave, Miami, FL 33172
2.		
3.		
4.		
5.		

Please check the appropriate box:

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

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



Signature of Officer/Partner 8/15/23
Date

US Home Corporation LLC

Name of Applicant Corporation/Partnership

US Home, LLC

July 13, 2023,

Ownership Disclosure

N.J.S.A. 40:55D-48.1 et. seq. the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed:


If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class.
If a partnership – names and addresses of the individual partners having at least 10% interest in the partnership.

US Home, LLC

**2465 Kuser Rd, 3rd Floor
Hamilton, NJ 08690**

- (a). Lennar Corporation – 100% interest in US Home, LLC
700 Northwest 107th Ave.
Miami, FL 33172

- (b). Only stockholder with greater than 10% ownership interest in Lennar Corporation:
Stuart A. Miller, an individual
700 Northwest 107th Ave.
Miami, FL 33172



Robert Calabro, VP
US Home, LLC

BLQ: 109. 14.01
Owner Name: US HOME CORPORATION

Tax Year: 2023 to 2024
Property Location: 86 CHERRY ST

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	623.53	623.52	688.27	688.26	2,623.58
Payments:	623.53	623.52	688.27	0.00	1,935.32
Balance:	0.00	0.00	0.00	688.26	688.26

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
										Original Billed
								2,623.58		2,623.58
01/24/23	1	Payment	001	1949889	CK	68154	17 064	623.53	0.00	2,000.05
										lennar corp
04/13/23	2	Payment	001	2000296	CK	69927	88 483	623.52	0.00	1,376.53
08/17/23	3	Payment	001	2074545	CK	72883	76 1243	688.27	0.00	688.26

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	655.90	655.89	0.00	0.00	1,311.79
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	655.90	655.89	0.00	0.00	1,311.79

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
										Original Billed
								1,311.79		1,311.79

Total Principal Balance for Tax Years in Range: 2,000.05

BLQ: 109. 14.02
Owner Name: US HOME CORPORATION

Tax Year: 2023 to 2024
Property Location: 98 CHERRY ST

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	585.32	585.31	646.09	646.09	2,462.81
Payments:	585.32	585.31	646.09	0.00	1,816.72
Balance:	0.00	0.00	0.00	646.09	646.09

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
								2,462.81		2,462.81
								Original Billed		
01/24/23	1	Payment	001	1949889	CK	68154	19 064	585.32	0.00	1,877.49
04/13/23	2	Payment	001	2000296	CK	69927	86 483	585.31	0.00	1,292.18
08/17/23	3	Payment	001	2074545	CK	72883	78 1243	646.09	0.00	646.09

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	615.71	615.70	0.00	0.00	1,231.41
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	615.71	615.70	0.00	0.00	1,231.41

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								1,231.41		1,231.41
								Original Billed		

Total Principal Balance for Tax Years in Range: 1,877.50

BLQ: 109. 15.01
Owner Name: US HOME CORPORATION

Tax Year: 2023 to 2024
Property Location: 308 LACEY RD

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	687.76	687.76	759.17	759.17	2,893.86
Payments:	687.76	687.76	759.17	0.00	2,134.69
Balance:	0.00	0.00	0.00	759.17	759.17

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
								2,893.86		2,893.86
01/24/23	1	Payment	001	1949889	CK	68154	18 064	687.76	0.00	2,206.10
		Description								
			Original Billed							
		lennar corp								
04/13/23	2	Payment	001	2000296	CK	69927	87 483	687.76	0.00	1,518.34
08/17/23	3	Payment	001	2074545	CK	72883	77 1243	759.17	0.00	759.17

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	723.47	723.46	0.00	0.00	1,446.93
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	723.47	723.46	0.00	0.00	1,446.93

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								1,446.93		1,446.93
		Description								
			Original Billed							

Total Principal Balance for Tax Years in Range: 2,206.10



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Acting Executive Director

July 1, 2022

Robert Calabro (via email)
US Home Corporation
2465 Kuser Road, Floor 3
Hamilton NJ 08690

Re: Application # 1996-1297.002
Block 109, Lots 14.01, 14.02 & 15.01
Manchester Township

Dear Mr. Calabro:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Ernest M. Deman of our staff.

Sincerely,

for Charles M. Horner, P.P.
Director of Regulatory Programs

- Enc: Certificate of Filing
Local Agency Approval Submission Checklist
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)
- c: Secretary, Manchester Township Planning Board (via email)
Manchester Township Construction Code Official (via email)
Manchester Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Kyle Weise (via email)



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Laura E. Matos
Chair

Susan R. Grogan
Acting Executive Director

CERTIFICATE OF FILING

Application #: 1996-1297.002
Applicant: US Home Corporation
Municipality: Manchester Township
Block 109, Lots 14.01, 14.02 & 15.01
Pinelands Town, WTRC Zoning District: 13.48 acres
Pinelands Town, WTO-P Zoning District: 17.12 acres
Pinelands Town, WTB-1 Zoning District: 6.97 acres

Proposed Development

Five lot resubdivision and the construction of four residential buildings containing a total of 96 dwelling units and 3 detached single family dwellings

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 31 sheets, prepared by FWH Associates, P.A. and dated as follows:
Sheets 1-31, dated 3/7/2022

for Charles M. Horner, P.P.
Director of Regulatory Programs

July 1, 2022

Date

BACKGROUND

Existing development:

- Vacant land

Relevant Information:

- There are wetlands located on the parcel.
- The proposed dwellings will be serviced by public sanitary sewer.
- This application proposes the construction of 48 dwelling units within Manchester Township's WTB-1 zoning district. The area within the WTB-1 zoning district is 6.97 acres in size. The WTB-1 zoning district permits a "by-right" density of six dwelling units per acre. Therefore, the "by-right" density on the 6.97 acre area within the WTB-1 zoning district is 41 dwelling units. To maintain consistency with the residential density requirements of the Manchester Township land use ordinance and the Pinelands Comprehensive Management Plan, the applicant must acquire and redeem 1.75 Pinelands Development Credits.

CONDITIONS

1. Prior to Commission issuance of a letter advising that any final subdivision or site plan approval may take effect, the Commission must receive documentation from the Pinelands Development Credit (PDC) Bank that the requisite 1.75 PDCs have been acquired and submitted to the PDC Bank for redemption.
2. All development, including clearing and land disturbance, shall be located at least 240 feet from wetlands.
3. Prior to Commission issuance of a letter advising that any municipal or county approval or permit can take effect, it must be demonstrated that the proposed development is consistent with the stormwater standards of the Manchester Township land use ordinance and the Pinelands Comprehensive Management Plan.
4. Any plan submitted to the municipality or county for approval must be revised to indicate the proposed development, including the limits of clearing and land disturbance on the three proposed detached single family dwelling lots.

NEXT STEPS

- This Certificate of Filing is not an approval.
- Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



1234.0198
August 22, 2023

OUTSIDE AGENCIES SUBMISSION LIST

AGENCY	STATUS
Ocean County Planning Board	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
Attorney	Jason Tovel, Esq. 14000 Horizon Way, Suite 325 Mount Laurel, NJ 08054