

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

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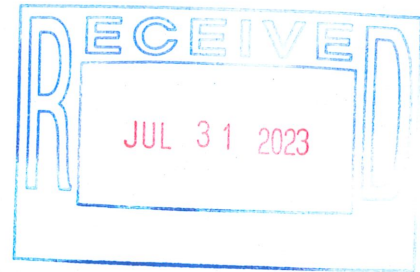
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ASSOCIATE

July 27, 2023

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

Re: Minor Subdivision Submission
Block: 1.118 – Lot(s): 14 & 15
Manchester Township, Ocean County
PDS Ref. #323642



Dear Ms. Kisty,

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

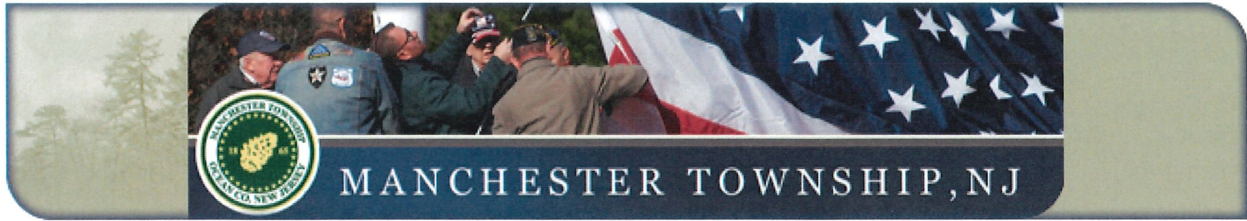
1. Twenty (20) copies of Manchester Township Application
2. Application and Escrow Fee
 - \$150.00 Minor Subdivision Application Fee
 - \$1,000.00 Minor Subdivision Escrow Fee
3. One (1) copy of Proof of Taxes Paid
4. One (1) copy of 200' Property Owner's List
5. W-9 Form
6. Three (3) copies of Application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

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

Very truly yours,

William A. Stevens, P.E., P.P.
Professional Design Services, L.L.C.

WAS/ec
Enclosure
Cc: Jeffrey R. Jerman

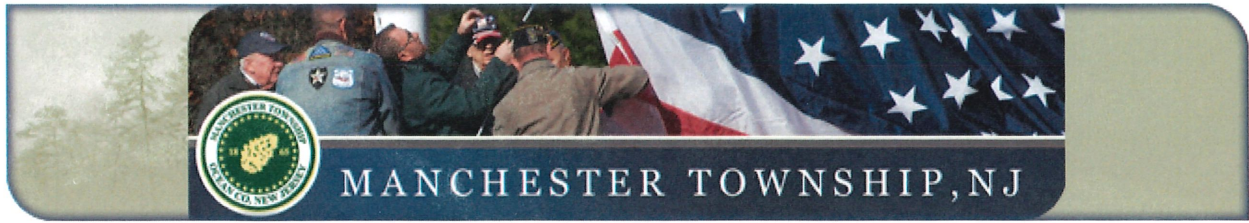


Block/Lot/Qual:	1.118 15.	Tax Account Id:	1083
Property Location:	1932 SIXTH AVE	Property Class:	2 - Residential
Owner Name/Address:	YOUNG, JENNIE L & JENNA M 1932 SIXTH AVE TOMS RIVER NJ 08757	Land Value:	95,000
		Improvement Value:	138,400
		Exempt Value:	0
		Total Assessed Value:	233,400
		Additional Lots:	16-21
Special Taxing Districts:		Deductions:	

Taxes Utilities

<div style="display: flex; justify-content: space-around;"> Make a Payment View Tax Rates View Current Bill Project Interest </div>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	1,292.46	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,292.45	0.00	0.00	0.00	PAID
Total 2023			2,584.91	0.00	0.00	0.00	
2022	02/01/2022	Tax	1,264.45	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	1,264.44	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,320.46	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,320.46	0.00	0.00	0.00	PAID
Total 2022			5,169.81	0.00	0.00	0.00	
2021	02/01/2021	Tax	1,231.19	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	1,231.18	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	1,297.71	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	1,297.70	0.00	0.00	0.00	PAID
Total 2021			5,057.78	0.00	0.00	0.00	
Last Payment: 04/28/23							

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Block/Lot/Qual:	1.118 14.	Tax Account Id:	1082
Property Location:	1924 SIXTH AVE	Property Class:	1 - Vacant Land
Owner Name/Address:	JERMAN, JEFFREY R	Land Value:	5,000
	814 RIVER AVE	Improvement Value:	0
	POINT PLEASANT NJ 08742	Exempt Value:	0
		Total Assessed Value:	5,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	27.69	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	27.69	0.00	0.00	0.00	PAID
Total 2023			55.38	0.00	0.00	0.00	
2022	02/01/2022	Tax	27.09	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	27.09	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	28.29	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	28.28	0.00	0.00	0.00	PAID
Total 2022			110.75	0.00	0.00	0.00	
2021	02/01/2021	Tax	26.38	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	26.37	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	27.80	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	27.80	0.00	0.00	0.00	PAID
Total 2021			108.35	0.00	0.00	0.00	
Last Payment: 01/25/23							

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MANCHESTER TOWNSHIP

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

OFFICE OF THE TAX ASSESSOR

MARTIN LYNCH, CTA
TAX ASSESSOR

ROBERT S. ARACE
MAYOR

June 21, 2023

Professional Design Services, LLC
1245 Airport Rd. Suite 1
Lakewood, NJ 08701

Attention: Michelle Allen

Dear Ms. Allen,

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

Block: 1.118 Lot: 14 & 15
PDS Ref. No. 323642

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

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

Martin W. Lynch
Tax Assessor

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

Comcast
830 Route 37 West
Toms River, NJ 08755

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

GPU
400 Lincoln Street
Phillipsburg, NJ 08865

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

NJ DEP
CN 401
Trenton, NJ 08625

NJ DOT
Route 79 & Daniels Way
Freehold, NJ 07728

NJ Natural Gas
PO Box 1464
Wall, NJ 07719

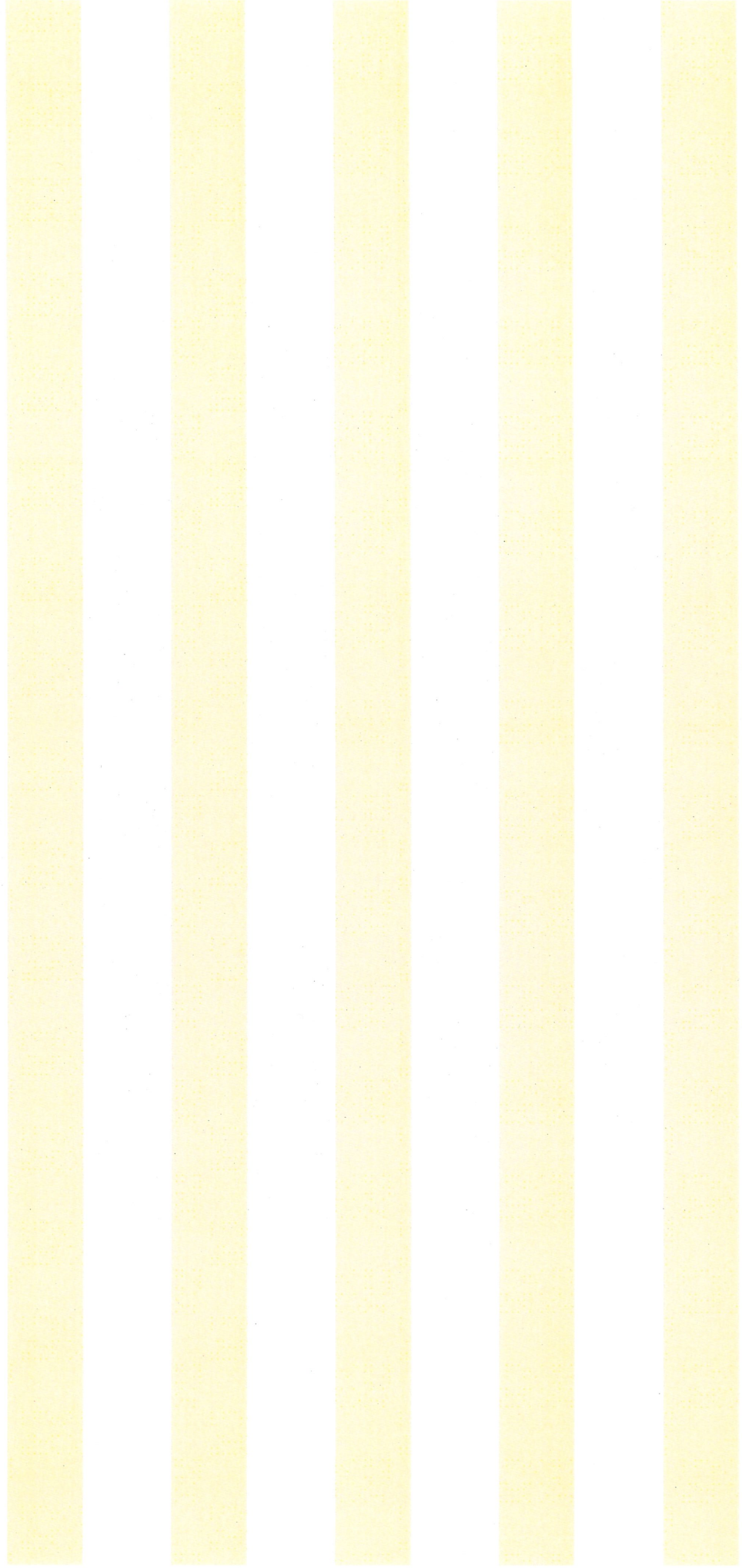
Ocean County MUA
PO Box P
Bayville, NJ 08721

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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.89 5,01	1900 FIFTH AVE	2	TRAUSE, CHRISTINA 1900 FIFTH AVE TOMS RIVER NJ	08757
1.89 12	1916 FIFTH AVE 13-15	2	BUZZELL, ALBERT & ELIZABETH 1916 FIFTH AVE TOMS RIVER NJ	08757
1.89 16	1924 FIFTH AVE 17	1	JERMAN, JEFFREY R PO BOX 922 POINT PLEASANT NJ	08742
1.89 18	1932 FIFTH AVE 19-21	2	KNIPPLE, WILLIAM R JR & JODI L 1932 FIFTH AVE TOMS RIVER NJ	08757
1.89 22	463 CUMBERLAND BLVD 23-29	2	GOLLIVER, CHARLES H & MOTALEB, S 463 CUMBERLAND BLVD TOMS RIVER NJ	08757
1.118 1	1901 FIFTH AVE 2-4	2	MCINTYRE-SAN JUAN, MONIQUE ETAL 1901 FIFTH AVE TOMS RIVER NJ	08757
1.118 5	512 BEACON ST 6-11	2	O'DOWD, THOMAS J 512 BEACON ST TOMS RIVER NJ	08757
1.118 12	1916 SIXTH AVE	1	BRECKENRIDGE PROPERTIES LLC PO BOX 925 PT PLEASANT BORO NJ	08742
1.118 13	1920 SIXTH AVE	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.118 14	1924 SIXTH AVE	1	JERMAN, JEFFREY R 814 RIVER AVE POINT PLEASANT NJ	08742
1.118 15	1932 SIXTH AVE 16-21	2	YOUNG, JENNIE L & JENNA M 1932 SIXTH AVE TOMS RIVER NJ	08757
1.118 22	513 CUMBERLAND BLVD 23-25	2	TAFARO, COLLEEN 513 CUMBERLAND BLVD TOMS RIVER NJ	08757
1.118 26	501 CUMBERLAND BLVD 27-29	2	VACCARO, MICHAEL 501 CUMBERLAND BLVD TOMS RIVER NJ	08757

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.118 30	1933 FIFTH AVE 31-33	2	SMITH, JAMES & ESTELLE 1933 FIFTH AVE TOMS RIVER NJ	08757
1.118 34	1917 FIFTH AVE 35-37	2	WAC, JANUSZ & MARZENA 1917 FIFTH AVE TOMS RIVER NJ	08757
1.118 38	1905 FIFTH AVE 39-41	2	POPOWITCH, ALAN & JOANN 1905 FIFTH AVE TOMS RIVER NJ	08757
1.118 42	1903 FIFTH AVE	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.119 1	500 CUMBERLAND BLVD 2-4	2	WOO PANG, JAMES W & LINDA MAY 500 CUMBERLAND BLVD TOMS RIVER NJ	08757
1.119 5	512 CUMBERLAND BLVD 6-8	2	WADOLOWSKI, DARIUSZ & KATARZYNA 512 CUMBERLAND BLVD TOMS RIVER NJ	08757
1.125 1	2001 SIXTH AVE 2-4	2	HUSSEY, CLIFFORD 2001 SIXTH AVE TOMS RIVER NJ	08757
1.126 1	600 BEACON ST 2-4	2	ARNOLD, EDWARD & CHERE 600 BEACON ST TOMS RIVER NJ	08757
1.126 5	608 BEACON ST	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.126 6	1900 SEVENTH AVE 7-9	2	FRIZINO, NICOLE 1900 SEVENTH AVE TOMS RIVER NJ	08757
1.126 10	1908 SEVENTH AVE 11-13	2	JACKSON, LOUIS JR & CAPTOLA 1908 SEVENTH AVE TOMS RIVER NJ	08757
1.126 14	1924 SEVENTH AVE 15-17	2	RIDGWAY, WENDY 1924 SEVENTH AVE TOMS RIVER NJ	08757
1.126 18	1932 SEVENTH AVE 19-21	2	SCHOLTS, ROBERT A & ROBYN A 1932 SEVENTH AVE TOMS RIVER NJ	08757

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.126 22.01	613 CUMBERLAND BLVD	2	TRUBIANO, ANTHONY & BRENDA 613 CUMBERLAND BLVD TOMS RIVER NJ	08757
1.126 22.02	1927 SIXTH AVE	2	STAPP, REID & FAITH 1927 SIXTH AVE TOMS RIVER NJ	08757
1.126 32	1919 SIXTH AVE 33-37	2	WILLIAMS, JAMES P 1919 SIXTH AVE TOMS RIVER NJ	08757
1.126 38	1909 SIXTH AVE 39-42	2	NOBILE, THOMAS & LUDMILLA 1325 BROADWAY BLVD TOMS RIVER NJ	08757



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	Site Plan	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	
	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	
	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	
	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	

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"/> X	<input type="checkbox"/> N/A
5.	Key map at specified scale showing location to surrounding properties, streets, easements, municipal boundaries, etc., within 500 feet of property.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> N/A
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting feet.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
7.	Schedule of required zoning district requirements including lot area, density, FAR, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
9.	Proof that taxes are current.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
11.	Monumentation as specified by Map Filing Law and required by Township Engineer.			X	X	X	X	X	X	<input type="checkbox"/> X	<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 type="checkbox"/> X	<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	<input type="checkbox"/> X <input type="checkbox"/> N/A	<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 type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A
	14. Metes and bounds description showing dimensions, bearings of original and proposed lots.			X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A
	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	<input type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A
	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 type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A
	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 type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A
	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 type="checkbox"/> X <input type="checkbox"/> N/A	<input type="checkbox"/> X <input type="checkbox"/> N/A

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision	Final	Preliminary	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plat.)		X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22.	Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
23.	Property owners within 200 feet of subject property. (Most recent municipal tax records.)	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24.	Location of natural slopes of 15% or greater, streams, floodplains, wetlands and other environmentally sensitive area on or within 200 feet of the project site. "Natural slopes," for checklist purposes, shall not include areas previously cleared and/or graded in gravel and mineral mining areas. (Note: Applications for bulk variances need only show these features on-site.)	X		X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
25.	List of variances required or requested.	X		X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LAND USE AND DEVELOPMENT

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

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision	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	X	<input type="checkbox"/> X	<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"/>	<input type="checkbox"/> X
38.	Drainage area map.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X
39.	Drainage calculations.				X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X
40.	Percolation and soil lots (where septic system, retention basin, or groundwater recharge is proposed).			X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X
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"/>
42.	Number of lots following subdivision and acreage if over one acre, square feet if one acre or less.	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
43.	Identification and calculation of critical areas.		X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/>
44.	Overall concept plan for all phased development parks and planned office industrial parks.		X		X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
45.	Lot yield map showing the number of lots possible under conventional zoning and the number of lots proposed, notation of any variances or design exceptions or waivers necessary to achieve the yield under conventional zoning and all environmental constraints affecting the tract proposed for development.					X					<input type="checkbox"/> X <input type="checkbox"/>
46.	Indication of existing utilities.		X								<input type="checkbox"/> X <input type="checkbox"/>
47.	Copy of plat and plans on a CD in a .dxf file format if the plat or plans are drawn with the aid of a computer in AutoCAD or GIS format.						X		X		<input type="checkbox"/> X <input type="checkbox"/>
48.	Two copies of the final map as filed with the Ocean County Clerk shall be filed with the Township Tax Assessor and Engineer.						X		X		<input type="checkbox"/> X <input type="checkbox"/>
C.	Construction Plans										
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks, buffers, structures, open space, recreation, etc., as applicable.			X		X	X	X	X		<input type="checkbox"/> X <input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application		Submitted	
				Subdivision	Site Plan	Subdivision	Site Plan	Final	Final
	2. Grading and utility plan to include, as applicable:				X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X
	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.								
	3. a. Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities.					X	X	<input type="checkbox"/>	<input type="checkbox"/> X

LAND USE AND DEVELOPMENT

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

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted		
				Subdivision	Site Plan	Subdivision	Final	Preliminary	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A
6.	Lighting plan to include:				X		X	X		<input type="checkbox"/> X	<input type="checkbox"/> 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		<input type="checkbox"/> X	<input type="checkbox"/> X
D.	Supplementary Documents										
1.	List of all federal, state, county regional and/or municipal approvals or permits required.	X		X	X	X	X	X		<input type="checkbox"/> X	<input type="checkbox"/> X
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X		<input type="checkbox"/> X	<input type="checkbox"/> X
3.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X		<input type="checkbox"/> X	<input type="checkbox"/> X
4.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X	X	X	X	X		<input type="checkbox"/> X	<input type="checkbox"/> 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X		<input type="checkbox"/> <td><input checked="" type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td></td>	<input checked="" type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input checked="" type="checkbox"/> </td>	<input checked="" type="checkbox"/>
6.	Stormwater management calculations.					X	X	X	X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input checked="" type="checkbox"/> </td>	<input checked="" type="checkbox"/>
7.	Payment of all applicable fees.	X	X	X	X	X	X	X	X		<input checked="" type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>
8.	Statement of Environmental Impact and Assessment (SEIA).					X			X		<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input checked="" type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input checked="" type="checkbox"/> </td>	<input checked="" type="checkbox"/>
9.	Number of witnesses and their expertise, if any.	X	X	X	X	X	X	X	X		<input checked="" type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td></td>	<input type="checkbox"/> <td><input type="checkbox"/> <td><input type="checkbox"/> </td></td>	<input type="checkbox"/> <td><input type="checkbox"/> </td>	<input type="checkbox"/>

WILLIAM A. STEVENS, P.E., P.P.
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ASSOCIATE

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

July 27, 2023

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

Re: Minor Subdivision Submission
Block: 1.118 – Lot(s): 14 & 15
Manchester Township, Ocean County
PDS Ref. #322642

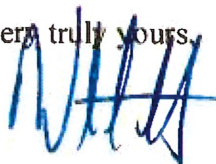
Dear Ms. Tompkins:

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

1. Application Submission Checklist
2. Three (3) copies of Fee Schedule
 - \$30.00 Application Fee
3. Three (3) copies of the Application
4. One (1) digital copy of plans and supporting documents
5. Three (3) copies of Minor Subdivision Plan
6. Three (3) copies of Survey

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

Very truly yours,



William A. Stevens, P.E., P.P.
Professional Design Services, L.L.C.

WAS/ec
Enclosure
cc: Jeffrey R. Jerman