

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

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ASSOCIATE

March 8, 2024

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

RECEIVED
MAR 15 2024

Re: Preliminary & Final Major Site Plan Submission
Block: 72.01 – Lots: 10.01
Manchester Township, Ocean County
PDS Ref. #322334

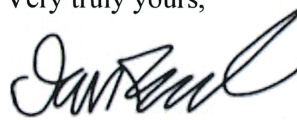
Dear Ms. Kisty:

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

1. Twenty (20) copies of Manchester Township Planning Board Application
2. Application and Escrow Fee
 - \$1,000.00 Application Fee
 - \$3,562.50 Escrow Fee
3. Proof of Taxes Paid
4. Application Checklist
5. Five (5) copies of Certificate of Filing
6. Five (5) copies of Stormwater Management Report
7. Five (5) copies of Environmental Impact Statement
8. Twenty (20) sets of Major Site Plan
9. Twenty (20) sets of Architectural Plans
10. Proof of submission to the following agencies:
 - Ocean County Planning Board
 - Ocean County Soil Conservation District
 - Manchester Township Department of Utilities

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

Very truly yours,



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

IMB/mp
Enclosure
Cc:

2486 Ridgeway LLC
Sal Alfieri Esq.

LAND USE AND DEVELOPMENT

RECEIVED

245 Attachment 7

MAR 15 2024

Township of Manchester

Appendix 7

Application for Development Before Zoning Board of Adjustment and Planning Board (§ 245-12B)

1. Check Appropriate Request:
 - Variance Approval
 - Conditional Use Permit
 - Informal Review -- Major Subdivision
 - Minor Subdivision Approval
 - Preliminary Major Subdivision Approval
 - Informal Review -- Site Plan
 - Preliminary Site Plan Approval
 - Final Site Plan Approval
 - Permit Pursuant to N.J.S.A. 40:55D-34 and/or N.J.S.A. 40:55D-36
 - Other: Describe _____
2. Applicant's Name: (If a corporation -- State of incorporation and registered agent)
2486 Ridgeway LLC
3. Address: 2486 Ridgeway Boulevard, Manchester, New Jersey 08759
4. Phone: 866-988-0557 Fax: _____
5. Represented By: Sal Alfieri, Esq
6. Address: Cleart Giacobbe Alfieri Jacobs, LLC - 955 NJ-34, Matawan, NJ 07747
7. Phone: 732-583-7474 Fax: _____
8. Purpose of this Application: Redevelop site with uses permitted in the POR-LI zone including Office, Construction, Warehouse and Storage
9. Use of any Existing Building or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other Industrial
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: 2486 Ridgeway Boulevard
Tax Map Block 72.01 and Lot 10.01
Tax Map Sheet _____
Size of Tract: (Acres) 5.17 acres (Square Feet) _____
Zoning District POR-L1

14. If there has been a previous appeal or application involving these premises, give details.
Site Plan previously approved for 7,172 sf office and 34,200 sf warehouse

15. Give a brief statement of facts in support of this application.
Redevelop site with uses permitted in the POR-L1 zone including Office, Construction, Warehouse and Storage

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:
No Variances are Required.

17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:
(a) _____ (b) _____ (c) _____ (d) _____ Not Applicable

18. Names and Addresses of Persons Preparing Submission:
Architect: _____ Phone: _____ Fax: _____
Engineer: Professional Design Services, LLC Phone: 732-363-0060 Fax: _____
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.
Ian M. Borden, P.P., William A. Stevens, P.E., and John Rea, P.E.

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.
Eric Pepose, Sammy Pepose, David Bengio

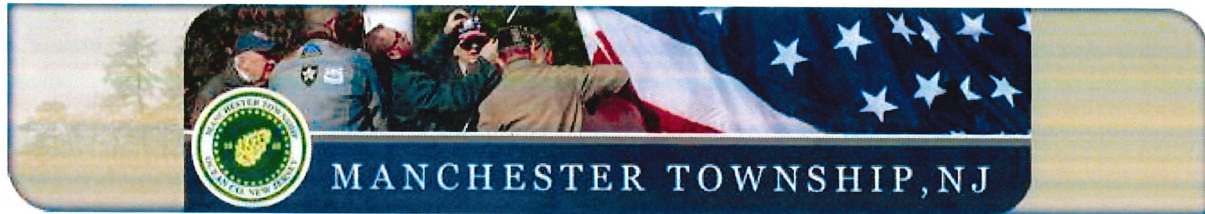
21. Environmental Impact Statement: For all major subdivisions and major site plans and in special cases as determined by the Approving Agency.

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.

(Applicant) 2486 Ridgeway LLC - Sam Pepose
Sworn and subscribed to before me on this 5 day of MARCH 20 24

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).
2486 Ridgeway LLC - Sam Pepose
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.



Block/Lot/Qual:	72.01 10.01	Tax Account Id:	13156
Property Location:	2486 RIDGEWAY BLVD	Property Class:	4B - Industrial
Owner Name/Address:	2486 RIDGEWAY LLC	Land Value:	780,000
	2486 RIDGEWAY BLVD	Improvement Value:	350,200
	MANCHESTER NJ 08759	Exempt Value:	0
		Total Assessed Value:	1,130,200
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	6,583.42	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	6,583.41	6,583.41	0.00	6,583.41	OPEN
Total 2024			13,166.83	6,583.41	0.00	6,583.41	
2023	02/01/2023	Tax	6,258.49	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	6,258.48	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	6,908.35	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	6,908.34	0.00	0.00	0.00	PAID
Total 2023			26,333.66	0.00	0.00	0.00	
2022	02/01/2022	Tax	6,122.86	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	6,122.86	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	6,394.11	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	6,394.10	0.00	0.00	0.00	PAID
Total 2022			25,033.93	0.00	0.00	0.00	
Last Payment: 02/05/24							

[Return to Home](#)

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	Preliminary	Final	<input type="checkbox"/> X
A.	Application Form (20 copies for review)	X	X	X	X	X	X	X	X	<input type="checkbox"/> X	<input type="checkbox"/> N/A
B.	Project Plat Information (20 copies for review)									<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	1. Name, telephone number and address of owner and applicant	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	2. Notarized signature/affidavit of ownership. If applicant is not the owner, state applicant's interest in plan. (Final Plat prior to filing)	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/> X	<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	<input checked="" type="checkbox"/> X	<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	<input checked="" 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	Final	Preliminary	Final	<input type="checkbox"/>	<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"/>	<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 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 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 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 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 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 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 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	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			<input checked="" 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			<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	15. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.			X	X		X	X			<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			<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			<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			<input checked="" type="checkbox"/> X	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision	Preliminary	Final	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	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	
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	Subdivision	Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X	<input type="checkbox"/> N/A
	27. Phasing plan as applicable to include:					X		X	X			
	a. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site.											X
	b. Phasing sequence.											X
	28. Preliminary architectural plans and elevations.	X	X				X		X		<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	29. Site identification signs, traffic control signs, and identification signs.			X		X		X	X		<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	30. Sight triangles.			X			X		X		<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	31. Proposed street names when new street is proposed.				X	X		X	X		<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	32. Parking plan showing spaces, size and type, side width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.			X				X			<input checked="" type="checkbox"/> X	<input type="checkbox"/>
	32.1. Number of employees, total and maximum per shift.			X				X			<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> X	<input type="checkbox"/>
	34. Size and location of any existing or proposed streets (general location for sketch plat).	X	X	X		X		X			<input checked="" type="checkbox"/> X	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision	Preliminary	Final	Preliminary	Final	X	N/A
35.	Topographical features of subject property from USC and GS map.		X	X	X						X	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	
37.	Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X				X	
38.	Drainage area map.					X	X				X	
39.	Drainage calculations.					X	X				X	
40.	Percolation and soil lots (where septic system, retention basin, or groundwater recharge is proposed).			X	X	X	X				X	
41.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X						X	
42.	Number of lots following subdivision and acreage if over one acre, square feet if one acre or less.	X	X	X	X						X	
43.	Identification and calculation of critical areas.		X	X	X						X	
44.	Overall concept plan for all phased development parks and planned office industrial parks.		X			X	X				X	

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application		Submitted	
				Subdivision	Site Plan	Subdivision	Site Plan	Final	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.					X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	46. Indication of existing utilities.		X					<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted			
				Subdivision	Site Plan	Subdivision	Final	Preliminary	Final	Final	Final	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	X	N/A
3. a.	Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities.					X						X	

LAND USE AND DEVELOPMENT

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

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted			
				Subdivision	Site Plan	Subdivision	Preliminary	Final	Final	Final	X	N/A	
6.	Lighting plan to include: 1. Location and height of proposed fixtures. 2. Detail for construction of fixture.				X		X	X	X				
7.	All required standard Township construction details for all improvements, including: 1. Roadways 2. Curb 3. Sidewalk 4. Driveway aprons 5. Drainage inlets 6. Pipe backing 7. Outfalls 8. Manholes 9. Gutters 10. Plantings 11. Soil erosion and sediment control structures 12. Parking lots 13. Water services, fire hydrants, and valves				X		X	X	X			X	
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				

LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat		Minor Application		Major Application				Submitted							
				Site Plan	Subdivision	Site Plan	Subdivision		Site Plan		<input type="checkbox"/>	<input type="checkbox"/>						
							Preliminary	Final	Preliminary	Final								
5.	Statement from utility companies as to serviceability of the site.			X	X		X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
6.	Stormwater management calculations.					X	X	X	X			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Payment of all applicable fees.	X		X	X	X	X	X	X	X		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Statement of Environmental Impact and Assessment (SEIA).					X			X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Number of witnesses and their expertise, if any.	X		X	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

CERTIFICATE OF FILING

JOHN C. STOKES
Executive Director

RICHARD J. CODEY
Acting Governor

November 10, 2005

Robert Jeffers
1521 Route 37 West, Unit #3
Toms River, NJ 08755

Please Always Refer To
This Application Number

Re: Application # 2003-0297.001
Block 72.01, Lots 10, 11 and 12
Manchester Township

Dear Mr. Jeffers:

This application for the development of six warehouse/office buildings containing a total of 1,500 square feet of office space and 33,262 square feet of warehouse space on the above referenced 5.02 acre parcel is complete. This application also proposes the demolition of a structure (single family dwelling) 50 years or older. There is an existing 1,980 square foot building on the parcel containing 144 square feet of office space and 1,836 square feet of storage. There is also a 727 square foot storage building and a 445 square foot vehicle garage on the parcel. The parcel is located in a Pinelands Regional Growth Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.



The Development Plan submitted to the Commission was prepared by Accutech Engineering, dated June 23, 2003 and last revised May 24, 2004.

The septic system shall be located in an area where the seasonal high water table is at least five feet below the natural ground surface.

The existing single family dwelling was demolished and a 4,620 square foot two story office/warehouse buildings was constructed prior to the completion of an application with the Pinelands Commission. That development constitutes a violation of the application requirements of the Manchester Township land use ordinances and the Pinelands Comprehensive Management Plan (CMP). This application is intended to resolve this violation of the Manchester Township land use ordinances and the CMP.

The Manchester Township land use ordinances and the CMP require the provision of a four year maintenance guarantee and the guarantee of a ten year inspection and maintenance program for the stormwater management system. To meet this requirement, the applicant has proposed to impose a Declaration of Covenants and Restrictions which will require the property owner to maintain the stormwater management system. Any approval granted by Manchester Township should indicate that the proposed maintenance and inspection guarantees are acceptable to the Township.

A copy of any municipal or county approval or permit issued for the proposed development must be submitted to the Commission. Prior to the Commission issuance of a letter advising that any submitted permit or approval may take effect, the following must be submitted to the Commission

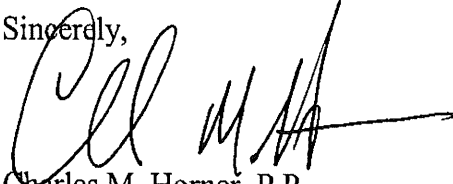
1. A recorded copy of a deed consolidating the three lots into one lot.
2. The Declaration of Covenants and Restrictions for the stormwater management system.
3. The plan must be revised to clarify the if the 42' x 110' building has one or two floors.

THIS CERTIFICATE OF FILING IS NOT AN APPROVAL. It is the letter necessary for other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'C M Horner', with a long horizontal stroke extending to the right.

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

JR:ED:KY

- c: Secretary, Manchester Township Planning Board
Manchester Township Construction Code Official
Manchester Township Environmental Commission
Ocean County Health Department
Leslie Ramdeen

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

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

March 8, 2024

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

Re: Preliminary & Final Major Site Plan
2486 Ridgeway Boulevard
Block: 72.01 – Lots: 10.01
Manchester Township, Ocean County
PDS Ref. #322334

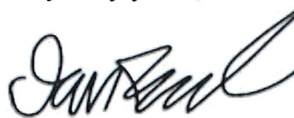
Dear Ms. Florio:

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

1. Application Submission Checklist
2. Three (3) copies of Fee Schedule
 - \$170.00 Application Fee
3. Three (3) copies Application
4. Three (3) copies of Certificate of Filing
5. Three (3) copies of Stormwater Management Report
6. Three (3) copies of Traffic Report
7. One (1) digital copy of plans and reports
8. Three (3) set of Plans

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

Very truly yours,



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

IMB/ec
Enclosure
Cc:

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P., AICP
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

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

March 8, 2024

Ocean County Soil Conservation District
Attn: Ms. Christine Raabe, Director
714 Lacey Road
Forked River, New Jersey 08731

Re: Preliminary & Final Major Site Plan
2486 Ridgeway Boulevard
Block: 72.01 – Lots: 10.01
Manchester Township, Ocean County
PDS Ref. #322334

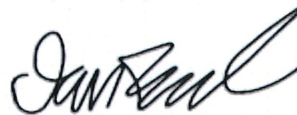
Dear Ms. Raabe:

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

1. Application Form
2. Ownership Disclosure Form
3. \$3,655.00 Certification and Inspection Fee
4. One (1) Set of Subdivision Plans including Soil Erosion Plans
5. One (1) copy of Stormwater Management Report

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

Very truly yours,



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

IMB/mp
Enclosure
cc:

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P., AICP
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

JAMES J. KUHN, P.L.S.
ASSOCIATE

March 8, 2024

Al Yodakis P.E., C.M.E. Director
Manchester Township Department of Utilities
1 Colonial Drive
Manchester, NJ 08759

Re: Preliminary Sewer and Water Application
2486 Ridgeway Boulevard
Block: 72.01 – Lot: 10.01
Manchester Township, Ocean County
PDS No. 322334

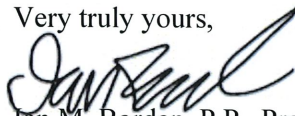
Dear Mr. Yodakis:

Enclosed please find the following information for the Preliminary water and sewer applications previously submitted to your office for the above captioned project:

1. Two (2) copies of Preliminary Application Form
2. \$500.00 Review Fee for Preliminary Sewer
3. \$100.00 Application Fee for Preliminary Sewer
4. \$500.00 Review Fee for Preliminary Water
5. \$100.00 Application Fee for Preliminary Water
6. W-9 Form
7. Two (2) copies of Utility Plans and Details

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,



Ian M. Borden, P.P. President
Professional Design Services, LLC

IMB

Enclosure

Cc: 2486 Ridgeway, LLC