

July 19, 2024

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

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

Dear Ms. Kisty:

Please accept the following information for your continued review of the above referenced project:

1. Twenty (20) sets of Major Site Plans
2. Five (5) copies of Stormwater Management Report

The plans have been revised as follows:

A. Variances:

The following are the items requiring Variance relief as identified by the Board professionals and how we addressed them.

1. 245-27E(5), Sign Setback The setback for all ground signs shall be at least ½ the required setback for front yard depth. Front setback 75 ft so required setback is 37.5 ft. **We moved sign to other side of access drive and back to the required minimum front setback. No Variance is required.**
2. 245-28E(1) Loading Areas, Any building having over 10,000 sf of gross floor area, occupied for any use other than residential, requires a loading area of no less than 12'x35'. Warehouse Building. **Ten (10) loading areas with a size of 12.5'x30' are proposed which do not meet the ordinance for length. We added a 12' x 40' long loading area in the rear storage area. No Variance is required.**
3. 245-28E(1) Loading Areas, Any building having over 10,000 sf of gross floor area, occupied for any use other than residential, requires a loading area of no less than 12'x35'. Office Building. **We added a 12' x 35' long loading area on the south side of the building. No Variance is required.**
4. 245-29A Total Landscape and Natural Vegetation Area, total landscaped and/or green area shall be a minimum of 30% of total lot area for nonresidential zones. **We slightly reduced**

the rear storage area to meet the ordinance requirements. A Plan has been prepared to illustrate the open space areas that are included in the area calculation. No Variance is required.

5. 245-31M The POR/LI zone permits a Maximum Site Improvement Ratio of 0.20. Colliers questioned the ratio in their comments to the Board. **We added the calculation for SIR to the Site Plan. No Variance is required.**

B. Design Waivers:

Collier identified the following as design waivers from the Landscaping section of the Ordinance.

1. Section 245-82F{1} requires that landscape plans be prepared by a certified landscape architect, whereas the landscaping plans provided are signed by a licensed engineer/planner. **A Waiver is requested.**
2. Section 245-82F{2}(a) requires foundation plantings be provided within established bed lines not less than three feet wide on the front, sides, and rear of any building structure, whereas no foundation plantings appear to be proposed. **A waiver is requested as the revised plans partially comply. Foundation plantings have been added along the front of the office building facing Ridgeway. A waiver is requested for the warehouse building as well as the sides and rear of the office building.**
3. Section 245-82F(2)(f) requires one pollution resistant shade or ornamental tree be planted for every five parking spaces, whereas a total of 25 shade trees and 5 ornamental trees are proposed for 182 parking spaces. For 182 parking spaces, a minimum of 37 shade and ornamental trees are required. **We provided 12 additional deciduous trees on the revised Landscape Plan to comply with this ordinance section.**

C. Review Letters:

The Site Plans and Stormwater Report have been revised to address the review comments.

D. Public Hearing Comments:

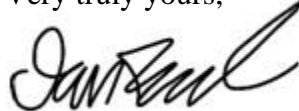
The Site Plans have been revised to address the following comments received from the public and Board at the July public hearing:

- Added evergreen trees along Ridgeway to supplement the deciduous street trees and shrub hedge included in the original plans.
- Changed the rear storage area from gravel to pavement
- Added 6' solid fence around storage area
- Added list of activities proposed in storage area

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Ian Borden".

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

IMB

Enclosure

Cc:

2486 Ridgeway LLC
Sal Alfieri Esq.