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July 14, 2025

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

Re: Preliminary & Final Major Site Plans
2701 Route 37
Block: 46 – Lots: 4, 7.01 & 10
Manchester Township, Ocean County
PB-2024-20
PDS Ref #320054

Dear Ms. Kisty,

Enclosed within please find the following materials in support of the above referenced project:

1. Twenty (20) sets of Revised Site Plans
2. Twenty (20) sets of Architectural Plans
3. Twenty (20) copies of the Survey
4. Five (5) copies of the Stormwater Management Report

The following revisions have been made in accordance with the Colliers Engineering & Design review letter dated April 17, 2025 in the following manner:

D. Variances

1. Variance requested for minimum lot area.
2. Variance requested for maximum impervious coverage.
3. The Landscape Design Plan has been revised, waiver requested from the Landscape Plan to be signed by licensed landscape architect.
4. The Lighting Plan has been revised.

E. Waivers/Exceptions

1. The Landscape Design Plan has been revised, waiver requested from the Landscape Plan to be signed by licensed landscape architect.
2. The Lighting Plan has been revised.

F. Comments

1. The plans have been revised as requested.
2. The plans have been revised as requested.
3. The plans have been revised as requested.
4. The plans have been revised to add landscaping around the refuse enclosure.
5. The plans have been revised to add monument signed to the entrance.
6. The Lighting Plan has been revised.

7. No parking is proposed between buildings and the exterior roads.
8. The plans have been revised to add a Pedestrian Plan.
9. The plans show 10.9 acres to remain open space or 45%.
10. The plans have been revised to add a Pedestrian Plan.
11. The list of variances has been revised.
12. The Landscape Plans have been revised.
13. The set has been revised to add an Open Space Plan.
14. No response required. ‘
15. The applicant agrees to comply.
16. The applicant agrees to comply.
17. The applicant agrees to comply.
18. The applicant agrees to comply.
19. The applicant agrees to comply.
20. Testimony to be provided.
21. The applicant agrees to comply.
22. The elevations have been added to the Architectural Plans.
23. The plans have been revised to add walkways along Hawks Way.
24. The applicant agrees.
25. The applicant agrees.

The following revisions have been made in accordance with the Morgan Municipal Engineering Services review letter in the following manner:

D. Engineering Comments

1. General Comments

- a. Testimony to be provided.
- b. Testimony to be provided.
- c. Testimony to be provided.
- d. Testimony to be provided.

General Township Ordinances Comments

1. General Regulations #245-25
 - a. Testimony to be provided.
2. Township Performance Standards #245-26
 - a. Testimony to be provided.
3. Signs #245-27 & #245-32N
 - a. Monument entry signs have been added to the site plans and architectural plans.
4. Parking, loading, Vehicular Access #245-28
 - a. The EV Space has been revised to an ADA Space.
5. Traffic & Circulation
 - a. Traffic Testimony will be provided.
6. Environmental Impact Statement
 - a. Environmental testimony will be provided.
7. On-site Improvements #245-79 – Bonds and fees will be posted and paid as requested.
8. Site Plan Design #245-82
 - a. Testimony will be provided.
9. Stormwater Requirements out Pinelands Management Area #245-83
 - a. No response required.
 - b. A maintenance plan has been added to the plans.
 - c. The applicant agrees to comply.
 - d. The buffers are shown from the last LOI.

- e. Green Infrastructure
 - 1. No response required.
 - 2. No response required.
 - 3. The soils testing should comply with the NJDEP BMP manual, chapter 12
 - a The test pit locations have been added to the drainage plans.
 - b Additional soil testing will be provided as required.
 - c Permeability test results have been added.
 - 4. No response required.
- f. Stormwater Quality
 - 1. No response required.
 - 2. The modeled permeability rates utilize a factor of safety of at least for a conservative result.
 - 3. Details have been added to show the drywell connections.
 - 4. The drainage area maps have been revised as requested.
 - 5. The drainage area maps have been revised as requested.
 - 6. The bypass drainage area has been revised as requested.
 - 7. The analysis of the bypass area has been revised.
 - 8. The tc values are calculated for each drainage area. The tc values for impervious areas within the drainage are have been reduced to provide a conservative analysis.
 - 9. The calculations have been revised as requested.
 - 10. The tc values are calculated for each drainage area. The tc values for impervious areas within the drainage are have been reduced to provide a conservative analysis.
 - 11. Water surface elevations have been added to the plans.
 - 12. The outlet structure grate has been revised as requested.
 - 13. The calculations have been revised as requested.
 - 14. No response required.
- g. Stormwater Quality
 - 1. Water quality calculations have been added to the report.
 - 2. Forebays have been added as requested.
 - 3. Forebays have been added as requested.
 - 4. Forebays have been added as requested.
 - 5. The detail has been revised as requested.
- h. Stormwater Recharge
 - 1. No response required.
- i. Groundwater mounding
 - 1. The mounding analysis has been revised as requested.
 - 2. The mounding analysis has been revised as requested.
 - 3. The mounding analysis has been revised as requested.
 - 4. The mounding analysis has been revised as requested.
 - 5. The mounding analysis has been revised as requested.
 - 6. The mounding analysis has been revised as requested.
 - 7. The mounding analysis has been revised as requested.
- j. Stormwater Operations & Maintenance Manual
 - 1. A maintenance manual will be provided when the project is approved.
- k. Grading and Drainage
 - 1. The plans have been revised as requested.
 - 2. The plans have been revised as requested.
 - 3. The plans have been revised to add the labels.
 - 4. The plans have been revised to add emergency spillways.
 - 5. The plans have been revised as requested.
 - 6. Water surface elevations have been added as requested.
 - 7. The plans and calculations have been revised as requested.

8. Contour labels have been added as requested.
 9. The outlet structure has been revised as required.
 10. The plans have been revised as requested.
 11. The plans have been revised as requested.
 12. The plans have been revised as requested.
 13. The plans have been revised as requested.
 14. The detail have been revised as requested.
 15. The additional spots have been added as requested.
 16. The basin cross section details have been added as requested.
 17. The plans have been revised as requested.
 18. The plans have been revised as requested.
 19. The details have been revised as requested.
 20. The detail has been added to the plans as requested.
 21. The plans have been revised as requested.
 22. The plans have been revised as requested.
 23. The detail has been revised as requested.
 24. The plans have been revised as requested.
 25. The plans have been revised to number the yard inlets.
 26. The plans have been revised as requested.
 27. The plans have been revised as requested.
 28. The plans have been revised as requested.
 29. The plans have been revised as requested.
 30. The plans have been revised as requested.
 31. The plans have been revised to add additional spots as requested.
 32. The plans have been revised as requested.
 33. The plans have been revised as requested.
10. Architectural Plan Comments
- a. The allowable height is 40 feet.
 - b. Enclosed please find a copy of the architectural plans.
 - c. The applicant agrees.
 - d. Testimony to be provided.
11. Engineering Site Plan Comments
- a. Sheet #(8-9)
 1. No response required.
 - b. Sheet #11
 1. The elevation has been added to the plans as requested.
 - c. Sheet #(11-14)
 1. The elevations have been added as requested.
 - d. Sheet #15
 1. The invert has been revised as requested.
 - e. Sheet #17
 1. The label has been removed as requested.
 - f. Sheets # (15-18)
 1. The yard inlets have been numbered as requested.
 - g. Sheets #(20-23)
 1. The plans have been revised as requested.
 - h. Sheet #28
 1. The lighting plan has been revised as requested.
 2. The lighting plan has been revised to provide lighting within the development.
 3. The lighting design has been revised as requested.
 - i. Sheets #(32-36)

1. The detail has been added as requested.
 2. The detail has been revised as requested.
 3. The detail has been revised as requested.
 4. The detail has been revised as requested.
 5. The detail has been revised as requested.
- j. Miscellaneous Comments
1. The list of variances has been revised as requested.
 2. The plans have been revised.
 3. Buffers are shown per previously approved LOI.
 4. Porous Pavement to be maintained as requested.
 5. No response required.
 6. The plans have been revised as requested.
 7. Testimony to be provided.
- E. Conditions of Approval
1. The applicant agrees.
 2. The applicant agrees.
 3. The applicant agrees.
 4. The applicant agrees to pay all required fees.
 5. Approvals
 - i) Manchester Township Department of Utilities – Preliminary Water and Sewer Approval Granted
 - ii) Manchester Township Fire Official – Submitted – No Response
 - iii) Ocean County Planning Board – Pending
 - iv) Ocean County Board of Health – Pending
 - v) Ocean County Soil Conservation District – Pending
 - vi) NJDOT – Pending Submission
 - vii) NJ Pinelands Commission – Not Required.

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

Very truly yours,



William A. Stevens, P.E., P.P.
Professional Design Services, LLC

WAS/ec
Cc: