

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 245-89 OF
THE TOWNSHIP CODE, ENTITLED “PERFORMANCE GUARANTEES”**

BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Section 245-89, entitled “Performance Guarantees,” of the Code of the Township of Manchester, be and hereby is amended and supplemented to revise subsection “c”, which shall read as follows:

§ 245-89. Performance guarantees

C. Release of guarantees.

(1) List of all uncompleted or unsatisfactorily completed improvements.

(a) Upon substantial completion of required street improvements (except for the top course) and appurtenant utility improvements and the connection of same to the public system, the obligor may request of the Township Council, in writing, by certified mail addressed in care of the Township Clerk, that the Township Engineer prepare, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to § 245-89 above, a list of all uncompleted or unsatisfactorily completed improvements. If such a request is made, the obligor shall send a copy of the request to the Township Engineer. The request shall indicate which improvements have been completed and which improvements remain uncompleted in the judgment of the obligor. Concurrent with this request, the obligor shall forward a set of as-built plans for the following:

[1] Roads (plans and profiles).

[2] Surface and stormwater drainage (plans and profiles) for facilities in roads and easements. (a) As-built survey shall be provided for all stormwater infrastructure and be sized 24 inches by 32 inches and provided as AutoCAD, GIS Shape, and paper files. As-builts are to include the following information;

(1) The term "as-built" in the title block of each sheet.

(2) Include on each drawing the certification, signature, and seal of the surveyor who prepared the drawing that the information is correct.

(3) Include on each drawing the certification, signature, and seal of the Engineer that the construction of the stormwater systems, including field revisions, conforms to the requirements of the original design, the Rules and Regulations of the Township, all permits and approvals issued for the project and all other codes, rules, regulations and ordinances governing the work.

4) Indicate street names and building addresses.

(5) Indicate block and lot numbers for all properties within and adjacent to the project.

(6) On each sheet of the as-built drawings, indicate a north arrow referenced to the New Jersey State Plane Coordinate System.

(7) Indicate all easements granted in conjunction with the project. For each easement indicated the instrument, book and page numbers and the date of recording of the easement by the Ocean County Clerk.

(8) All vertical elevations shall be in North American Vertical Datum 1988 (NAVD 88).

(9) Indicate a permanent benchmark within the project limits and the reference datum.

(10) On each sheet of the as-built drawings, indicate four horizontal control points with x-y coordinates in the New Jersey State Plane Coordinate System. Coordinates shall be expressed in feet with an accuracy of 0.01 feet.

(11) Where profiles are included on the same drawing as the plan view, the profiles shall reflect the as-built conditions.

(12) Indicate the locations and extent of concrete encasements, concrete cradles, and steel pipe casings.

(13) At each crossing of water and sewer main and at crossings of water or sewer mains and storm drainage pipes, include a profile indicating the relative locations of the pipes and the vertical clearance between them.

(14) Provide one set of black line prints on clear mylar film, four sets of black line prints on white paper and two compact discs containing the AutoCAD electronic drawing file of the as-built drawings approved by the Department.

(15) Indicate all stormwater manholes/structures/basin/components for both the on-site and off-site stormwater. Number all structures. Include beneath each a label containing a structure number, the elevations of the structure, grate, rims and inverts, diverters, walls, orifices, etc.

(16) Indicate along each stormwater pipe, length, nominal diameter, pipe material, and slope of the stormwater pipe.
height of the vertical stack from the invert of the sewer main to the invert of the fee at the top of the stack. Indicate the materials utilized in the construction of each deep house connection.

(17) As-built drawings for pump stations shall consist of a complete set of construction plans revised to reflect the as-built elevations of the wet well and the inlet and discharge pipes, the locations of all underground piping.

[3] Sanitary sewers, including individual lot connections and cleanouts (plans and profiles) for facilities in roads and easements.

[4] Water mains, in roads and easements.

[5] Septic system invert (plans and profiles reflecting its elevation and its relationship to the final grade) and setback requirements as outlined in N.J.A.C. 7:9A-4.3.

[6] **GIS utility (all water, sewer, and stormwater infrastructure appurtenances) data for all new development in the form of CAD files, GIS Shape-files and paper files.**

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. Pursuant to the provisions of N.J.S.A. 40:69A-181(b), this Ordinance shall take effect twenty (20) days after its final passage by the Township Council and approval by the Mayor where such approval is required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 22nd day of September, 2025 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on October 14, 2025. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Teri Giercyk, RMC, CMC
Municipal Clerk