

June 26, 2025

**Manchester Township Zoning Board of Adjustment**

1 Colonial Drive  
Manchester, New Jersey 08759

**RE: Minor Subdivision –  
Wilbur Avenue  
Block 21, Lots 620 & 620.01  
Applicant: Arya Properties at Brentwood Estates LLC**

To whom it may concern:

Please find the following documents in support of the above-referenced minor subdivision application:

- One (1) original and twenty (20) copies of the Application for Development Before Zoning Board of Adjustment or Planning Board
- Twenty (20) copies of plan entitled *Minor Subdivision of Block 21 Lots 620 & 620.01* prepared by Two River Engineering dated June 4, 2025
- Twenty (20) copies of the survey entitled *Boundary and Topographic Survey* prepared by Morgan Engineering dated August 23, 2021
- Twenty (20) copies of the preliminary architectural plans
- Twenty (20) copies of the certified list of properties list issued May 16, 2025
- Five (5) copies of Appendix 3: Application Checklist and Documents Required to be Submitted
- Five (5) copies of proof of submission to Ocean County Planning Board
- Five (5) copies of proof of taxes paid
- One (1) completed W-9
- One (1) flash drive containing a digital copy of the enclosed documents

The following checks are included in the submission:

- One (1) check in the amount of \$1,300.00 made payable to Manchester Township for the required application fees
- One (1) check in the amount of \$3,000.00 made payable to Manchester Township for the required escrow deposit

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,  
A.J. Garito Jr., P.E.  
Two River Engineering  
PO Box 155  
Colts Neck, New Jersey 07722  
[ajg@tworivereng.com](mailto:ajg@tworivereng.com)

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LAND USE AND DEVELOPMENT

245 Attachment 7

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)  
Arya Properties
3. Address: 130 Central Ave. Island Heights, NJ 08732
4. Phone: 732-270-9690 Fax: \_\_\_\_\_
5. Represented By: Benjamin H. Mabie, III
6. Address: Law Offices of Benjamin H. Mabie, III LLC  
196 Route 9, Suite 1 Bayville NJ 08721
7. Phone: 132-606-9100 Fax: \_\_\_\_\_
8. Purpose of this Application: three lot minor subdivision to construct 2 single family dwellings
9. Use of any Existing Building or Premises:
  - ☐ Single Family
  - ☐ Multifamily
  - ☐ Commercial
  - ☐ Conditional Use Project
  - ☐ Other \_\_\_\_\_
10. Use of Proposed Construction or Premises:
  - ☒ Single Family
  - ☐ Multifamily
  - ☐ Commercial
  - ☐ Conditional Use Project
  - ☐ Other \_\_\_\_\_
11. Number of Existing Lots: 2
12. Number of Proposed Lots: 3



MANCHESTER CODE

13. Location of Premises: Wilbur Road  
Tax Map Block 21 and Lot 620 & 621.01  
Tax Map Sheet 1.01  
Size of Tract: (Acres) \_\_\_\_\_ (Square Feet) 270,208.68  
Zoning District B-1/ R-20 Overlay

14. If there has been a previous appeal or application involving these premises, give details.

15. Give a brief statement of facts in support of this application.

The Applicant is seeking approval for a three (3) lot minor subdivision to construct 2 single family dwellings which require variance relief.

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:

245 Attachment V, Appendix V-Schedule A: lot frontage & lot width

17. If a variance is involved, state under what subsection of N.J.S.A. 40:55D-70:

(a) \_\_\_\_\_ (b) \_\_\_\_\_ (c) X (d) \_\_\_\_\_

18. Names and Addresses of Persons Preparing Submission:

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Engineer: AJ Garito, PE-Two River Eng. Phone: 732-286-0111 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.

AJ Garito, Jr., PE [Two River Engineering] PO BOX 155 Colts Neck NJ 07722

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.  
Frank Sadeghi (50%), Lauren Plump (50%)

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.

Sworn and subscribed to before me on this 26 day of June 20 25

Shannon Hess

(Applicant)  
Shannon L Hess  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires 11/18/2028

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).

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.



# MANCHESTER TOWNSHIP

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

## OFFICE OF THE TAX ASSESSOR

MARTIN LYNCH, CTA  
TAX ASSESSOR

JOSEPH HANKINS  
MAYOR

May 16, 2025

Amber Yurcisin  
Morgan Engineering, LLC  
PO Box 5232  
Toms River, NJ 08754

Ms. Yurcisin:

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

Block 21 Lots 620 & 621.01

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 cursive script, reading "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		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State	City, State	
21 621.10	3036 HWY 571		15F	BRENTWOOD HOMEOWNERS ASSOC INC PO BOX 145 ISLAND HEIGHTS NJ		08732
21 621.11	12 MORGAN CT		2	ADAMS, ROBERT D & LISA A 12 MORGAN CT MANCHESTER NJ		08759
21 621.12	10 MORGAN CT		2	GORDON, AHRON & SOLOMON, SARAH B 10 MORGAN CT MANCHESTER NJ		08759
21 621.13	8 MORGAN CT		2	HERTZ, JOSHUA & DEVORAH 8 MORGAN CT MANCHESTER NJ		08759
21 621.14	6 MORGAN CT		2	LAMPERT, CHANA B & YITZCHOK 6 MORGAN CT MANCHESTER NJ		08759
21 621.15	4 MORGAN CT		2	GERSHBAUM, DOV & FARKAS, DEVORAH 4 MORGAN CT MANCHESTER NJ		08759
21 621.16	2 MORGAN CT		2	CONLEY, LATONYA & POWELL, DARYL 2 MORGAN CT MANCHESTER NJ		08759
21 622.01	3010 RIDGEWAY RD ANDERSON & CAMPBELL		4A	SCI MANAGEMENT CORPORATION PO BOX 4055 DANVILLE IL		61834
21 1698	3061 WILBUR AVE		1	ERNST, JOHN A 3065 WILBUR AVE MANCHESTER NJ		08759
21 1701.01	1 SHORIN WAY		2	LABARBERA, RICHARD & JOAN ANN 1 SHORIN WAY MANCHESTER NJ		08759
21 1701.02	3 SHORIN WAY		2	BUTLER, STEPHEN 3 SHORIN WAY MANCHESTER NJ		08759
21 1701.03	5 SHORIN WAY		2	LAREAU, RICHARD & GWENDOLYN 5 SHORIN WAY MANCHESTER NJ		08759
21 1701.04	6 SHORIN WAY		2	SARAMA, DANIEL & JESSICA 6 SHORIN WAY MANCHESTER NJ		08759



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
30 637	2001 HWY 70	4A	MARINE NATIONAL BANK/INVOKE TAX PO BOX 850 AURORA, OH	44202

# 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		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
A.	Application Form (20 copies for review)	X	X	X	X	X	X	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <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 type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <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 type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <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 type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>



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No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application						Submitted	
				Subdivision	Site Plan	Subdivision			Site Plan			<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
						Preliminary	Final	Preliminary	Final				
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	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <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	X	X	<input type="checkbox"/> X <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	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X	X	X	<input type="checkbox"/> X <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	X	X	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X			X					<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
11.	Monumentation as specified by Map Filing Law and required by Township Engineer.			X			X					<input type="checkbox"/> X <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	X	X	<input type="checkbox"/> X <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		Site Plan				
						Preliminary	Final	Preliminary	Preliminary	Final		
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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
14.	Mets and bounds description showing dimensions, bearings of original and proposed lots.			X	X		X	X		X	X	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Temporary Waiver
15.	Mets 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"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <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		X	X	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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		X	X	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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		X	X	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application						Submitted			
				Subdivision	Site Plan	Subdivision		Site Plan		PW	N/A				
						Preliminary	Final	Preliminary	Final						
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			<input checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<input 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 checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<input type="checkbox"/>
21.	Proposed lot lines and area of proposed lots in square feet.		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			<input checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<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"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<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 checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<input type="checkbox"/>
25.	List of variances required or requested.	X		X	X	X	X	X	X			<input checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<input type="checkbox"/>
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X			<input checked="" type="checkbox"/> X	<input type="checkbox"/> PW	<input type="checkbox"/> N/A	<input type="checkbox"/>



# LAND USE AND DEVELOPMENT

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				Subdivision	Site Plan	Subdivision		Site Plan						
								Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>	
27.	Phasing plan as applicable to include:  a. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site.  b. Phasing sequence.							X	X	X	X		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
28.	Preliminary architectural plans and elevations.	X	X		X				X	X	X		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
30.	Sight triangles.			X	X		X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
31.	Proposed street names when new street is proposed.					X	X	X	X	X	X		<input type="checkbox"/>	<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	X	X		<input type="checkbox"/>	<input type="checkbox"/>
32.1.	Number of employees, total and maximum per shift.				X				X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
33.	Solid waste management and recycling plan showing dumpster and holding location and provisions for waste and recyclables.				X	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
34.	Size and location of any existing or proposed streets (general location for sketch plat).	X	X	X	X	X	X	X	X	X	X		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>

MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application						Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final			<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
35.	Topographical features of subject property from USC and GS map.		X	X	X							<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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"/>	<input type="checkbox"/> <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			<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
38.	Drainage area map.					X	X	X	X			<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
39.	Drainage calculations.					X	X	X	X			<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
40.	Percolation and soil lots (where septic system, retention basin, or groundwater recharge is proposed).			X	X	X	X	X	X			<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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"/>	<input type="checkbox"/> <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"/>	<input type="checkbox"/> <input type="checkbox"/>
43.	Identification and calculation of critical areas.		X	X	X	X	X	X	X			<input type="checkbox"/> <input type="checkbox"/>	<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			<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

# LAND USE AND DEVELOPMENT

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				Subdivision	Site Plan	Subdivision		Site Plan		<input type="checkbox"/> X <input type="checkbox"/> N/A <input type="checkbox"/>	<input type="checkbox"/>		
						Preliminary	Final	Preliminary	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 type="checkbox"/>	
46.	Indication of existing utilities.		X								<input type="checkbox"/>	<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				<input type="checkbox"/>	<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				<input type="checkbox"/>	<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	<input type="checkbox"/>	<input type="checkbox"/>



MANCHESTER CODE

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				Subdivision	Site Plan	Subdivision		Site Plan		<input type="checkbox"/> X <input type="checkbox"/> N/A <input type="checkbox"/>	<input type="checkbox"/>	
						Preliminary	Final	Preliminary	Final			
2.	Grading and utility plan to include, as applicable:				X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
	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"/>

# LAND USE AND DEVELOPMENT

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

MANCHESTER CODE

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

June 26, 2025

Ocean County Planning Board  
129 Hooper Avenue  
Toms River, NJ 0875

**RE: Manchester: Lots 620 & 620.01 Block 21; Arya Properties**

To whom it may concern:

Please find the following documents in support of the above-referenced minor subdivision application:

- Three (3) copies of the plan entitled *Minor Subdivision of Block 21 Lots 620 & 620.01* prepared by Two River Engineering dated June 4, 2025
- Three (3) copies of the survey entitled *Boundary and Topographic Survey* prepared by Morgan Engineering dated August 23, 2021
- Three (3) copies of the Application for Subdivision, Site Plan or Lot Consolidation Review: Ocean County Planning Board
- Three (3) copies of the Ocean County Planning Board Application Checklist
- Three (3) copies of the Waiver Request Letter dated June 26, 2025
- One (1) copy of the fee schedule
- One (1) check in the amount of \$275.00 made payable to Ocean County Treasurer
- One (1) USB flash drive containing digital copies of the enclosed documents

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,

**A.J. Garito Jr., P.E.**

Two River Engineering  
PO Box 155  
Colts Neck, New Jersey 07722  
[ajg@tworivereng.com](mailto:ajg@tworivereng.com)



<b>Block/Lot/Qual:</b>	21. 620.	<b>Tax Account Id:</b>	4094
<b>Property Location:</b>	3042 RIDGEWAY RD	<b>Property Class:</b>	1 - Vacant Land
<b>Owner Name/Address:</b>	3042 RIDGEWAY ROAD LLC	<b>Land Value:</b>	1,083,400
	PO BOX 145	<b>Improvement Value:</b>	0
	ISLAND HEIGHTS NJ 08732	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	1,083,400
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

#### Taxes

<a href="#">Make a Payment</a> <a href="#">View Tax Rates</a> <a href="#">View Current Bill</a> <a href="#">Project Interest</a>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	2,700.50	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	2,700.50	0.00	0.00	0.00	PAID
Total 2025			5,401.00	0.00	0.00	0.00	
2024	02/01/2024	Tax	2,563.00	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	2,563.00	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	2,838.00	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	2,838.00	0.00	0.00	0.00	PAID
Total 2024			10,802.00	0.00	0.00	0.00	
2023	02/01/2023	Tax	2,436.50	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	2,436.50	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	2,689.50	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,689.50	0.00	0.00	0.00	PAID
Total 2023			10,252.00	0.00	0.00	0.00	
Last Payment: 05/08/25							

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