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ASSOCIATE

July 8, 2025

Ms. Erin Mathioudakis  
Manchester Township Zoning Board of Adjustment  
1 Colonial Drive  
Manchester, NJ 08759

Re: Minor Subdivision Application  
Englemere Boulevard  
Block: 1.341 – Lot: 36 & 41  
Manchester Township, Ocean County  
***PDS Ref. No. 323612***

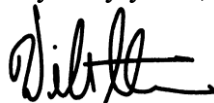
Dear Ms. Kisty,

We are submitting herewith on behalf of the applicant, the following plans and supporting data with respect to a Minor Subdivision approval for the above referenced project. New lot 40.01 was approved for a 75' x 100' variance by this Board of Adjustment:

1. Twenty (20) copies of Manchester Township Application
2. Application and Escrow Fee
  - \$500.00 Minor Subdivision Application Fee
  - \$1,500.00 Minor Subdivision Escrow Fee
3. One (1) copy of Proof of Taxes Paid
4. One (1) copy of 200' Property Owner's List
5. W-9 Form
6. Application Checklist
7. One (1) copy of Ocean County Planning Board Approval
8. Twenty (20) copies of Minor Subdivision Plan
9. Twenty (20) copies of the Survey

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

Very truly yours,



William A. Stevens, P.E., P.P.  
Professional Design Services, L.L.C.

WAS/ec

Cc: Jeffrey R. Jerman

## 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)  
Jeffrey R. Jerman \_\_\_\_\_
3. Address: P.O. Box 922, Point Pleasant Borough, NJ 08742 \_\_\_\_\_
4. Phone: 732-701-3044 \_\_\_\_\_ Fax: \_\_\_\_\_
5. Represented By: \_\_\_\_\_
6. Address: \_\_\_\_\_  
\_\_\_\_\_
7. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
8. Purpose of this Application: Proposed to subdivide the existing lot s 36 & 41 into two new lots \_\_\_\_\_
9. Use of any Existing Building or Premises:
  - ☐ Single Family
  - ☐ Multifamily
  - ☐ Commercial
  - ☐ Conditional Use Project
  - ☒ Other Vacant \_\_\_\_\_
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: 2 \_\_\_\_\_

13. Location of Premises: Englemere Boulevard  
 Tax Map Block 1.341 and Lot 36 & 41  
 Tax Map Sheet \_\_\_\_\_  
 Size of Tract: (Acres) 0.4 acres (Square Feet) 17,500sq. ft  
 Zoning District R-10

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

NEW LOT 40.01, 75'x100', WAS RECENTLY APPROVED FOR A VARIANCE.

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

THIS IS A MINOR SUBDIVISION TO CREATE 1 CONFORMING LOT AND ONE 75'x100' LOT. THE BOARD PREVIOUSLY APPROVED A VARIANCE FOR THE 75'x100' LOT, BEING NEW LOT 40.01.

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

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

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

18. Names and Addresses of Persons Preparing Submission:

Architect: _____	Phone: _____	Fax: _____
Engineer: <u>Professional Design Services, LLC</u>	Phone: <u>732-363-0060</u>	Fax: <u>732-363-0073</u>
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.

Engineer: William A. Stevens, P.E., P.P., - Professional Design Services, LLC - 1245 Airport Road, Suite 1, Lakewood, NJ 08701

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.

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.

Jeffrey R. Jerman (Applicant)  
 Sworn and subscribed to before me on this 19 day of June 20 25 Wendy L. Schmidt  
2451730 Exp. 2/24/30

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).

Jeffrey R. Jerman Shady Pines Construction Co. by Steven Eckstein (Lot 36.01)  
 Sworn and subscribed to before me on this 19 day of June 20 25

Wendy L. Schmidt  
2451730 Exp. 2/24/30

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.



<b>Block/Lot/Qual:</b>	1.341 36.	<b>Tax Account Id:</b>	3322
<b>Property Location:</b>	1217 ENGLEMER BLVD	<b>Property Class:</b>	1 - Vacant Land
<b>Owner Name/Address:</b>	SHADY PINES CONSTRUCTION CORP	<b>Land Value:</b>	305,000
	PO BOX 445	<b>Improvement Value:</b>	0
	OLD BRIDGE NJ 08857	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	305,000
		<b>Additional Lots:</b>	37,38,39,40
<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	521.69	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	521.69	0.00	0.00	0.00	PAID
	Total 2025		1,043.38	0.00	0.00	0.00	
2024	02/01/2024	Tax	495.13	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	495.12	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	548.25	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	548.25	0.00	0.00	0.00	PAID
	Total 2024		2,086.75	0.00	0.00	0.00	
2023	02/01/2023	Tax	470.69	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	470.69	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	519.56	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	519.56	0.00	0.00	0.00	PAID
	Total 2023		1,980.50	0.00	0.00	0.00	
Last Payment: 05/09/25							

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<b>Block/Lot/Qual:</b>	1.341 41.	<b>Tax Account Id:</b>	3323
<b>Property Location:</b>	1209 ENGLEMER BLVD	<b>Property Class:</b>	1 - Vacant Land
<b>Owner Name/Address:</b>	JERMAN, JEFFREY R	<b>Land Value:</b>	95,000
	PO BOX 922	<b>Improvement Value:</b>	0
	PT PLEASANT NJ 08742	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	95,000
		<b>Additional Lots:</b>	42
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

#### Taxes

<div> <a href="#">Make a Payment</a> <a href="#">View Tax Rates</a> <a href="#">View Current Bill</a> <a href="#">Project Interest</a> </div>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	61.38	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	61.37	0.00	0.00	0.00	PAID
Total 2025			122.75	0.00	0.00	0.00	
2024	02/01/2024	Tax	58.25	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	58.25	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	64.50	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	64.50	0.00	0.00	0.00	PAID
Total 2024			245.50	0.00	0.00	0.00	
2023	02/01/2023	Tax	55.38	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	55.37	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	61.13	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	61.12	0.00	0.00	0.00	PAID
Total 2023			233.00	0.00	0.00	0.00	
Last Payment: 12/09/24							

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**OCEAN COUNTY PLANNING BOARD  
PO Box 2191  
129 Hooper Avenue  
Toms River, New Jersey 08754**

Regular meeting, Wednesday, April 16, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Matt Lotano, Elaine McCrystal, John Imperiale, Alan Avery, Mark Jehnke, Sean Areia, Frank Sadeghi, Laura Benson, Esq., Tony Agliata, Brielle Campolei and Marilyn Sundburg.

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Campolei advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Lotano, Mr. Sutton abstaining, the minutes of the meeting of April 2, 2025, were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**JACKSON: Lot 5.01 Block 4801 (JT1415D) JPOrleans, LP c/o Michael Carson**

This 159-lot major subdivision is for 195 townhouse units to be within 24 buildings, a 2,278 s.f. clubhouse, recreational facilities and 566 proposed parking spaces to be located on Harmony Road. This development was previously approved under site plan JT1415C, although the applicant is currently seeking major subdivision approval to change the form of ownership from condominium to fee-simple. The off-tract improvement fees were paid under the previous application. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) identify on the final plat that the drainage easement along the northern property line was dedicated to Ocean County and provide reference to the deed book and page number, (2) provide the deed book and page number of the right-of-way dedication and sight easements to Ocean County, (3) dimension the County right-of-way half width and full width, (4) show the County road edge of pavement on the final plat and provide half width and full width pavement dimensions. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 6, 7 Block 12001 (JT889E2) Drs. Cohn, Ira & Alan**

This two-lot minor subdivision is for a lot line adjustment associated with the Jackson Towne Center Development (JT889D- expired) on West Veterans Highway (CR528). On a motion by Ms. McCrystal, seconded by Mr. Sutton, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) dimension the existing half width County road pavement, (2) dimension the proposed County right-of-way half width and full width on the final plat, (3) submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 10' beyond the future edge of pavement of conceptual accel/decel lanes to Ocean County, (4) submit a copy of the NJDEP Letter of Interpretation for the wetland delineation as indicated on the plans. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lots 1; 2, 3, 4 Block 790; 810 (LAT1189A) Services for Children with Hidden Intelligence**

This site plan is for Phase II which includes an additional 159 parking spaces for a total of 732 parking spaces at the School for Hidden Intelligence on Oak Street. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a traffic report, (2) pay an

off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lots 29, 30 Block 231 (LAT2278) Congregation Tiferes Ish**

This three-lot minor subdivision is for one single family residential dwelling and one duplex unit to be located on East 7th Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Lotano, this minor subdivision was given final approval. The motion was unanimously carried.

**MANCHESTER: Lots 36, 41 Block 1.341 (MT541) Jerman, Jeffrey R.**

This two-lot minor subdivision is for a lot line adjustment located on a local road, Englemere Boulevard. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

**PLUMSTED: Lot 19 Block 47.07 (PT10C) Khan, Murtaza Ali**

This three-lot minor subdivision is for three single family residential dwellings to be located on Hawkin Road. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to identify the property owner/applicant's name and address, update the zoning table information for the proposed lots, include the proper approval signature lines, survey reference, (2) dimension the existing right-of-way half width and full width of Hawkin Road on the plan, and if the half width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (3) revise the plat to show the County road edge of pavement and dimension the pavement half width and full width in front of the subject property and near the Leanne Drive intersection, (4) add the following notes to the final plat for minor subdivisions on County roads: (a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, (b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C., (5) if the Township requires curb and sidewalk, the curb shall be set at the County's Master Plan width with 15:1 tapers back to the existing edge of pavement. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**POINT PLEASANT BEACH: Lots 1, 2, 3, 4, 5 Block 66 (PPBB297) AFMV, LLC**

This site plan is to replace the existing bathroom trailer with a larger 480 s.f. trailer to service the existing restaurant with a net reduction in nine parking spaces at Jenkinson's South Bath House on Ocean Avenue between Trenton Avenue and Forman Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width of the County road is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) relocate the proposed controlled barrier gate to 20' from the curb line to allow room for one vehicle to exit the County road and wait between the curb and the gate, (3) revise the plans to show the existing depressed curb along Ocean Avenue to be replaced with full height curb, (4) revise the AASHTO lines of sight to have decision points of 18' from the travelled way, (5) submit a traffic report (waiver requested), (6) submit a drainage report (waiver requested), (7) submit County road improvement plans (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.



A letter dated April 4, 2025, from Jeffrey J. Carr of Lindstrom, Diessner and Carr was read requesting waiver from providing traffic report, drainage report and County road improvement plans. A traffic report waiver was requested as the proposed improvements will not alter the existing use of the site and no increase in traffic is anticipated. A drainage report waiver was requested as the proposed improvements are located within previously developed impervious areas. Therefore, there will be no increase in impervious coverage. County road improvement plan waiver was requested as no improvements are proposed within the County right-of-way.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing a traffic report as there will be no increase in trips for the site, the Board grant waiver from providing drainage report as there will be no increase in impervious coverage and the Board grant waiver from providing County road improvement plans for Ocean Avenue as no County road widening is required; this site plan was given final approval contingent upon the applicant to address the following items: (1) since the existing right-of-way half width of the County road is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (2) relocate the proposed controlled barrier gate to 20' from the curb line to allow room for one vehicle to exit the County road and wait between the curb and the gate, (3) revise the plans to show the existing depressed curb along Ocean Avenue to be replaced with full height curb, (4) revise the AASHTO lines of sight to have decision points of 18' from the travelled way. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

#### **SHIP BOTTOM: Lots 1.02, 2 Block 88 (SBB180B) Laperra, LLC**

This site plan is for access drive modifications and outdoor seating at the existing Raimondo's Restaurant located on Long Beach Boulevard and West 11th Street. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the County road pavement half width and full width and dimension County right of way full width, (2) submit a traffic report (waiver requested), (3) submit a drainage report (waiver requested), (4) submit County road improvement plans (waiver requested), (5) show existing features within 200' of the site (waiver requested). Approval recommended upon fulfillment of the above conditions and the Boards decision on the waiver request.

A letter dated March 26, 2025, from Bruce A. Jacobs of Gravatt Consulting Group was read requesting waivers from providing a traffic report, drainage report, County road improvement plans and showing existing features within 200' of the site. A waiver from providing a traffic report was requested as there is no change in use or in the number of existing parking spaces and there is no change in the number of traffic movements, a waiver from providing a drainage report was requested as there is a slight increase in impervious coverage resulting from providing a durable surface for the ADA parking stall, a waiver from providing County road plans was requested as the only proposed change to Long Beach Boulevard is to shift the existing driveway curb cut about 10' north to center the driveway opening in the parking lot so that the existing parking area does not encroach on the funeral home property and a waiver was requested from not locating physical features within 200' of the site as there are no proposed improvements that affect any roadway features within 200' of the site.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant waiver from providing traffic report as there will be no increase in trips from the site, the Board grant waiver from providing drainage report as there will be a de minimis increase in impervious coverage, the Board grant waiver from providing County road improvement plans for Long Beach Boulevard as no County road widening is required as the road is already constructed to Master Plan width and the Board grant waiver from showing existing features within 200' as no roadway improvements are required; this site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the County road pavement half width and full width and dimension County right of way full width. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.



**STAFFORD: Lots 8, 9; 1 Block 129; 130.01 (ST608) Peterka, Scott**

This site plan is for a 36,536 s.f. Sports Training Facility with 48 parking spaces to be located on Route 9 (S. Main St) and Polly Pod Road. The plans show improvements outside of the NJDOT Desired typical section of Route 9. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Lotano abstaining, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) submit a copy of the NJDOT Access permit. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

\* \* \* \* \*

**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**

\* \* \* \* \*

**CORRESPONDENCE:**

**BRICK: Lot 6 Block 646.09 (BRT1783A) 597 Mantoloking, LLC**

This site plan was given conditional approval on April 17, 2024. Condition #13 was to pay an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$1,042.00. On a motion by Mr. Jehnke, seconded by Mr. Sutton, the Board determined that the off-tract traffic improvement fee to be \$1,042.00. The motion was unanimously carried.

**JACKSON: Lots 20.480-20.488 Block 4101 (JT1301N3) J21SSE, LLC**

This major subdivision was given conditional approval on December 20, 2023. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended for condition #1 to require the applicant to "complete off-tract intersection improvements at the Jackson Mills Road / Cedar Swamp Road / Freehold Road intersection and the Commodore Boulevard / Cedar Swamp Road intersection prior to the issuance of the 77<sup>th</sup> Certificate of Occupancy in Section 2 of Jackson Woods Southeast development." The motion was unanimously carried.

**JACKSON: Lots 22, 21 Block 6401 (JT1770) BMOJ, LLC**

This site plan received conditional approval on May 1, 2024. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to include the project description change from a 10,949 s.f. Synagogue with 71 parking spaces to a reduced one-story 8,371 s.f. Synagogue with 59 parking spaces. The motion was unanimously carried.

**LACEY: Lots 4, 5, 6 Block 276 (LT922) Barcalow, Greg**

This site plan received conditional approval on February 5, 2025. A letter dated April 14, 2025, from Matthew R. Martin of Scope Engineering was read requesting a waiver from providing a right-of-way dedication to Ocean County based on the unique circumstances of the subject property.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board grant the waiver from providing a right-of-way dedication to 30' from centerline and require the applicant to provide a 5' wide road easement to 30' from centerline as this is a previously developed lot. The motion was unanimously carried.

**LITTLE EGG HARBOR: Lot 12 Block 285 (LEHT432A) Little Egg Harbor Donuts, LLC**

This site plan was given conditional approval on February 5, 2025. Condition #5 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #6 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$2,917.00. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lot 1 Block 35 (SHB188) Kawan Group, Inc.**

This site plan was given conditional approval on February 5, 2025. Condition #5 was the pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$2,500.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$2,500.00. The motion was unanimously carried.

**SEASIDE HEIGHTS: Lots 5, 9 Block 44 (SHB189) Palm Villa, LLC**

This site plan received conditional approval on February 5, 2025. Condition #4 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$4,167.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$4,167.00. The motion was unanimously carried.

**TOMS RIVER: Lot 9.01 Block 164.01 (TRT1653B) Jack's Realty Partners, LLC**

This site plan received conditional approval on September 7, 2022. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the minutes are hereby amended to reflect project description change from proposed 19,773 s.f. addition with 43 new parking spaces to a reduced 18,940 s.f. addition with 24 new parking spaces. The motion was unanimously carried.

**TOMS RIVER: Lot 74 Block 394.06 (TRT2117D) Rosskamm, Zach**

The site plan received conditional approval on February 5, 2025. A letter dated April 4, 2025, from Aaron Chan of Stonefield Engineering was read requesting a waiver from providing the 60' half width as there is an existing 50' right-of-way width and a 10' wide road easement for Ocean County along the site frontage. Condition #7 was to pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer and condition #8 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer has determined the off-tract drainage improvement fee be \$0 and the off-tract traffic improvement fee to be \$0. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that that off-tract drainage improvement fee to be \$0 and the off-tract traffic improvement fee to be \$0; the Board granted waiver from providing a 60' half width right-of-way dedication and accept the existing 50' half width right-of-way and 10' wide road easement out to 60' from centerline as this is a developed site. The motion was unanimously carried.

**TOMS RIVER: Lots 48, 49, 52, 72 Block 410.01 (TRT3269A) Montar Group, LLC**

This site plan received conditional approval on January 17, 2024. Condition #5 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined that the off-tract traffic improvement fee to be \$1,563.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board determined that the off-tract traffic improvement fee to be \$1,563.00. The motion was unanimously carried.

\* \* \* \* \*

THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
JACKSON JT1775	34	1204	06/19/2024	04/03/2025
PT. PLEASANT BEACH PPBB294	19.02	97	08/07/2024	04/10/2025
TOMS RIVER TRT1653B	9.01	164.01	09/07/2022	04/07/2025
TOMS RIVER TRT2117D	74	394.06	02/05/2025	04/15/2025

\* \* \* \* \*

There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Lotano, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,

*Brielle N. Campolei*

Brielle N. Campolei, Secretary  
Ocean County Planning Board



# MANCHESTER TOWNSHIP

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

## OFFICE OF THE TAX ASSESSOR

MARTIN LYNCH, CTA  
TAX ASSESSOR

ROBERT S. ARACE  
MAYOR

January 19, 2024

Professional Design Services, LLC  
1245 Airport Rd. Suite 1  
Lakewood, NJ 08701

Attention: Michael Suter

Dear Mr. Suter,

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

Block: 1.341 Lots: 36 & 41  
PDS Ref. No. 323612

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 black ink, appearing to read "Martin W. Lynch".

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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 Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.333 22	1813 SOUTHAMPTON BLVD 23-25	2	GOBEL, RYAN T 1813 SOUTHAMPTON BLVD TOMS RIVER NJ	08757
1.334 1.01	1800 SOUTHAMPTON BLVD	2	PEREZ, LUIS & MORRIS, SHANNON 1800 SOUTHAMPTON BLVD TOMS RIVER NJ	08757
1.334 5	1200 ENGLEMER BLVD 6-8	2	DO, MAILY N & DA, VINEY 1200 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 9	1208 ENGLEMER BLVD 10-12	2	AMOYAN, MANUELA & FLORITA 1208 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 13	1216 ENGLEMER BLVD 14-15	2	HERSKOVITS, BENJAMIN D & B ETAL 1216 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 16	1218 ENGLEMER BLVD TTL75-4895	1	BRECKENRIDGE PROPERTIES LLC PO BOX 925 PT PLEASANT BORO NJ	08742
1.334 17.01	1220 ENGLEMER BLVD	2	ANTICO, CHRISTINE 1220 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 21	1226 ENGLEMER BLVD	1	LAMA, JOSEPH & JESSICA 1240 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 22.01	1240 ENGLEMER BLVD	2	LAMA, JOSEPH A & JESSICA R 1240 ENGLEMER BLVD TOMS RIVER NJ	08757
1.334 30	1233 AMSTERDAM AVE 31-33	2	RAMIREZ, PEDRO A & HEWINS, LIZA M 1233 AMSTERDAM AVE TOMS RIVER NJ	08757
1.334 34	1225 AMSTERDAM AVE 35-37	2	CORAGGIO, JOHN & CONSIGLIO, JILL 1225 AMSTERDAM AVE TOMS RIVER NJ	08757
1.334 38	1217 AMSTERDAM AVE	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.334 39	1209 AMSTERDAM AVE 40-42	2	RIZZITELLO, MICHAEL & BARBARA M 1209 AMSTERDAM AVE TOMS RIVER NJ	08757

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.341 1	1201 ENGLEMER BLVD 2-4	2	1201 ENGLEMER BLVD CO. 1201 ENGLEMER BLVD TOMS RIVER NJ	08757
1.341 5	1200 GRINNELL AVE 6-8	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341 9	1208 GRINNELL AVE 10-16	1	KRUPNICK FAMILY TRUST PO BOX 109 LAKEWOOD NJ	08701
1.341 17	1224 GRINNELL AVE	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341 18	1228 GRINNELL AVE  TTL75-4912	1	HOVEY, ROBERT M UNKNOWN UNKNOWN	00000
1.341 19	1232 GRINNELL AVE 20-21	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341 22	1913 PEMBERTON ST 23	1	HOFFMAN, MARION R 110 COMMANDANTS WAY CHELSEA MA	02150
1.341 24.01	1241 ENGLEMER BLVD	2	COPELAND, RODNEY JR & NDIAYE, KHADY 1241 ENGLEMER BLVD TOMS RIVER NJ	08757
1.341 28	1233 ENGLEMER BLVD 29-32	2	GILPIN, ANDREW T & AMANDA 1233 ENGLEMER BLVD TOMS RIVER NJ	08757
1.341 33	1225 ENGLEMER BLVD	1	WILSCHANSKI, JULIAN 1398 FOREST AVENUE LAKEWOOD NJ	08701
1.341 34	1223 ENGLEMER BLVD	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341 35	1221 ENGLEMER BLVD	1	WILSCHANSKI, JULIAN 1398 FOREST AVENUE LAKEWOOD NJ	08701
1.341 36	1217 ENGLEMER BLVD 37-40	1	SHADY PINES CONSTRUCTION CORP PO BOX 445 OLD BRIDGE NJ	08857

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.341 41	1209 ENGLEMER BLVD 42	1	JERMAN, JEFFREY R PO BOX 922 PT PLEASANT NJ	08742
1.342 22	1140 GRINNELL AVE 23-25	1	SUBURBAN AGENCY INC PO BOX 109 LAKEWOOD NJ	08701
1.342 26	1141 ENGLEMER BLVD 27-30	2	STEIDLE, JEFFREY & NIKKI 1141 ENGLEMER BLVD TOMS RIVER NJ	08757
1.358 1	2000 SOUTHAMPTON BLVD TTL75-5086	1	WITTEN, B S UNKNOWN UNKNOWN	00000
1.358 2	2002 SOUTHAMPTON BLVD	1	RIDGEWOOD VILLAGE ESTATES INC 835 WYOMING AVE ELIZABETH NJ	07208
1.358 3	2004 SOUTHAMPTON BLVD TTL75-5087	1	JERMAN, TODD M 10 CUPSAW DRIVE RINGWOOD NJ	07456
1.358 6	1205 GRINNELL AVE TTL75-5089	1	JERMAN, TODD M 10 CUPSAW DR RINGWOOD NJ	07456
1.358 7	1209 GRINNELL AVE TTL75-5090	1	BELL, C B UNKNOWN UNKNOWN	00000
1.358 8	1213 GRINNELL AVE TTL75-5091	1	JERMAN, JEFFREY R PO BOX 922 PT PLEASANT BORO NJ	08742
1.358 9	1215 GRINNELL AVE	1	WILSCHANSKI, JULIAN 1398 FOREST AVENUE LAKEWOOD NJ	08701
1.358 10	1217 GRINNELL AVE 11	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.358 12	1225 GRINNELL AVE 13-16	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.358 17	1241 GRINNELL AVE 18-22	1	PARISE, DOUGLAS G & DONALD G 1341 MADISON AVE TOMS RIVER NJ	08757



# 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	Site Plan Preliminary	Final	<input type="checkbox"/> X <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"/>
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"/>
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"/>
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"/>
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"/>

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No.	Description	Variance	Informal Sketch Plat	Major Application						Submitted		
				Minor Application		Subdivision		Site Plan				
				Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	<input type="checkbox"/> X	<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"/> X	<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"/> X	<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"/> X	<input type="checkbox"/>
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X		X	<input type="checkbox"/> X	<input type="checkbox"/>
9.	Proof that taxes are current.	X	X	X	X	X	X	X		X	<input type="checkbox"/> X	<input type="checkbox"/>
10.	Certification blocks required by Map Filing Law.			X			X				<input type="checkbox"/> X	<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"/>
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	<input type="checkbox"/> X	<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	Final	<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
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 type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
14.	Metes and bounds description showing dimensions, bearings of original and proposed lots.			X	X	X	X	X	X	<input type="checkbox"/>	<input 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	X	X	<input type="checkbox"/>	<input 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	X	X	<input type="checkbox"/> X <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 type="checkbox"/> X <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"/> X <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"/> N/A	<input type="checkbox"/> <input type="checkbox"/> X		
						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 type="checkbox"/> X <input type="checkbox"/> <input type="checkbox"/> X	
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 type="checkbox"/> X <input type="checkbox"/> <input type="checkbox"/>	
21.	Proposed lot lines and area of proposed lots in square feet.		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			<input type="checkbox"/> <input type="checkbox"/> <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 type="checkbox"/> X <input type="checkbox"/> <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 type="checkbox"/> <input type="checkbox"/>	
25.	List of variances required or requested.	X		X	X	X	X	X	X			<input type="checkbox"/> <input type="checkbox"/> X	
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X			<input type="checkbox"/> <input type="checkbox"/> X	

# LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application			Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		
						Preliminary	Final	Preliminary	Final	
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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
28.	Preliminary architectural plans and elevations.	X	X		X			X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
30.	Sight triangles.			X	X		X	X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
31.	Proposed street names when new street is proposed.					X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" 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	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
32.1.	Number of employees, total and maximum per shift.				X			X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" 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	<input type="checkbox"/> <input type="checkbox"/> <input checked="" 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	<input checked="" 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		
						Preliminary	Final	Preliminary	Final	
35.	Topographical features of subject property from USC and GS map.		X	X	X					<input checked="" type="checkbox"/> X <input type="checkbox"/> N/A <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 checked="" type="checkbox"/> X <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 checked="" type="checkbox"/> X <input type="checkbox"/>
38.	Drainage area map.					X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> X <input type="checkbox"/>
39.	Drainage calculations.					X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> X <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"/> <input type="checkbox"/> <input type="checkbox"/> X <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"/>
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"/>
43.	Identification and calculation of critical areas.		X	X	X	X	X	X	X	<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"/> X <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"/> N/A <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"/> X <input type="checkbox"/>	
46.	Indication of existing utilities.		X							<input type="checkbox"/>	<input type="checkbox"/> X <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			X	<input type="checkbox"/>	<input type="checkbox"/> X <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			X	<input type="checkbox"/>	<input type="checkbox"/> X <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	X	<input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>



# MANCHESTER CODE

No.	Description	Variance	Informal Sketch Plat	Major Application						Submitted	
				Minor Application		Subdivision		Site Plan		<input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/> N/A <input type="checkbox"/>
						Subdivision	Site Plan	Preliminary	Final		
2.	Grading and utility plan to include, as applicable:				X		X	X	X	<input type="checkbox"/>	<input type="checkbox"/> X <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"/> X <input type="checkbox"/>

# LAND USE AND DEVELOPMENT

No.	Description	Variance	Informal Sketch Plat	Minor Application		Major Application				Submitted		
				Subdivision		Site Plan		Subdivision		Site Plan		
				Subdivision	Site Plan	Preliminary	Final	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"/> X <input type="checkbox"/> N/A <input type="checkbox"/>
4.	Landscaping plan to include:				X	X	X	X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> X <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	X	X	<input type="checkbox"/> <input 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 Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	<input type="checkbox"/> X <input type="checkbox"/> N/A <input type="checkbox"/>	<input type="checkbox"/> X <input type="checkbox"/>
6.	Lighting plan to include:					X		X		X	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>
	1. Location and height of proposed fixtures.										
	2. Detail for construction of fixture.										
7.	All required standard Township construction details for all improvements, including:				X	X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>	
	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										
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	<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	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
	3. Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>
4.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X	X	X	X	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/>	<input type="checkbox"/>

# LAND USE AND DEVELOPMENT

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







