

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701● 732-363-0060 ● FAX 732-363-0073 ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P. VICE PRESIDENT SEAN D. COUGHLAN ASSOCIATE

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STEVEN L. METELSKI, P.L.S.
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

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 8-10		
14 If there has been a previous appeal or app	olication involving these premises, give details.	
	WAS RELENTY APPROVED FOR A VARIANCE.	
WEW 201 10:01, 73 x 100	WITH RECEIVED THE PROVIDED TO ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	50
15. Give a brief statement of facts in support	of this application.	
This is a minor subdivision	n to create 1 conforming lot and one	
75'x100' lot. The Board pre	eviously approved a Variance for the	
75'x100' lot, being new lot	40.01.	
13 2100 1017 56:19 1166 10:	, 0	
16. If Application involves a variance, what se	ection of the chapter is applicant seeking relief from:	
A A		
17. If a variance is involved, state under what		
(a) (b) (c) (d))	
18. Names and Addresses of Persons Preparing	Submission:	
Architect:	Phone: Fax:	
Engineer: Professional Design Services, LLC	Phone: 732-363-0060 Fax: 732-363-0073	
Engineer: Professional Design Services, LLC Other – Designate:	Phone: Fax:	
	licant intends to call. This is not intended to limit the	
number of witnesses the Applicant intends		
Engineer, william A. Stevens, F.E., F.F., * Professional Des	lign Services, LLC - 1245 Airport Road, Suite 1, Lakewood, NJ 08701	
20. In the event the Applicant is a corporation	on, set forth names and addresses of officers of the	
corporation and individuals owning 10% or	r more of the capital stock.	
	najor subdivisions and major site plans and in special	
cases as determined by the Approving Ager	icy.	
(We) hereby denose and say that the foreg	going statements contained in the papers submitted	
nerewith are true and correct to the best of my (
Simon Diller		
To State of Takenda	(Applicant)	* J
Jeffrey R. Jerman Swom and subscribed to before me on this 19	day of June 2025 Wendy L.	Schmidt
	2/40142	
	2451130 B	4.2124/3
I (We) the Owners(s) hereby denose and say	that the foregoing statements contained in the papers	
	est of my (our) knewledge. (Used if the Applicant is	
not the Owner).	NOTE	
On 19 revere	Journal	
Jeffrey R. Jerman (Lot 40.01)	Shady fines Construction Co., by steven Eckstein (Lot 36.01)	
Sworn and subscribed to before me on this 🕌	day of June 20 25	T. 9223
	Wendy L. Schm	idt
** 37	Wendy L. Schm 2451730 Exp.	aloulan
	6731130 BAY.	44150

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.

Block/Lot/Qual:	1.341 36.	Tax Account Id:	3322
Property Location:	1217 ENGLEMERE BLVD	Property Class:	1 - Vacant Land
Owner Name/Address:	SHADY PINES CONSTRUCTION CORP	Land Value:	305,000
	PO BOX 445	Improvement Value:	0
	OLD BRIDGE NJ 08857	Exempt Value:	C
		Total Assessed Value:	305,000
		Additional Lots:	37,38,39,40
Special Taxing Districts:		Deductions:	

Make a Payment	View 1	Tax Rates \	/iew Current Bill	Project Int	erest	
Year Due Date	Туре	Billed	Balance	Interest	Total Due	Statu
2025 02/01/2025	Tax	521.69	0.00	0.00	0.00	PAI
2025 05/01/2025	Tax	521.69	0.00	0.00	0.00	PAI
Total 2025		1,043.38	0.00	0.00	0.00	
2024 02/01/2024	Tax	495.13	0.00	0.00	0.00	PAI
2024 05/01/2024	Tax	495.12	0.00	0.00	0.00	PAI
2024 08/01/2024	Тах	548.25	0.00	0.00	0.00	PAI
2024 11/01/2024	Tax	548.25	0.00	0.00	0.00	PAI
Total 2024		2,086.75	0.00	0.00	0.00	
2023 02/01/2023	Tax	470.69	0.00	0.00	0.00	PAI
2023 05/01/2023	Tax	470.69	0.00	0.00	0.00	PAI
2023 08/01/2023	Tax	519.56	0.00	0.00	0.00	PAI
2023 11/01/2023	Tax	519.56	0.00	0.00	0.00	PAI
Total 2023		1,980.50	0.00	0.00	0.00	

Return to Home

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

Taxes

Make	a Payment	L	View Tax Rates	View Current Bill	Project I	nterest	
Year I	Due Date	Туре	Billed	Balance	Interest	Total Due	Statu
2025 (02/01/2025	Tax	61.38	0.00	0.00	0.00	PAII
2025 (05/01/2025	Tax	61.37	0.00	0.00	0.00	PAII
	Total 2025		122.75	0.00	0.00	0.00	
2024 (02/01/2024	Tax	58.25	0.00	0.00	0.00	PAII
2024 (05/01/2024	Tax	58.25	0.00	0.00	0.00	PAII
2024 (08/01/2024	Tax	64.50	0.00	0.00	0.00	PAI
2024	11/01/2024	Tax	64.50	0.00	0.00	0.00	PAI
-	Total 2024		245.50	0.00	0.00	0.00	
2023 (02/01/2023	Tax	55.38	0.00	0.00	0.00	PAI
2023 (05/01/2023	Tax	55.37	0.00	0.00	0.00	PAII
2023 (08/01/2023	Tax	61.13	0.00	0.00	0.00	PAII
2023 1	11/01/2023	Tax	61.12	0.00	0.00	0.00	PAII
7	Total 2023		233.00	0.00	0.00	0.00	

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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.

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

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 77th 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, Secretary Ocean County Planning Board

Brielle N. Campolei



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.

Martin W. Lynch

Tax Assessor

Utilities located in and around Manchester Township to be notified are as follows:

Comcast Verizon, Eng. Dept. GPU

830 Route 37 West PO Box 152206 400 Lincoln Street Toms River, NJ 08755 Irving, TX 75015 Phillipsburg, NJ 08865

Manchester Township NJ DEP NJ DOT

Clerk's Office CN 401 Route 79 & Daniels Way 1 Colonial Drive Trenton, NJ 08625 Freehold, NJ 07728

Manchester, NJ 08759

NJ Natural Gas Ocean County MUA Ocean County Road Dept.
PO Box 1464 PO Box P 119 Hooper Avenue
Wall, NJ 07719 Bayville, NJ 08721 Toms River, NJ 08753

Block Lot Qual	Property Location Additional Lot Additional Lot	Property <u>Class</u>	Owner Address City, State	Zip Code
1.333	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	1200 ENGLEMERE BLVD 6-8	2	DO, MAILY N & DA, VINEY 1200 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.334 9	1208 ENGLEMERE BLVD 10-12	2	AMOYAN, MANUELA & FLORITA 1208 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.334	1216 ENGLEMERE BLVD 14-15	2	HERSKOVITS, BENJAMIN D & B ETAL 1216 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.334 16	1218 ENGLEMERE BLVD TTL75-4895	1	BRECKENRIDGE PROPERTIES LLC PO BOX 925 PT PLEASANT BORO NJ	08742
1.334 17.01	1220 ENGLEMERE BLVD	2	ANTICO, CHRISTINE 1220 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.334 21	1226 ENGLEMERE BLVD	1	LAMA, JOSEPH & JESSICA 1240 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.334 22.01	1240 ENGLEMERE BLVD	2	LAMA, JOSEPH A & JESSICA R 1240 ENGLEMERE 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	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	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 ENGLEMERE BLVD 2-4	2	1201 ENGLEMERE BLVD CO. 1201 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.341 5	1200 GRINNELL AVE 6-8	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341	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	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 ENGLEMERE BLVD	2	COPELAND, RODNEY JR & NDIAYE, KHADY 1241 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.341 28	1233 ENGLEMERE BLVD 29-32	2	GILPIN, ANDREW T & AMANDA 1233 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.341 33	1225 ENGLEMERE BLVD	1	WILSCHANSKI, JULIAN 1398 FOREST AVENUE LAKEWOOD NJ	08701
1.341 34	1223 ENGLEMERE BLVD	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.341 35	1221 ENGLEMERE BLVD	1	WILSCHANSKI, JULIAN 1398 FOREST AVENUE LAKEWOOD NJ	08701
1.341 36	1217 ENGLEMERE 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 <u>Class</u>	Owner Address City, State	Zip Code
1.341	1209 ENGLEMERE 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	1141 ENGLEMERE BLVD 27-30	2	STEIDLE, JEFFREY & NIKKI 1141 ENGLEMERE BLVD TOMS RIVER NJ	08757
1.358 1	2000 SOUTHAMPTON BLVD TTL75-5086	1	WITTEN, B S UNKNOWN UNKNOWN	00000
1.358	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	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	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	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

245 Attachment 3

Township of Manchester

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]

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	7			В.	.A	Z ₀ .		
4. Title block denoting type of application, Tax Map sheet, county, name of municipality, block and lot, and street location.	3. Name, signature, license number, seal, address, telephone number, email and Fax number of professional engineer, land surveyor, architect, planner and certified landscape architect, as applicable, involved in preparation of plat.	2. Notarized signature/affidavit of ownership. If applicant is not the owner, state applicant's interest in plan. (Final Plat prior to filing)	Name, telephone number and address of owner and applicant	Project Plat Information (20 copies for review)	Application Form (20 copies for review)	Description		
×	×	X	×		×	Variance		
X	×	X	×		×	Plat	Informal Sketch	
X	×	×	×		X	Subdivision	Minor Application	
×	X	X	×		X	Site Plan	plication	
×	×	×	×		X	Preliminary	Subdivision	E
×	×	×	×		×	Final	on	Major Appli
×	×	×	×		×	Preliminary	Site Plan	pplication
×	×	×	×		×	Final	5	
×	×	×	×		×	×		Submitted
						N/A		itted

									Z		
12. Date of current property survey, name of reference plat and name and license number of New Jersey Professional Land Surveyor.	 Monumentation as specified by Map Filing Law and required by Township Engineer. 	 Certification blocks required by Map Filing Law. 	9. Proof that taxes are current.	8. Signature and date blocks for Board Chairman, Secretary and Engineer.	7. Schedule of required zoning district requirements including lot area, density, FAR, width, depth, yard setbacks, building coverage, open space, parking, etc.	Scale to include bar graph depicting feet.	North arrow and scale for key map and plat.	5. Key map at specified scale showing location to surrounding properties, streets, easements, municipal boundaries, etc., within 500 feet of property.	Description		
			×		X		×	×	Variance		
			×		×		×	×	Plat	Sketch	,
X	×	×	X	×	X		×	×	Subdivision	Minor Application	
×			X	×	X		X	X	Site Plan	plication	
×			X	×	×		×	×	Preliminary	Subdivision	
×	×	X	×	×	×		×	×	Final	ion	Major Appl
×			×	×	×		X	×	Preliminary	Site Plan	plication
×			×	×	×		×	×	Final	n	
*	×	×	×	×	×		×	×	×		Submitted
									N/A		itted

!	S.						
	Description	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"	14. Metes and bounds description showing dimensions, bearings of original and proposed lots.	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.	16. Acreage of tract to the nearest tenth of an acre (for GDP to nearest acre).	17. Date and number of original preparation and of each subsequent revision. Include brief narrative of each revision.	18. Size and location of any existing and proposed structures with all sctbacks and length measurement of perimeter building walls dimensioned.
•	Variance				×	×	×
Informal Sketch	Plat				×		×
Minor Application	Subdivision	×	×	×	×	X	×
plication	Site Plan	×	X	×	X	X	×
	Preliminary	×	×	×	×	×	×
Major Applision	Final	×	×	×	×	×	×
oplication Site Plan	Preliminary	×	×	×	X	×	×
	Final	×	×	×	×	×	×
Submitted	X	×			×	×	×
itted	N/A		×	*			

								No.		
26. List of requested design exceptions.	25. List of variances required or requested.	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.)	23. Property owners within 200 feet of subject property. (Most recent municipal tax records.)	Any existing or proposed easement or land reserved for or dedicated to public use.	 Proposed lot lines and area of proposed lots in square feet. 	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.	19. Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plat.)	Description		
×	×	×	×	×		-		Variance		
X			×	X	X		×	Plat	Sketch	
×	×	×	×	X	×	X	×	Subdivision	Minor Application	
×	×	×	X	X		×	×	Site Plan	plication	
X	×	×	×	×	×	×	×	Preliminary	Subdivision	F
×	×	×	×	×	×	×	×	Final	n	Major Appl
X	×	×	×	×		×	×	Preliminary	Site Plan	pplication
×	×	×	×	×		×	×	Final	n	
	×		×		×	×	×	X N/A		Submitted

	Zo.										, .	
	Description	 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.	28. Preliminary architectural plans and elevations.	29. Site identification signs, traffic control signs, and identification signs.	30. Sight triangles.	31. Proposed street names when new street is proposed.	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.	32.1. Number of employees, total and maximum per shift.	33. Solid waste management and recycling plan showing dumpster and holding location and provisions for waste and recyclables.	34. Size and location of any existing or proposed streets (general
	Variance				X							×
Informal Sketch	Plat				X							X
Minor Application	Subdivision						X					X
plication	Site Plan				×	×	X		×	×	×	×
Ma Subdivision	Preliminary	X				×		X			×	X
Major App sion	Final	×				×	×	×			×	×
plication Site Plan	Preliminary	×			×	×	×	X	×	×	×	×
7	Final	×			×	×	×	×	×	×	×	×
Submitted	×											×
uitted	N/A	×			×	×	×	×	×	×	*	

	Z											
		Description	 Topographical features of subject property from USC and GS map. 	36. Boundary, limit, nature and extent of wooded areas, specimen trees, and other significant physical features (details may vary).	 Existing system of drainage of subject site and of any larger tract or basin of which it is a part. 	38. Drainage area map.	39. Drainage calculations.	 Percolation and soil lots (where septic system, retention basin, or groundwater recharge is proposed). 	41. Existing rights-of-way and easements within 200 feet of the tract.	42. Number of lots following subdivision and acreage if over one acre, square feet if one acre or less.	43. Identification and calculation of critical areas.	 Overall concept plan for all phased development parks and planned office industrial parks.
	Variance	A al latice		X						×		
Informal	Sketch	1 141	×	×					X	×	×	×
Minor A	Minor A	HOTELAIDUDG	×	×				×	×	×	×	
nnlication	ᅥ핕	TIEL I SHE	×	×				×	×	×	×	
Smhdivis	Subdivision	т і спішній ў		X	Х	X	×	X	X	X	×	×
Major App	ion	Filial		×	×	X	×	×	×	×	×	×
lication	Site Plan	гтешшиату		×	×	X	×	X	×	×	×	×
		FIIIAL		×	×	×	×	×	×	×	×	×
Submitted	4		×	*					×	×	×	
nitted	Z		П		×	×	×	×				×

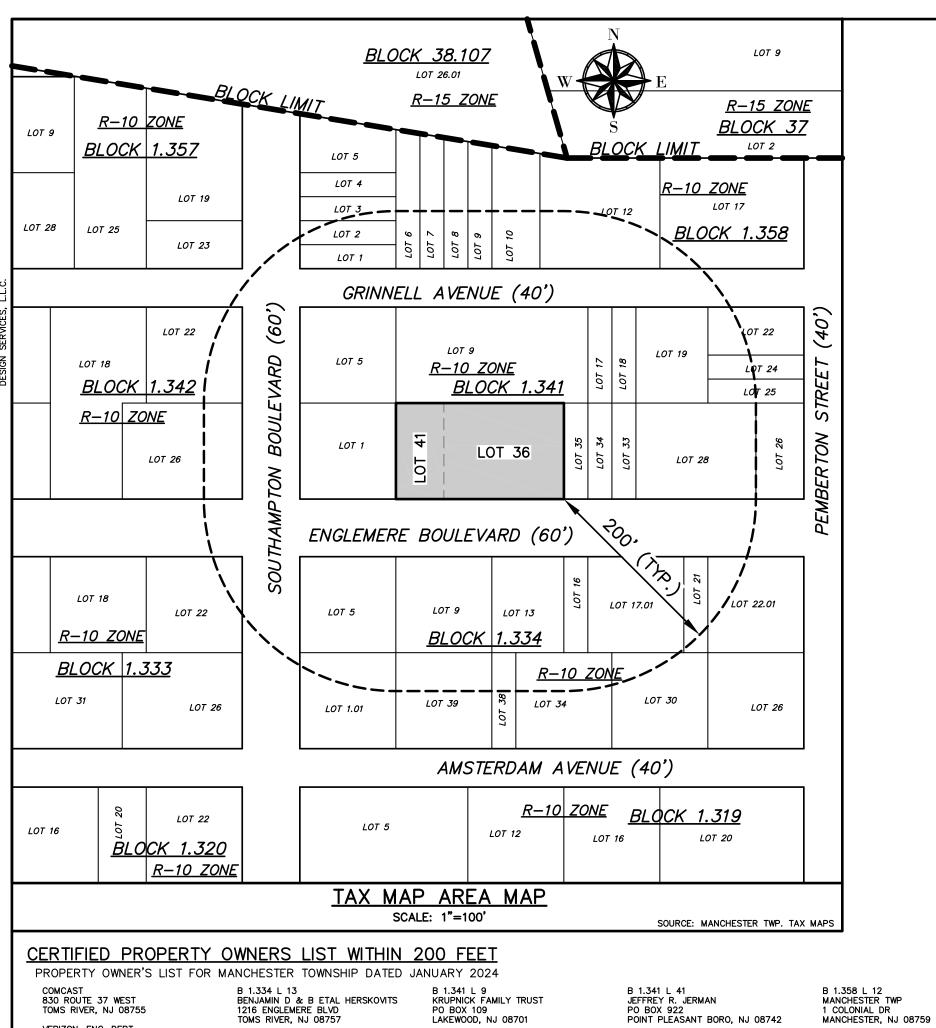
			1	_	T		_	
	No.						C	
	Description	45. Lot yield map showing the number of lots possible under conventional zoning and the number of lots proposed, notation	of any variances or design exceptions or waivers necessary to achieve the yield under conventional zoning and all environmental constraints affecting the tract proposed for development.	46. Indication of existing utilities.	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.	48. Two copies of the final map as filed with the Ocean County Clerk shall be filed with the Township Tax Assessor and Engineer.	Construction Plans	 Site layout showing all roadways, circulation patterns, curbs, sidewalks, buffers, structures, open space, recreation, etc., as applicable.
	Variance							
Informal	Plat			×				
Minor Application	Subdivision							
plication	Site Plan							×
Ma Subdivision	Preliminary	×						×
Major App	Final	_			×	×		×
pplication Site Plan	Preliminary							×
S	Final				×	×		×
Submitted								
tted	N/A	×		×	×	×		×

3. a. Typical cross-sections and center-line profiles of all proposed streets, including utilities and stormwater facilities.	e. Locations of existing and proposed utilities, including depth of structures, locations of manholes, valves, services, etc.	d. Location of all streams, ponds, lakes, wetland areas.	c. Location and invert elevation of existing and proposed drainage structures.	b. Elevations of existing and proposed structures.	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).	Grading and utility plan to include, as applicable:	No. Description		
							Variance		
							Plat	Sketch	
							Subdivision	Minor Application	
						×	Site Plan	plication	
×						×	Preliminary	Subdivision	52
						×	Final	0n	Major App
×						X	Preliminary	Site Plan	plication
						X	Final	п	
							X		Submitted
×						×	N/A		ited

						7	Major Appli	plication		Submitted	tted
			Informal Sketch	Minor Application	plication	Subdivision	Ď	Site Plan			
Z _o	o. Description	Variance	Plat	Subdivision	Site Plan	Preliminary	Final	Preliminary	Final	×	N/A
	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.										
	4. Landscaping plan to include:	-			X	X	×	X	×		×
	a. Location of existing										
	trees 10 inches in caliper or							59E			
	greater at 5 feet above ground										
	level and all ornamental trees										
	one foot above ground limits and clearing limits.										
	b. Proposed buffer areas and										
	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.				×	×	×	×	×		×

				D.			o.		
4. Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	 Freshwater wetlands letter of interpretation for the project area. 	Copies of any existing or proposed deed restrictions or covenants.	 List of all federal, state, county regional and/or municipal approvals or permits required. 	Supplementary Documents	1. Location and height of proposed fixtures. 2. Detail for construction of fixture. 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 crosion and sediment control structures 12. Parking lots 13. Water services, fire hydrants, and valves	6. Lighting plan to include:	Description		
×		×	×				Variance		
×							Plat	Sketch	,
X	×	×	×				Subdivision	Minor Application	
	×	×	X		×	×	Site Plan	plication	
×	×	×	×		×	×	Preliminary	Subdivision	ы
×	×	×	×		×	×	Final	0n	Major App
X	×	X	×		×	×	Preliminary	Site Plan	plication
×	×	×	×		×	×	Final	В	
			×				×		Submitted
×	×	×			×	×	N/A		Hed

		Z O.					
		Description	Statement from utility companies as to serviceability of the site.	Stormwater management calculations.	7. Payment of all applicable fees.	Statement of Environmental Impact and Assessment (SEIA).	Number of witnesses and their expertise, if any.
		Variance			×		×
Informal	Sketch	Plat			×		×
	Minor Application	Subdivision Site Plan	×		X		×
	plication	Site Plan	X		X		×
7	Subdivision	Preliminary Final	×	×	Х	×	×
Major Appl	OD .	Final	×	×	×		×
pplication	Site Plan	Preliminary	×	×	X	X	×
	n	Final	×	×	×		×
Submitted		x			×		×
ď		N/A	×	×			



B 1.341 L 41 JEFFREY R. JERMAN PO BOX 922 POINT PLEASANT BORO, NJ 08742 B 1.334 L 13 BENJAMIN D & B ETAL HERSKOVITS 1216 ENGLEMERE BLVD TOMS RIVER, NJ 08757 B 1.341 L 9 KRUPNICK FAMILY TRUST PO BOX 109 LAKEWOOD, NJ 08701 TOMS RIVER, NJ 08755 VERIZON, ENG. DEPT. PO BOX 152206 IRVING, TX 75015 B 1.341 L 17 MANCHESTER TWP 1 COLONIAL DR MANCHESTER, NJ 08759 B 1.342 L 22 SUBURBAN AGENCY INC BRECKENRIDGE PROPERTIES, LLC POBOX 925 PT PLEASANT BORO, NJ 08742 PO BOX 109 LAKEWOOD, NJ 08701 GPU 400 LINCOLN ST PHILLIPSBURG, NJ 08865 B 1.341 L 18 ROBERT M HOVEY B 1.342 L 26 JEFFREY & NIKKI STEIDLE MANCHESTER TOWNSHIP CLERK'S OFFICE 1 COLONIAL DRIVE B 1.341 L 19 MANCHESTER TWP 1 COLONIAL DR MANCHESTER, NJ 08759 B 1.334 L 21 JOSEPH & JESSICA LAMA 1240 ENGLEMERE BLVD TOMS RIVER NJ 08757 B 1.358 L 1 B S WITTEN MANCHESTER, NJ 08759 TRENTON, NJ 08625 B 1.334 L 22.01 JOSEPH A & JESSICA R LAMA 1240 ENGLEMERE BLVD TOMS RIVER, NJ 08757 B 1.341 L 22 MARION R HOFFMAN NJDOT ROUTE 79 & DANIELS WAY FREEHOLD, NJ 07728 110 COMMANDANTS WAY CHELSEA, MA 02150 835 WYOMING AVE ELIZABETH, NJ 07208 B 1.341 L 24.01 RODNEY COPELAND JR & KHADY B 1.358 L 3 TODD M JERMAN NJ NATURAL GAS PEDRO A RAMIREZ & LIZA M HEWINS 1233 AMSTERDAM AVE TOMS RIVER, NJ 08757 10 CUPSAW DR RINGWOOD, NJ 07456 WALL, NJ 07719 1241 ENGLEMERE BLVD TOMS RIVER NJ 08757 OCEAN COUNTY MUA PO BOX P BAYVILLE, NJ 08721 B 1.334 L 34 JOHN CORAGGIO & JILL CONSIGLIO B 1.358 L 6 TODD M JERMAN 1225 AMSTERDAM AVE TOMS RIVER, NJ 08757 10 CUPSAW DR RINGWOOD, NJ 07456 ANDREW T & AMANDA GILPIN OCEAN COUNTY ROAD DEPT. 119 HOOPER AVE B 1.358 L 7 C B BELL UNKNOWN UNKNOWN TOMS RIVER, NJ 08753 B 1.334 L 38 MANCHESTER TWP B 1.341 L 33 JULIAN WILSCHANSKI 1398 FOREST AVE LAKEWOOD, NJ 08701 1 COLONIAL DR MANCHESTER, NJ 08759 1813 SOUTHAMPTON BLVD TOMS RIVER, NJ 08757 B 1.358 L 8 JEFFREY R. JERMAN PO BOX 922 POINT PLEASANT BORO, NJ 08742 B 1.334 L39 MICHAEL & BARBARA M RIZZITELLO MANCHESTER TWP 1 COLONIAL DR MANCHESTER, NJ 08759 B 1.334 L 1.01 LUIS PEREZ & SHANNON MORRIS 1209 AMSTERDAM AVE TOMS RIVER NJ 08757 1880 SOUTHAMPTION BLVD TOMS RIVER, NJ 08757 B 1.341 L 1 1201 ENGLEMERE BLVD CO 1201 ENGLEMERE BLVD TOMS RIVER, NJ 08757 B 1.358 L 9 JULIAN WILSCHANSKI 1398 FOREST AVE LAKEWOOD, NJ 08701 B 1.341 L 35 JULIAN WLSCHANSKI 1398 FOREST AVE LAKEWOOD, NJ 08701 B 1.334 L 5 MAILY N DO & VINEY DA 1200 ENGLEMERE BLVD TOMS RIVER, NJ 08757 B 1.358 L 10 MANCHESTER TWP 1 COLONIAL DR MANCHESTER, NJ 08759 B 1.341 L 5 MANCHESTER TWP B 1.341 L 36 SHADY PINES CONSTRUCTION CORP PO BOX 445 OLD BRIDGE, NJ 08857 1 COLONIAL DR MANCHESTER, NJ 08759 MANUELA & FLORITA AMOYAN 1208 ENGLEMERE BLVD TOMS RIVER, NJ 08757

B 1.358 L 2 RIDGEWOOD VILLAGE ESTATES INC

B 1.358 L 17 DOUGLAS G & DONALD G PARISE

GENERAL NOTES:

- PROPERTY IS KNOWN AS BLOCK 1.341 LOTS 36 & 41 AS SHOWN ON THE MANCHESTER TOWNSHIP TAX MAP SHEET 7.04.
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 1.341 - TAX LOTS 36 & 41, (REFERENCE TAX MAP SHEET NO. 7.04), TOWNSHIP OF MANCHESTER, OCEAN COUNTY NEW JERSEY", PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC., DATED 11/20/23.
- . ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- SEWER SERVICE TO BE PROVIDED BY PRIVATE DISPOSAL SYSTEM.
- WATER SERVICE TO BE PROVIDED BY MUNICIPAL WATER SUPPLY.
- EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
- AREAS OF PROPOSED CONSTRUCTION SHALL BE CLEARED ONLY AS REQUIRED.
- THE PERMEABILITY OF THE ON-SITE SOILS ARE K-4 (6-20" INCHES/HOUR) PER USDA
- O. TOPOGRAPHY SHOWN HEREON IS BASED UPON NAVD 1988 DATUM DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
- 1. THE PROPERTY IS LOCATED IN FLOOD ZONE X.
- 14. ALL DIMENSIONS OF THE EXTERIOR BOUNDARIES AND LOTS MEET A MINIMUM STANDARD OF
- 15. COORDINATES SHOWN HEREON ARE BSED UPON NJSPCS NAD'83 (US SURVEY FEET) DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
- 16. NO BASEMENTS SHALL BE PERMITTED FOR THE FUTURE DWELLINGS UNLESS DETAILED SOIL AND WATER TABLE INFORMATION ARE PROVIDED DOCUMENTING THAT A 2 FOOT SEPARATION BETWEEN THE BASEMENT FLOOR AND S.H.W.T. CAN BE MAINTAINED.
- 17. LOT NUMBERS AND STREET ADDRESSES HAVE BEEN ASSIGNED/APPROVED BY THE TOWNSHIP TAX ASSESSOR.

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

LOT 9 LOT 17 (VACANT/WOODED) (VACANT/WOODED) N: 427980.07<u>5</u> VACANT/WOODED LN76°53'48"E 175.00' 75.00′ MIN. ACCESS. BLDG. SETBACK LIMIT (TYP.) MIN. ACCESS. BLDG. SETBACK LIMIT (TYP.) CAPPED REBAR TO BE SET LOT 1 MINIMUM BUILDING SETBACK LIMIT (TYP., BLOCK 1.341 <u>BLÖCK 1.341</u> EXISTING LOT 41 EXISTING LOT 36 5,000 S.F. / 0.114 AC. 12,500 S.F. / 0.286 AC. FRAMED DWELLING (VACANT/WOODED) (VACANT/WOODED) DB 18767 PG 109 DB 4380 PG 244 (VACANT/WOODED) (VACANT/WOODED) PROPOSED LOT 40.0 PROPOSED LOT 36.01 7,500 SQ.FT. 10,000 SQ.FT. 0.172 AC. 0.229 AC. ADD BO € 11 11 11 11 11 11 11 11, 11, 11, 11, 1₄, 1₁, 1 11 11 11 11 11 11 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 1/1 // // ASPHALT// // // // DRIVEWAY// (TYP.) _P.O.Β. 75.00' 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 100.00' S76°53'48"W 175.00' N: 427882.679 N: 427843.005 E: 559114.690 " × " " " " " " " E: 558944.246 Commence of the commence of th EDGE OF PAVEMENT 54.96 × ENGLEMERE BOULEVARD (40' R.φ.W.) 54.59 EDGE OF PAVEMENT ____ CONC DRIVEWAY —

	REQUIRED	EXISTING LOT 41	EXISTING LOT 36
A	10.000 SQ.FT.	5.000 SQ.FT.(1)	12.500 SQ.FT.

	TAL GOTTALD	<u> </u>		<u> </u>	201 00:01	
MINIMUM LOT AREA	10,000 SQ.FT.	5,000 SQ.FT.(1)	12,500 SQ.FT.	7,500 SQ.FT.(2)	10,000 SQ.FT.	
MINIMUM LOT FRONTAGE	100 FT.	50 FT.(1)	125 FT.	75 FT.(2)	100 FT.	
MINIMUM LOT WIDTH	100 FT.	50 FT.(1)	125 FT.	75 FT.(2)	100 FT.	
MINIMUM FRONT YARD SETBACK	30 FT.	N/A	N/A	>30 FT.	>30 FT.	
MINIMUM REAR YARD SETBACK	26 FT.	N/A	N/A	>26 FT.	>26 FT.	
MINIMUM SIDE YARD SETBACK	10 FT.	N/A	N/A	>10 FT.	>10 FT.	
MINIMUM ACCESSORY REAR YARD SETBACK	5 FT.	N/A	N/A	N/A	N/A	
MINIMUM ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	N/A	N/A	N/A	
MAXIMUM BUILDING COVERAGE	25%	N/A	N/A	<25%	<25%	
MAXIMUM LOT COVERAGE	35%	N/A	N/A	<35%	<35%	
MAXIMUM BUILDING HEIGHT	35 FT.	N/A	N/A	<35 FT.	<35 FT.	
MINIMUM IMPROVABLE LOT AREA	5,800 SQ.FT.	2,600 SQ.FT.(1)	7,475 SQ.FT.	4,225 SQ.FT.(2)	5,850 SQ.FT.	
(1) - VARIANCE REQUIRED; EXISTING COND	ITION					

(2) - VARIANCE REQUIRED

R-10 ZONE REQUIREMENTS

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S.

BOARD SECRETARY

46:23-9.9 KNOWN AS "THE MAP FILING LAW" THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF ______, 20____, WHICH DATE IS 190 DAYS FROM THE FINAL APPROVAL BY THE PLANNING BOARD.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/20/23 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

STEVEN METELSKI, JR., P.L.S., LICENSED PROFESSIONAL LAND SURVEYOR

WAIVERS

OWNER(LOT 36)

MANCHESTER TOWNSHIP

ZONING BOARD

DATE

CHAIRMAN

SECRETARY

PLANNING BOARD ENGINEER

METES AND BOUNDS DESCRIPTION SHOWING DIMENSIONS, BEARINGS OF PROPOSED AND EXISTING LOTS REQUIRED; SHOWN ON MAP; SUBDIVISION DONE BY FILED MAP

SCALE IN FEET

OWNER(LOT 41)/APPLICANT

BOROUGH OF POINT PLEASANT NJ 08742

JEFFREY R. JERMAN

JEFFJERMAN@MSN.COM

JEFFREY R. JERMAN

NOTARY PUBLIC

APPROVE THE FILING THEREOF.

PO BOX 922

732-701-3044

SOIL LOGS AND PERMEABILITY TESTS REQUIRED; NONE PROVIDED, NO CONSTRUCTION IS PROPOSED STATEMENT FROM UTILITY COMPANIES AS TO SERVICEABILITY OF SITE; NONE PROVIDED

CURB ALONG PROPERTY FRONTAGE REQUIRED; NONE PROVIDED

SIDEWALK ALONG PROPERTY FRONTAGE REQUIRED; NONE PROVIDED

SHADY PINES CONSTRUCTION PO BOX 408 OLD BRIDGE NJ 08857 STEVEN@MADISONGARDENSAPTS.COM

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

STEVEN ECKSTEIN, SHADY PINES CONSTRUCTION

SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY

<u>KEY</u>	MAP
SCALE:	1"=1,000'±

<u>LEGEND:</u>	
EXISTING EDGE OF WOODS	\longrightarrow
EXISTING CLEANOUT	co
EXISTING FIRE HYDRANT	X
EXISTING WATER VALVE	wv
EXISTING WATER BOX	WB
EXISTING WATER METER	*50
EXISTING SIGN	 0-
EXISTING STREET I.D. SIGN	_
EXISTING LIGHT POLE	\$
EXISTING UTILITY POLE	Q
EXISTING GUY WIRE	\forall
EXISTING MAILBOX	МВ
EXISTING OVERHEAD WIRES	—— ОН ——
EXISTING CHAIN LINK FENCE	——×——
EXISTING WOOD FENCE	
EXISTING VINYL FENCE	
MONUMENT TO BE SET	
PROPOSED STREET ADDRESS	1040

No. DATE DESCRIPTION

PROFESSIONAL DESIGN SERVICES, L.L.C. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS, ENVIRONMENTAL SCIENTISTS. CONSTRUCTION SERVICES 1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701 PHONE 732 363 0060 FAX 732 363 0073 NEW JERSEY STATE BOARD OF P.E. & L.S. CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

IAN M. BORDEN, PP N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400 WILLIAM A. STEVENS, PE, PP PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915

PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394 GRAHAM J. MACFARLANE, PE, PP, CME

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110 PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104 STEVEN METELSKI, JR., PLS N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393 CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

STEVEN METELSKI, JR., PLS N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393

CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

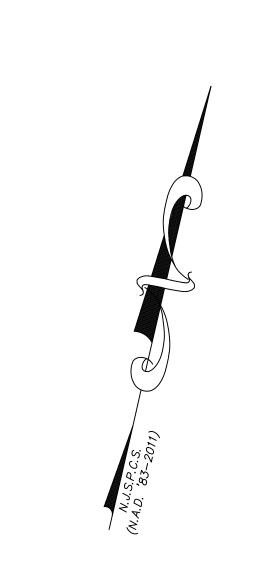
MINOR SUBDIVISION

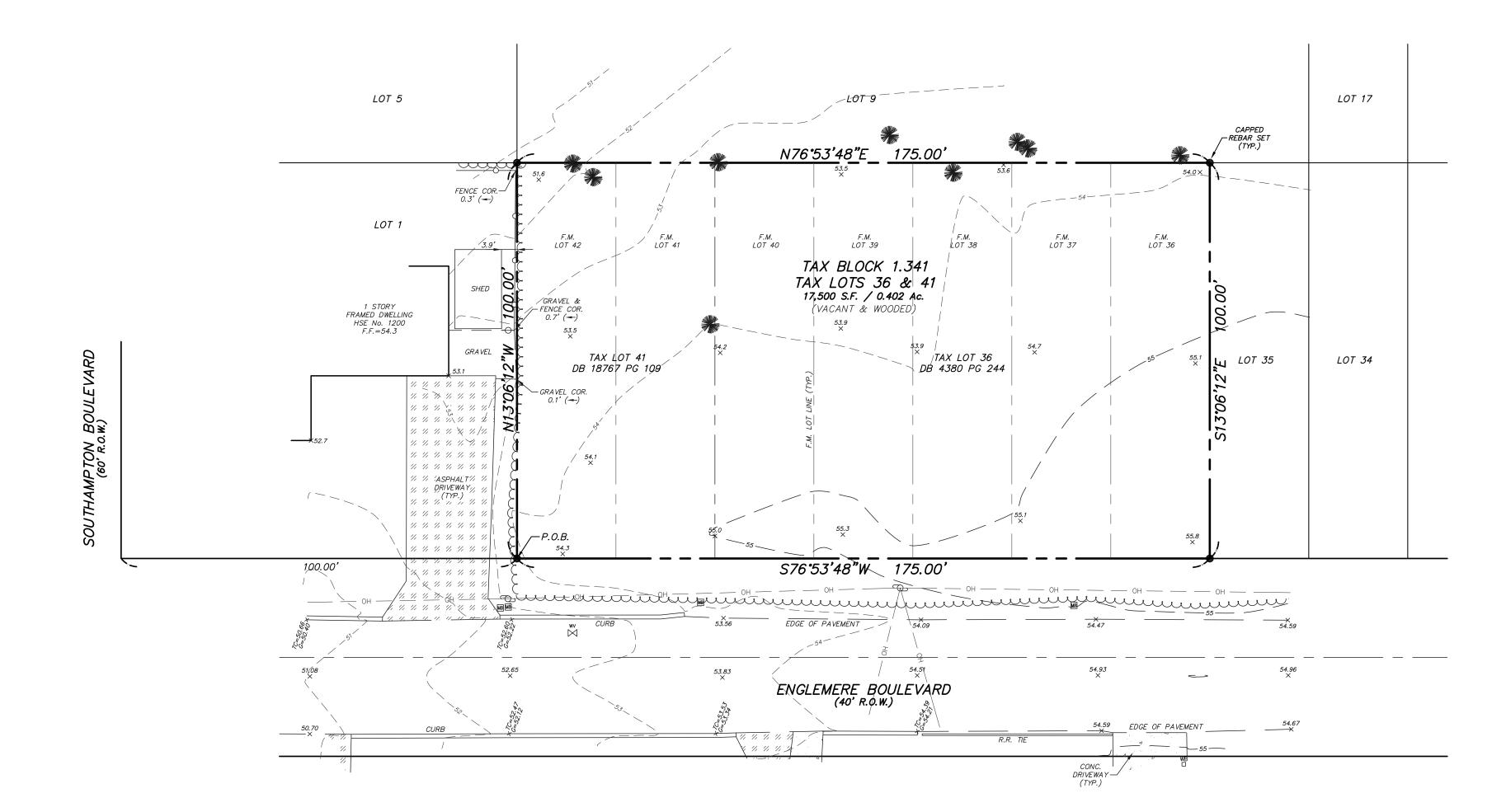
TAX BLOCK 1.341 TAX LOTS 36 & 41

(REFERENCE TAX MAP SHEET No. 7.04)

MANCHESTER TOWNSHIP OCEAN COUNTY **NEW JERSEY**

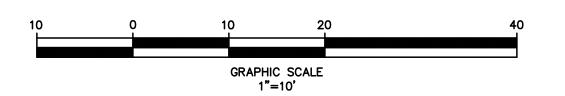
SCALE:	1"=20'	JOB NUMBER:	323612
DRAWN BY:	MCS	DATE:	4/3/25
DESIGN/CALC'D BY:	MCS	SHEET: 1	
CHECKED BY:	SLM		1





GENERAL NOTES

- . I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON NOVEMBER 20, 2023 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".
- 2. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY SUCH STATEMENTS OF FACT, ALL EASEMENT,
 RIGHT OF WAY AND AGREEMENTS OF RECORD, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE
 TITLE SEARCH.
- 3. BUILDING LOCATION/DIMENSIONS SHOWN HEREON ARE TO THE FOUNDATION AND ARE NOT TO BE USED FOR THE ERECTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND MARK OUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION, PER THE "UNDERGROUND FACILITY PROTECTION ACT" N.J.S.A. 2C:17-5.
- 5. CORNER MARKERS HAVE BEEN SET.
- 6. THIS SURVEY DOES NOT ADDRESS THE ABSENCE OR PRESENCE OF FRESHWATER WETLANDS.
- 7. TOPOGRAPHY SHOWN HEREON IS IN GEODETIC DATUM (N.A.V.D. 1988).
- 8. FILED MAP BEARINGS HAVE BEEN ROTATED TO COINCIDE WITH N.A.D. '83 DATUM, ANGLES REMAIN THE SAME.



PHONE 732 363 0060 FAX 732 363 0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

IAN M. BORDEN, PP

N.J. PROFESSIONAL PLANNER LICENSE #33L100617400

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STEVEN METELSKI, JR., PLS

N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

OCEAN COUNTY

No. DATE DESCRIPTION

PROFESSIONAL DESIGN SERVICES, L.L.C.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,

ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES 1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701

<u>LEGEND:</u>

EXISTING EDGE OF WOODS

EXISTING WATER VALVE

EXISTING UTILITY POLE

EXISTING VINYL FENCE

EXISTING 8"-15" TREE

EXISTING OVERHEAD WIRES

EXISTING MAILBOX

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STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

BOUNDARY & TOPOGRAPHIC SURVEY

FOI

TAX BLOCK 1.341 - TAX LOTS 36 & 41

(REFERENCE TAX MAP SHEET No. 7.04)

TOWNSHIP OF MANCHESTER

NEW JERSEY

 SCALE:
 1"=20'
 JOB NUMBER:
 323612

 DRAWN BY:
 TW DATE:
 11/20/23

 DESIGN/CALC'D BY:
 TW SHEET:
 1

 CHECKED BY:
 - 1

PROPERTY DESCRIPTION:

BEING ALL THAT CERTAIN PARCEL OF LAND OR PREMISES ALSO KNOWN AS LOTS
36 THRU 42, BLOCK 341, SECTION J, AS SHOWN ON A CERTAIN MAP ENTITLED:
"PINE LAKE PARK ESTATES, OCEAN COUNTY, N.J.", FILED IN THE OFFICE OF THE
OCEAN COUNTY CLERK ON NOVEMBER 30, 1910 AS MAP No. A-7.

CHECKED BY