



December 23, 2025

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

Re: Applicant: Zohar Hagbi
Application: Minor Site Plan – Conditional Use
Zone: POR-LI: Pinelands Residential – Low Intensity
Block/Lots: 72.01/14.01
Site Address: 2444 Ridgeway Boulevard (Unit #340)
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No MTPB25-21

Dear Ms. Kisty:

Enclosed please find a completeness and technical review for the above referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Checks
 - a. Application Fee \$350.00 (Check #326)
 - b. Escrow Fee \$1,500.00 (Check #327)
2. W-9 Form, signed by applicant, dated 11/27/2025;
3. Sketch of proposed work, unsigned undated;
4. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, signed by Applicant, dated 11/17/2025;
5. Land Use Development Application Checklist and Documents Required to be Submitted, 245 Attachment 3, Appendix 3, unsigned, undated;
6. Manchester Township Fee Schedule, unsigned, undated;
7. Proof of Taxes Paid through 11/01/2025, unsigned, undated;
8. **Copy of Site Plan (not to scale)** entitled, "Cover Sheet and Existing Condition Survey, Block 72.01, Lot 14.01 (Tax Map Sheet #5), Township of Manchester, Ocean County, New Jersey" consisting of (1) sheet, prepared by Kashi Consulting Company, Inc., signed by Shrinath J. Kotdawala, P.E., dated 03/19/2023;
9. **Copy of Site Layout Plan (not to scale)** entitled, "Site Layout Plan, Block 72.01, Lot 14.01, Minor Subdivision Lot 14 Block 72.01, Manchester Township, Ocean County, New Jersey," consisting of (1) sheet, prepared by O'Donnell, Stanton & Associates, Inc., Engineers, Planners and Surveyors, signed by James F. Stanton, P.E., dated 08/17/2006;

Based upon our review, we recommend that this application be deemed **COMPLETE** subject to the applicant providing all submission deficiencies required as a part of Resolution Compliance, paying all applicable fees and complying with all applicable notification requirements as required by the Township of Manchester and the Municipal Land Use Law. Applicant to contact Board Secretary to be scheduled on the next available meeting.

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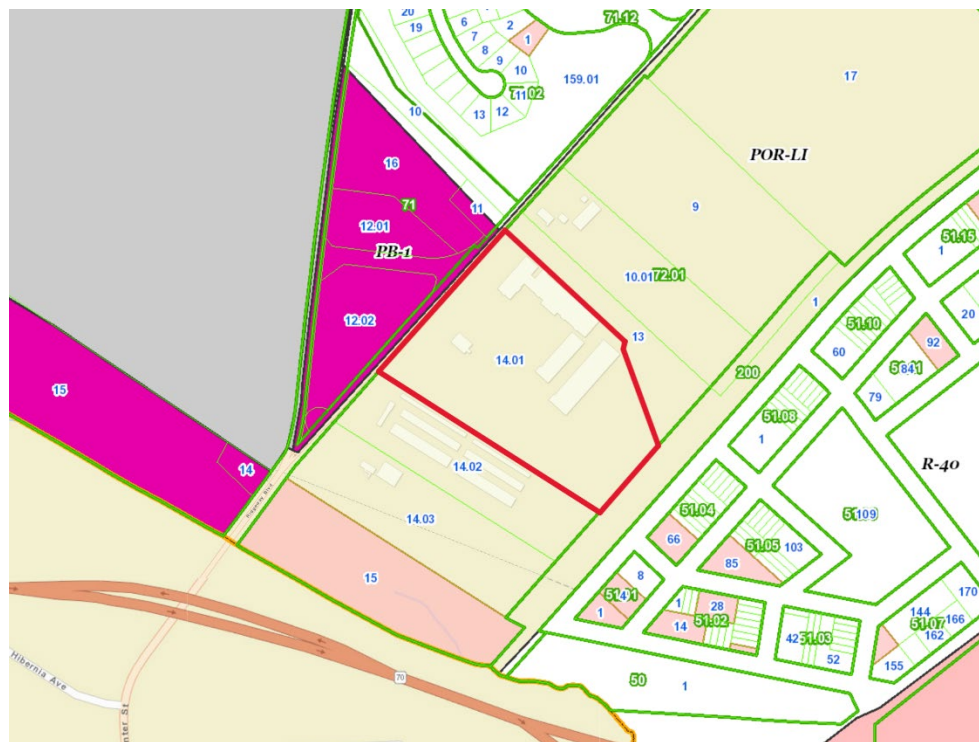
B. SUMMARY

The subject property is located on the southeastern side of Ridgeway Boulevard, approximately 1,200 ft northeast of the intersection of Route 70 & Ridgeway Boulevard.. The site currently contains (5) office/mechanic/storage buildings across the entire site, with a 13.5 ft wide Road Easement dedicated to Ocean County.

The Applicant is seeking Conditional Use Approval in order to permit the use of an Automotive Mechanic/Repair Shop. We note that the proposed use is designated as a conditionally permitted use within the POR-LI Zoning District per the Township Zoning Schedule ‘G’. The Conditional Use Requirements for this type of site are dictated by Township Ordinance Section #245-66 for “Gasoline Service Stations and Public Garages”.

C. PLANNING & ZONING

1. The subject property is located within the POR-LI (Pinelands Residential – Low Intensity) Zone.
2. **POR-LI “Pinelands Residential – Low Intensity” Zone**
 - a. We note that in accordance with Zoning Schedule ‘G’ – General Automotive Repair is a Conditionally Permitted Use within this zone.



Source: Township of Manchester GIS Map

As Per “Land Use and Development, 245 Attachment 3, Township of Manchester, Appendix 3, Application Checklist and Documents Required to be Submitted”, our office finds the following to be deficient:

1. #D.1 – List of all federal, state, county regional and/or municipal approvals or permits required.

Since the application is located within the Pinelands jurisdiction, a certificate of filing or a letter of no interest is necessary for this application. This office does not take exception to this submission waiver,

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and recommend the condition be waived for the purposes of completeness, but should remain as a condition of approval should the Board look favorably on this application.

RELIEF REQUIRED

Variance(s)

1. (none).

Any and all other variances required at the board hearing.

Design Waiver(s)

1. (none).

Any and all other variances required at the board hearing.

D. ENGINEERING COMMENTS

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments
 - a. Applicant or property owner to provide testimony on all previous approvals for the subject lot.
 - b. Applicant to provide testimony on any active and/or anticipated approvals from outside agencies.
 - c. Applicant or property owner to provide testimony regarding any encroachments from adjacent properties onto the subject property and how those encroachments will be handled.
 - d. Testimony from the applicant should be provided detailing the current usage, and area being leased.
2. Engineering Site Plan Comments:
 - a. Overall Comments –
 1. Applicant to provide testimony on the current lighting throughout the site, detail if adequate lighting is provided for the subject area, and if there is any current spillage onto adjacent properties.
 2. Applicant to confirm the number of parking spaces designated for the leased area pertaining to this application and whether that number will be adequate for the proposed use. Applicant to confirm an adequate number of handicapped spaces are available.
 3. Applicant to provide testimony on the anticipated hours of operation for the Mechanic Shop and how many employees will be working during a ‘peak shift’.
 4. Applicant to provide detail on the location of waste management on site and its compliance with Township Ordinance Section 245-66.F(4). Based on the provided plan copies, a dumpster is not delineated. (If prior relief was not granted from this requirement, the lack of a trash enclosure would necessitate a Conditional Use Variance from the Zoning Board of Adjustment).
 - a) Applicant to confirm that there is a dumpster or other form of waste management on site, who currently or is intended to pickup the refuse, and how frequently that will occur.
 - b) Additionally, testimony shall be provided on the types of refuse materials that will be discarded on site. Being a mechanic shop, there is a possibility for volatile/harmful substances to be discarded, and additional refuse enclosures may be necessary.

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5. Applicant to provide testimony on which utilities currently service Unit #340, and if any upgrades or new services are necessary.
6. From a review of aerial imagery, it appears that trailers are currently located on-site. Testimony shall be provided if those are being utilized for the purposes of storage and if zoning permits have been pulled for the same.
7. Numerous cars are currently being stored on-site which appear to be on a semi-permanent basis. Pursuant to the Site Layout Plan dated 8/17/2006 submitted with this application, there was not an area designated for the outdoor storage of vehicles. Pursuant to Township Ordinance Section 245-66.D, *“Overnight storage of vehicles or parts thereof shall not be permitted outside the structure”*. It is recommended that the property owner be present at the public hearing to discuss the existing property, historical approvals, and to provide a comprehensive tenant list.
8. Pursuant to Township Ordinance Section 245-66.A(1), no automotive repair shop shall be located within 1,000 feet of any church. It appears that the proposed unit may be within 1,000 feet of Cathedral of the Air. A specific measurement shall be provided. If it is determined that the unit is within 1,000 feet of the church, the application will require a Conditional Use Variance from the Zoning Board of Adjustment unless this variance was previously granted.
9. Testimony shall be provided relative to any proposed signage associated with the use. It should be noted that signage is covered under the Conditional Use requirements, Township Ordinance Section 245-66.E(1)-(3), and any deviation from these standards would necessitate a Conditional Use Variance from the Zoning Board of Adjustment.

E. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Manchester Township Department of Utilities
 - ii. Manchester Township Fire Official
 - iii. Ocean County Planning Board
 - iv. Ocean County Board of Health
 - v. Ocean County Soil Conservation
 - vi. NJDEP/CAFRA Permit
 - vii. NJDOT
 - viii. NJ Pinelands Commission
 - ix. Utility Companies, as applicable
6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Township Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

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Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**
 MORGAN MUNICIPAL, LLC
 PLANNING BOARD ENGINEER

MRW:CJA

CC: Pasquale Popolizio, Township Zoning Board Official (ppolizio@manchestertwp.com)
 Joseph D. Coronato, Jr., Esq., Planning Board Attorney (joejr@coronatolaw.net)
 Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use (gsylvester@manchestertwp.com)
 Zohar Hagbi, Applicant

X:\Municipal Projects\MTPB\MTPB25-21 Minor Site Plan (Zohar Hagbi - 2444 Ridgeway Blvd-Unit 340)(Conditional Use Application)\MTPB25-21_Completeness Technical Review #1 (Zohar Hagbi - 2444 Ridgeway Blvd-Unit 340)(Conditional Use Application).docx