

2444

Redway Blvd

Unit #340

Bathroom

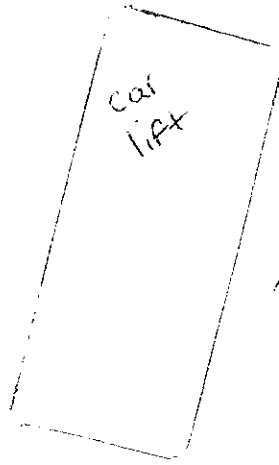
9 1/2 x 8 1/2



Air Compressor

10 FT

outside sink



car lift

tools

shelf

32 FT

Main Entrance

Side Entrance

LAND USE AND DEVELOPMENT

245 Attachment 7

Township of Manchester

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DEC 02 2025

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 Minor Site Plan (conditional Use)

2. Applicant's Name: (If a corporation – State of incorporation and registered agent)

Zohar Hagbi

3. Address: 221 Wingate Ct

4. Phone: (718) 598-7979

Fax: \_\_\_\_\_

5. Represented By: \_\_\_\_\_

6. Address: \_\_\_\_\_

7. Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

8. Purpose of this Application: \_\_\_\_\_

9. Use of any Existing Building or Premises:

- ☐ Single Family  
☐ Multifamily  
☒ Commercial  
☐ Conditional Use Project  
☐ Other \_\_\_\_\_

10. Use of Proposed Construction or Premises:

- ☐ Single Family  
☐ Multifamily  
☒ Commercial Auto mechanic  
☐ Conditional Use Project  
☐ Other \_\_\_\_\_

11. Number of Existing Lots: 1

12. Number of Proposed Lots: 1

MANCHESTER CODE

13. Location of Premises: 2444 Ridgeway Blvd (Unit 340)  
 Tax Map Block 72.01 and Lot 14.01  
 Tax Map Sheet \_\_\_\_\_  
 Size of Tract: (Acres) 13.08 Acres (Square Feet) \_\_\_\_\_  
 Zoning District PORL

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

None to the Applicant's knowledge.

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

Auto Mechanic shop is a conditionally permitted use

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

N/A

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: NA Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Engineer: NA Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Other -- Designate: NA 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.

NA

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.

NA

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.

Zohar hasbi (Applicant)

Sworn and subscribed to before me on this 17 day of Nov 2025

I (We) the Owners(s) hereby depose and say that the foregoing statements contained in the papers submitted herewith are true and correct to the best of my (our) knowledge. (Used if the Applicant is not the Owner).

Sworn and subscribed to before me on this 17 day of NOV 2025

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.