

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 & Final Major Subdivision approval
 - Informal Review – Site Plan
 - Preliminary Site Plan Approval
 - Final Site Plan Approval
 - Permit Pursuant to N.J.S.A. 40:55D-34 and/or N.J.S.A. 40:55D-36
 - Other: Describe _____
2. Applicant's Name: (If a corporation – State of incorporation and registered agent)

Arya Properties at Wilbur LLC
3. Address: 130 Central Ave, Island Heights NJ 08732
4. Phone: 732-270-8600 Fax: n/a
5. Represented By: John Paul Doyle, Esq.
6. Address: 9 Robbins Street, Toms River, NJ 08753

7. Phone: 732-797-1600 Fax: _____
8. Purpose of this Application: major subdivision to create 14 single family residential lots
9. Use of any Existing Building or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other _____
10. Use of Proposed Construction or Premises:
 - Single Family
 - Multifamily
 - Commercial
 - Conditional Use Project
 - Other _____
11. Number of Existing Lots: 27 lots
12. Number of Proposed Lots: 14 lots

MANCHESTER CODE

13. Location of Premises: Wilbur Avenue & Manchester Avenue
Tax Map Block see attached and Lot see attached
Tax Map Sheet 1.01
Size of Tract: (Acres) 15.152 (Square Feet) 1100,021.12
Zoning District R-40 cluster development

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

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

16. If Application involves a variance, what section of the chapter is applicant seeking relief from:
no variances necessary

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: AJ Garito, Jr. - Two River Engineering Phone: 732-866-0111 Fax: _____
Other - Designate: _____ Phone: _____ Fax: _____

19. Names and addresses of all witnesses Applicant intends to call. This is not intended to limit the number of witnesses the Applicant intends to call.

AJ Garito, Jr. - Two River Engineering PO Box 155 Colts Neck 07722
John Paul Doyle, Esq. 9 Robbins St. Tom's River NJ 08753

20. In the event the Applicant is a corporation, set forth names and addresses of officers of the corporation and individuals owning 10% or more of the capital stock.

Frank Sadeghi, 130 Central Ave Island Heights NJ 08732
Lauren Plump, 130 Central Avenue Island Heights NJ 08732

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.

[Signature]
Sworn and subscribed to before me on this 19 day of May 2020



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

Sworn and subscribed to before me on this _____ day of _____ 20____

Failure to complete this application in its entirety and submit the required documents will result in the determination that this application is incomplete, in which event the application will not be considered by the Board. The applicant is hereby informed that in addition to the documents set forth herein, he must present evidence that he has met the notification requirements as set forth in the municipal notice of application of development forms and Chapter 245 of the Manchester Township Code.

13. Tax Map Block & Lots

Block 23, Lots 1242, 1252, 1265, 1267, 1268, 1272, 1276, 1322, 1353, 1356

Block 24, Lots 1134, 1136, 1138, 1165, 1167, 1206, 1216, 1234, 1237

Block 26, Lots 1286, 1315.01

Block 27, Lots 1168.01, 1201, 1204

Block 28, Lots 1071, 1084, 1091.01

14. ENCLOSED PLEASE FIND THREE MINOR SUBDIVISION APPROVALS.

15. APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING 15.152 ACRE TRACT INTO 14 SINGLE FAMILY RESIDENTIAL LOTS, ONE 3.493 ACRE OPEN SPACE LOT, AND ONE DETENTION BASIN EASEMENT TO BE DEDICATED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.