

Scope Engineering, Inc.

P.O. Box 58, Collingswood, NJ 08108

June 30, 2026

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

**RE: APPLICATION No. 2022-05
PRELIMINARY/FINAL SITE PLAN – 605 TOMS RIVER ROAD, LLC
2500 RIDGEWAY BLVD
BLOCK 72.01, LOT 9
MANCHESTER TOWNSHIP, OCEAN COUNTY, NJ**

Ms. Kisty:

Enclosed please find copies of the following documents that have been prepared in response to the completeness review letter prepared by Colliers Engineering & Design dated June 29, 2022, including:

1. Zoning denial letter dated April 20, 2022 and engineering review letter dated June 29, 2022;
2. Proof that taxes are current;
3. Certified list of property owners with 200 feet;
4. Stormwater Management Plan/Report prepared by Scope Engineering, Inc. dated 6/29/2026;
5. Environmental Impact Statement prepared by Davey Resource Group dated January 19, 2024;
6. List of all required federal, state, regional, county and municipal approvals required, included on the Title Sheet (1 of 1) of the revised plans prepared by Scope Engineering, Inc. dated 06/29/2026;
7. Proof of submission to Pinelands Commission for a Certificate of Filing;
8. Survey referenced in General Note 1 on the Site Plans;
9. Revised Site Plans prepared by Scope Engineering, Inc. dated 6/29/2026;

The previous plans were prepared by Rioux Engineering, LLC. Since the original application prepared by Rioux Engineering, Scope Engineering, Inc. has taken over the project. The scope of project has changed since the initial application as the applicant is no longer proposing the prefabricated shop / storage building or septic system. This application is only proposing to legalize the existing Civil Engineering / Heavy Construction land use, office trailer, gravel driveway, parking spaces, and storage tent and propose a new water line and 10'x10' storage shed for a hose and spigot.

Please reach out to this office directly if you have any questions or require any further information.

Sincerely,

SCOPE ENGINEERING, INC.



Rebecca A. Martin, EIT

CC: Matthew R. Martin, PE mrm@scopeengineering.com
Andrew Stockton, PE, PLS, PP arstockton@gmail.com
Harvey York, Esq
Gina Wickberg, Applicant