

PROPERTY OWNERS WITHIN 200'						
Block Lot Qual	Property Locati Additional Lot Additional Lot Class	Property Class	Owner Address City, State	Zip Code		
51.10 60	2471 3RD ST 61,62,63,64,65,66, 67-78	1	SUBURBAN AGENCY INC PO BOX 109 LAKEWOOD NJ	08701		
71.02 159.01	ABERDEEN LA	15F	RIVER POINTE HOMEOWNERS ASSOCIATION 1 RETREAT DRIVE MANCHESTER NJ	08759		
71.12 1	RETREAT DR	15F	RIVER POINTE HOMEOWNERS ASSOCIATION 1 RETREAT DRIVE MANCHESTER NJ	08759		
72.01 9	2500 RIDGEWAY BLVD	1	605 TOMS RIVER ROAD LLC 4 NORMANDY PL COLTS NECK NJ	07722		
72.01 10.01	2486 RIDGEWAY BLVD	4B	2486 RIDGEWAY LLC 2486 RIDGEWAY BLVD MANCHESTER NJ	08759		
72.01 17	2582 RIDGEWAY BLVD	1	2582 RIDGEWAY MANCHESTER LLC 585 PROSPECT ST STE 301B LAKEWOOD NJ	08701		
200 1	RAILROAD TRACKS 2:201,1	15F	CONSOLIDATED RAIL CORP 6 PENN CENTER PLAZA PHILADELPHIA PA	19103		
200 6	HWY 70	15C	NEW JERSEY TRANSIT CORP PO BOX 10009 NEWARK NJ	07101		

UTILITY CONTACTS		
Comcast 830 Route 37 West Toms River, NJ 08755	Verizon, Eng. Dept. PO Box 152206 Irving, TX 75015	GPU 400 Lincoln Street Phillipsburg, NJ 08865
Manchester Township Clerk's Office 1 Colonial Drive Manchester, NJ 08759	NJ DEP CN 401 Trenton, NJ 08625	NJ DOT Route 79 & Daniels Way Freehold, NJ 07728
NJ Natural Gas PO Box 1464 Wall, NJ 07719	Ocean County MUA PO Box P Bayville, NJ 08721	Ocean County Road Dept. 119 Hooper Avenue Toms River, NJ 08753

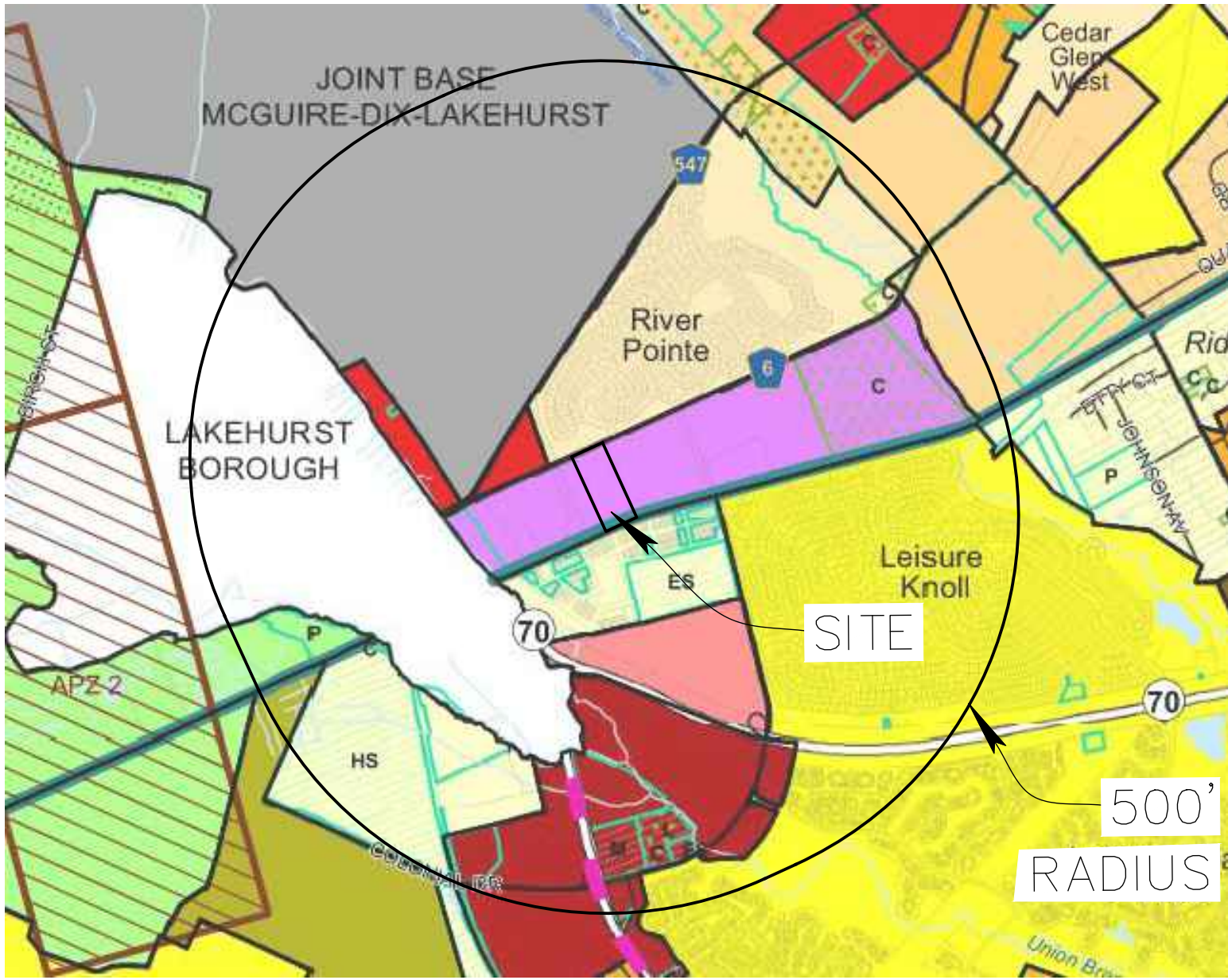
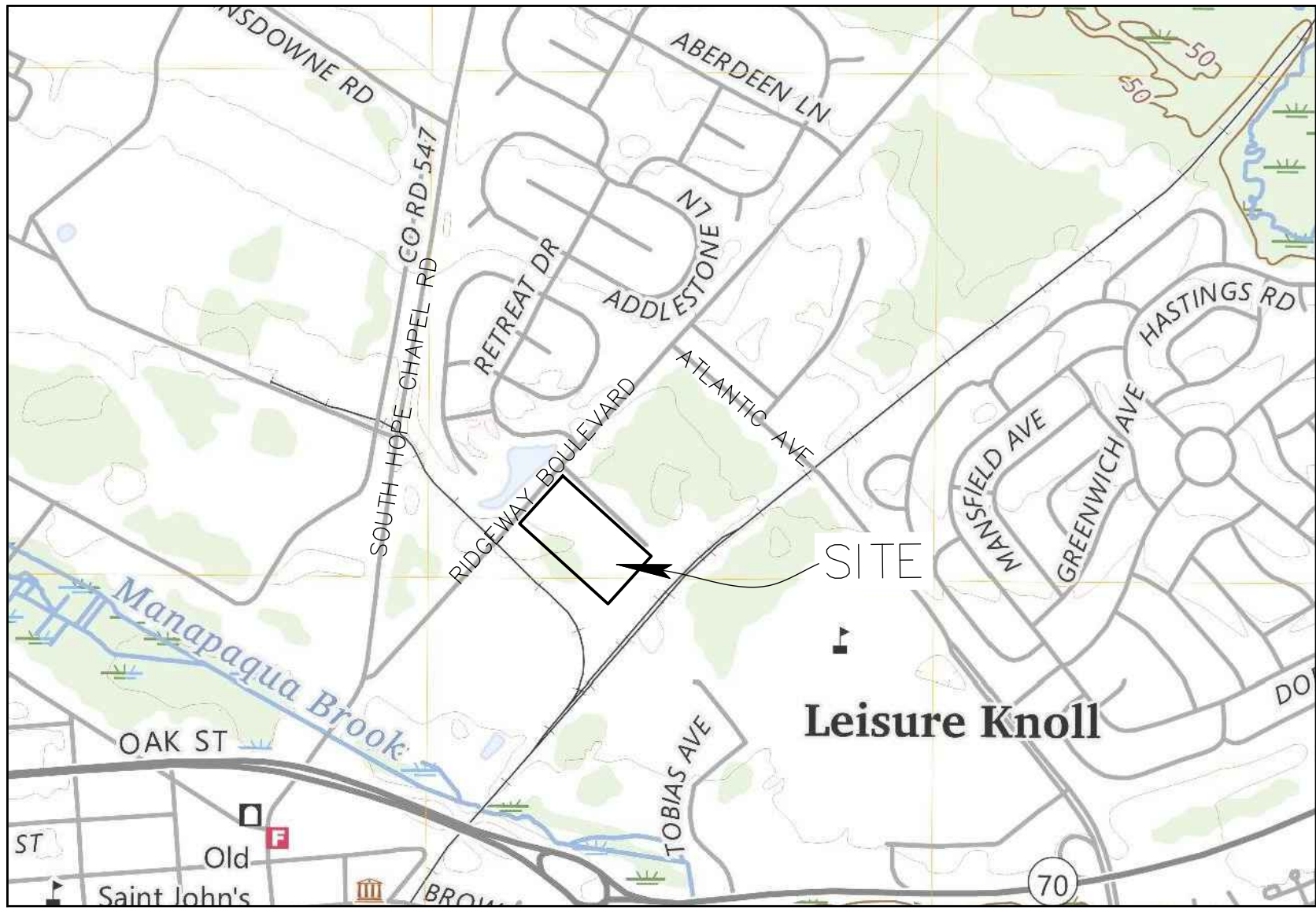
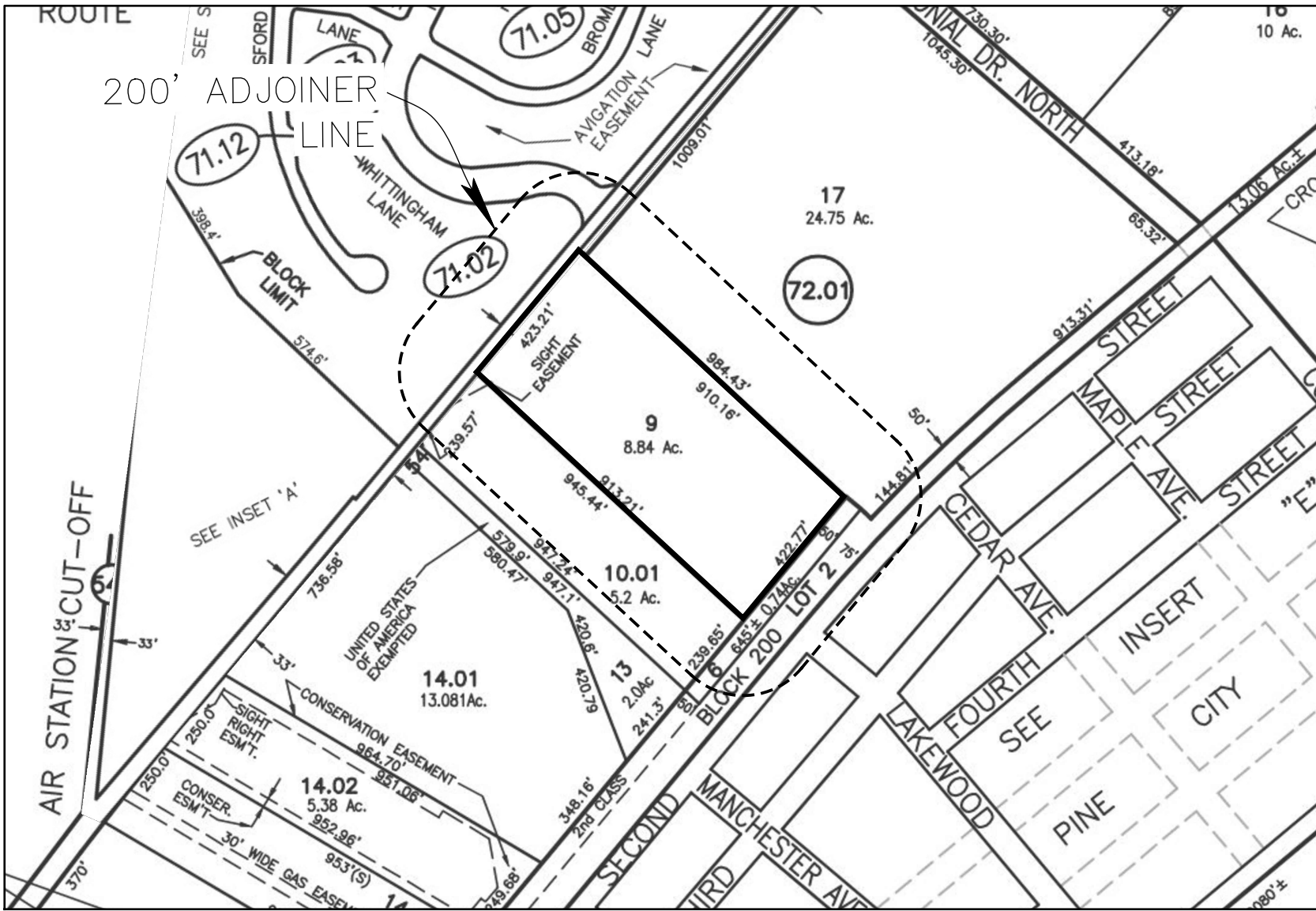
PRELIMINARY & FINAL MAJOR SITE PLAN

FOR RIVERVIEW

2500 RIDGEWAY BLVD; BLOCK 72.01, LOT 9

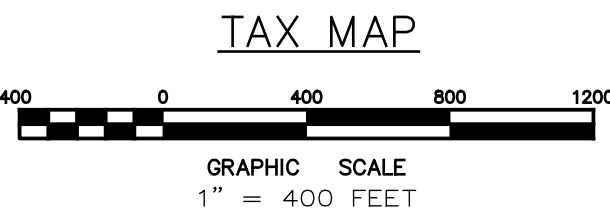
TOWNSHIP OF MANCHESTER

OCEAN COUNTY, NEW JERSEY

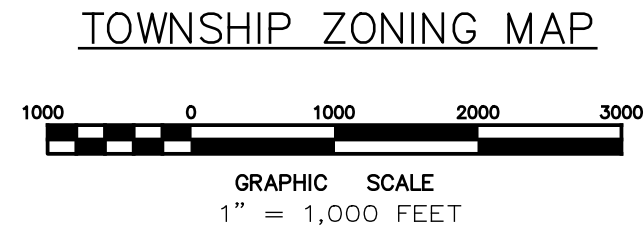
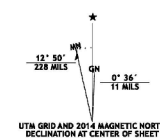
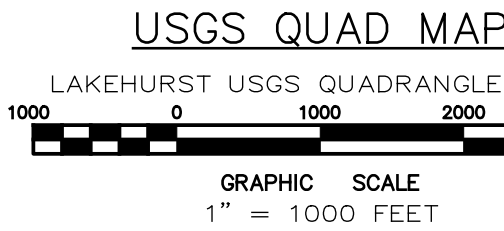
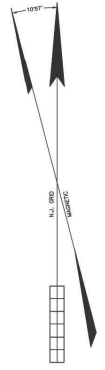


GENERAL NOTES

1. APPLICANT/OWNER
605 TOMS RIVER RD, LLC
11 CANTERBURY WAY
FARMINGDALE, NJ 07727
732-580-2050
2. PROJECT SITE BEING KNOWN AND DESIGNATED AS BLOCK 72.01, LOT 9; AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY (SHEET 5), CONTAINING 8.9 +/- Ac.
3. BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN BASED UPON MAP ENTITLED "SURVEY OF PROPERTY AND PARTIAL TOPOGRAPHY, LOT 9, BLOCK 72.01" PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 08/25/2020. VERTICAL DATUM: NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK.
4. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34029C0168F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
5. BASED ON THE ENVIRONMENTAL IMPACT STATEMENT PREPARED BY DAVEY RESOURCE GROUP DATED JANUARY 19, 2024, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON SITE.
6. THE EXISTING AND PROPOSED LAND USE OF THE SITE IS "DREDGING CONTRACTOR" (NAICS #237 - HEAVY & CIVIL ENGINEERING CONSTRUCTION) AND IS OPERATED BY WICKBERG MARINE CONTRACTING, INC. THE SITE IS CURRENTLY UTILIZED AS A STORAGE YARD FOR LARGE EQUIPMENT ASSOCIATED WITH DREDGING PROJECTS. THE APPLICANT IS PROPOSING TO RELOCATE THE EXISTING OFFICE TRAILER, CONSTRUCT A 20' WIDE GRAVEL DRIVEWAY EXTENSION, FIVE (5) GRAVEL PARKING SPACES, AND LEGALIZE AN EXISTING STORAGE TENT.
7. WICKBERG MARINE CONTRACTING, INC EMPLOYS 6 PEOPLE. A MAXIMUM OF 3 PEOPLE ARE ON SITE DURING ANY SHIFT.
8. HOURS OF OPERATION ARE MONDAY THROUGH FRIDAY 7:00 AM TO 3:30 PM.
9. TRASH IS CONTAINED WITHIN A 2-YARD DUMPSTER ON-SITE AND IS COLLECTED ONCE PER WEEK BY A PRIVATE TRASH COLLECTOR.
10. THERE ARE NO ON-SITE DELIVERIES. THE OWNER / APPLICANT HAS ANY DELIVERIES ASSOCIATED WITH THE BUSINESS TO THERE PERSONAL ADDRESS.
11. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
12. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
13. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
14. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
16. PLAN NOT VALID UNLESS ENGINEER'S SEAL IS AFFIXED.



LEGEND	
BOUNDARY LINE	---
ADJOINER LINE	---
LOT LINE	---
LOT NUMBER	1.01
BLOCK LIMIT	---
BLOCK NUMBER	36



LIST OF REQUIRED OUTSIDE AGENCY APPROVALS

1. OCEAN COUNTY PLANNING BOARD
2. OCEAN COUNTY SOIL CONSERVATION DISTRICT
3. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORMWATER CONSTRUCTION GENERAL PERMIT (5G3) - RFA
4. STATE OF NEW JERSEY PINELANDS COMMISSION
5. MANCHESTER TOWNSHIP WATER DEPARTMENT
6. ANY OTHERS THAT MAY BE NECESSARY AND HAVE NOT BEEN IDENTIFIED HEREIN.

APPROVED AS AN AMENDED PRELIMINARY & FINAL PLAT OF A MAJOR SITE PLAN BY THE MANCHESTER TOWNSHIP PLANNING BOARD ON:

Planning Board Chairperson Date

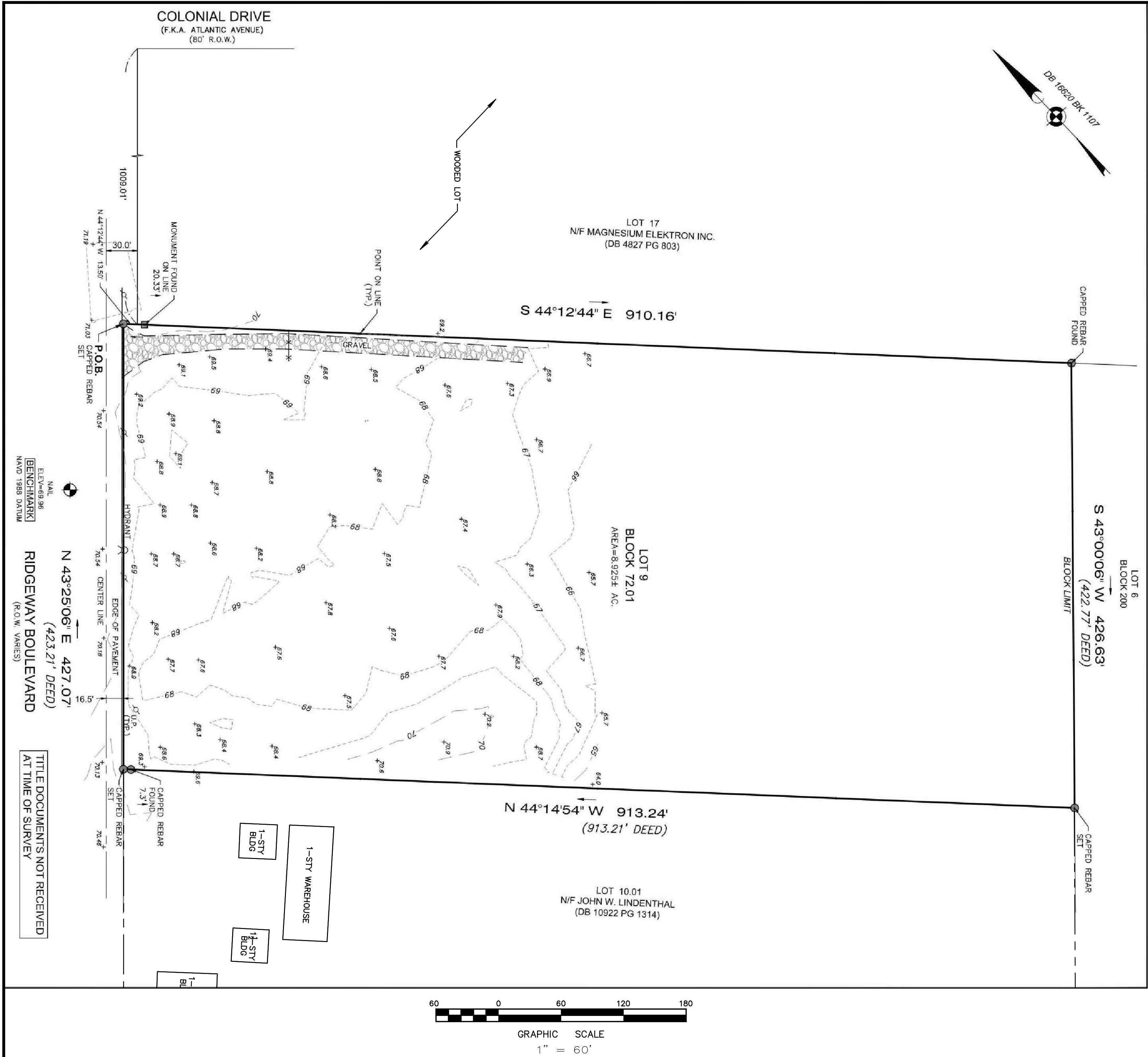
Planning Board Secretary Date

Planning Board Engineer Date

SHEET INDEX		
SHEET NO.	TITLE	DATE
SHEET 1	TITLE PAGE	6/29/26
SHEET 2	EXISTING CONDITIONS	6/29/26
SHEET 3	SITE PLAN	6/29/26
SHEET 4	CONSTRUCTION DETAILS	6/29/26

Scope Engineering inc.
Consulting Engineers
CERTIFICATE No. 24GA28103200
P.O. BOX 58
COLLINGSWOOD, NJ 08108
PHONE: 609-971-0700
FAX: 609-971-0772

PRELIMINARY AND FINAL SITE PLAN FOR:			
2500 RIDGEWAY BOULEVARD			
BLOCK 72.01, LOT 9			
MANCHESTER TOWNSHIP (TAX MAP SHEET No. 5) OCEAN COUNTY, NEW JERSEY			
No.	DATE	REVISION	BY / CHK
TITLE SHEET			SCALE: AS SHOWN DATE: 06/29/2026 DRAWN BY: R.A.M. CHECKED BY: M.R.M. SHEET NO. 1 OF 4 PROJECT NUMBER 1046-01
 MATTHEW R. MARTIN, P.E. PROFESSIONAL ENGINEER N.J. Lic No. 04416500			6/29/26 DATE



GENERAL NOTES

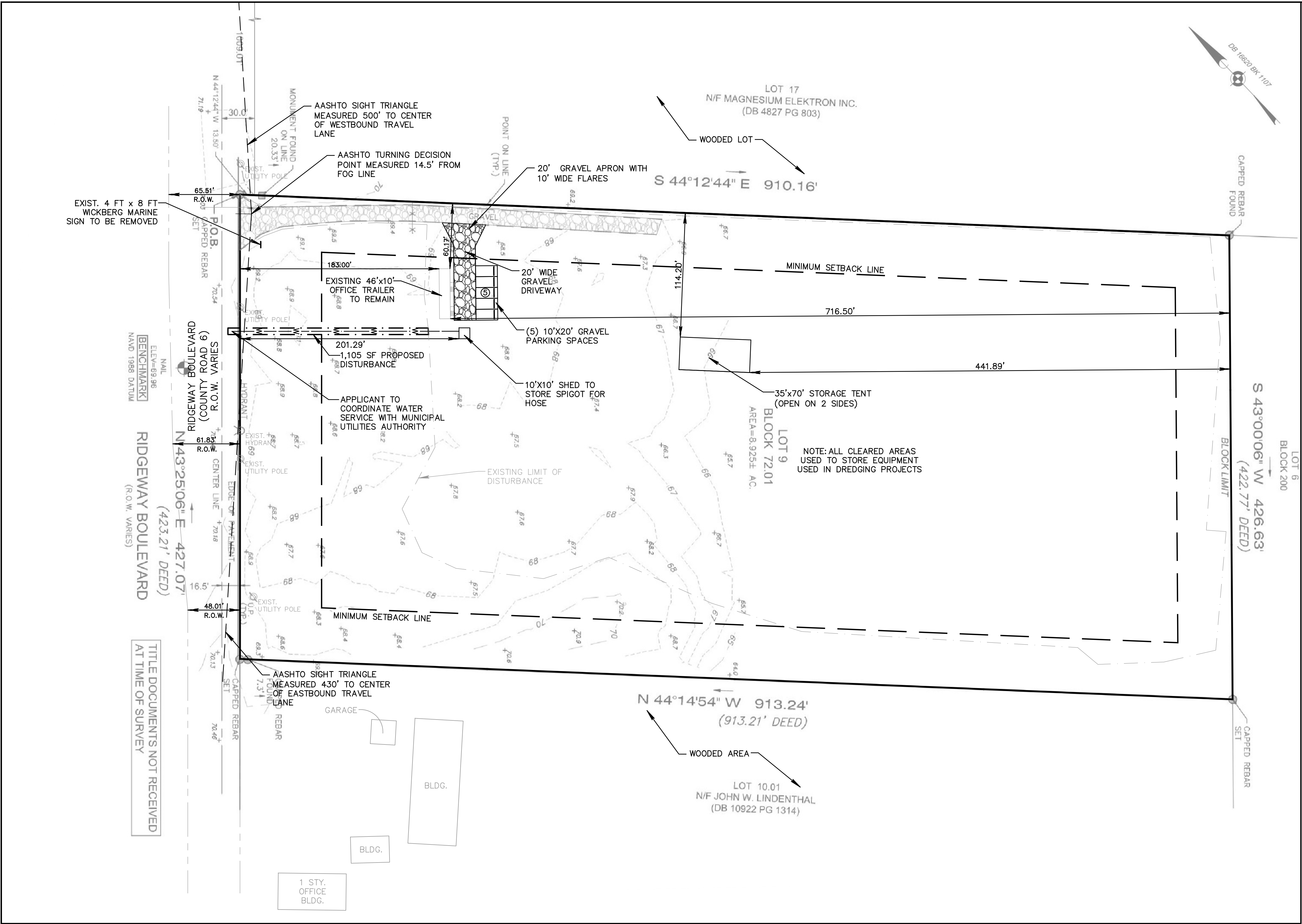
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4. PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34029C0168F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
5. BASED ON NJGEOWEB REVIEW, NO WETLANDS OR WETLAND TRANSITION AREAS EXIST ON SITE.



ADJACENT STRUCTURES
1" = 600 FEET

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PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:			
2500 RIDGEWAY BOULEVARD BLOCK 72.01, LOT 9 MANCHESTER TOWNSHIP (TAX MAP SHEET No. 5) OCEAN COUNTY, NEW JERSEY			
No.	DATE	REVISION	BY
			CHK
EXISTING CONDITIONS			SCALE: AS SHOWN DATE: 06/29/2026 DRAWN BY: R.A.M. CHECKED BY: M.R.M. SHEET NO. 2 OF 4 PROJECT NUMBER 1046-01
MATTHEW R. MARTIN, P.E. PROFESSIONAL ENGINEER N.J. Lic No. 04416500			6/29/26 DATE



ZONING SCHEDULE – POR–LI PINELANDS OFFICE, REASEARCH AND LIGHT INDUSTRIAL ZONE

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	COMPLY
PERMITTED PRINIPAL USE	DREDGING CONTRACTOR	DREDGING CONTRACTOR	DREDGING CONTRACTOR	YES
MIN LOT AREA	3 ACRES	8.9 +/- ACRES	8.9 +/- ACRES	YES
MIN LOT FRONTAGE	200 LF	427.07 LF	427.07 LF	YES
MIN LOT WIDTH	200 LF	427.02 LF	427.02 LF	YES
MIN IMPROVABLE LOT AREA	40,000 SF	263,819 SF	263,819 SF	YES
PRINCIPAL STRUCTURE (OFFICE TRAILER)				
MIN FRONT YARD SETBACK	75 LF	N/A	183.00 LF	YES
MIN REAR YARD SETBACK	50 LF	N/A	716.50 LF	YES
MIN SIDE YARD SETBACK (EACH)	40 LF	N/A	60.17 LF	YES
ACCESSORY STRUCTURE (STORAGE TENT & SHED)				
MIN REAR YARD SETBACK	10 LF	N/A	441.89 LF	YES
MIN SIDE YARD SETBACK	15 LF	N/A	114.20 LF	YES
MAX SITE IMPROVEMENT RATIO	0.2	N/A	0.011	YES
MAX BUILDING COVERAGE	20 %	N/A	0.78 %	YES
MAX LOT COVERAGE	65 %	68.5 %	68.5 %	NO (E)
MAX PRINC. BLDG. HEIGHT	35 LF	N/A	<35 LF	YES
MAX ACCESS. BLDG. HEIGHT	12 LF	N/A	<12 LF	YES

(E) – PRE-EXISTING NONCONFORMITY
(V) – VARIANCE REQUIRED

SITE IMPROVEMENT RATIO CALCULATION
USABLE BUILDING AREA = 3,010 SF
IMPROVABLE LOT AREA = 263,819 SF
SITE IMPROVEMENT RATIO = 3,010 / 263,819 = 0.011

PARKING CALCULATIONS

PER MANCHESTER TWP ORD. CHAOTER 245–28B. THE REQUIRED NUMBER OF PARKING SPACES FOR INDUSTRIAL USE IS 1.5 SPC / 1 EMPLOYEE ON MAX SHIFT.

1.5 SPC X 3 EMPLOYEES = 4.5 = 5 SPC REQUIRED

LOT COVERAGE CALCULATIONS

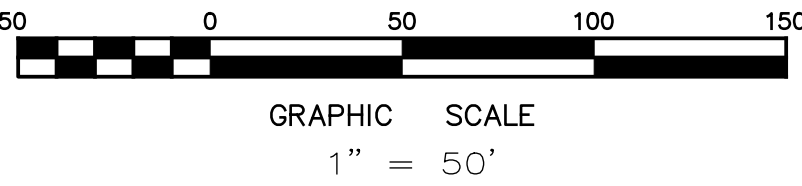
TOTAL LOT AREA = 387,684 SF = 8.925 Ac. +/- (388,773 SF)

LOT COVERAGE:
TOTAL EXISTING LOT COVERAGE (ALL CLEARED AREAS) = 6.14 Ac. +/- (267,860 SF) = 68.9%
PROPOSED CHANGE IN IMPERVIOUS COVERAGE: 0 SF = 0 Ac.

AREA OF DISTURBANCE:
EXISTING AREA OF DISTURBANCE = 267,680 SF = 6.14 Ac.
PROPOSED INCREASE IN AREA OF DISTURBANCE = 1,105 SF = 0.025 Ac.
TOTAL AREA OF DISTURBANCE = 268,785 SF = 6.17 Ac.

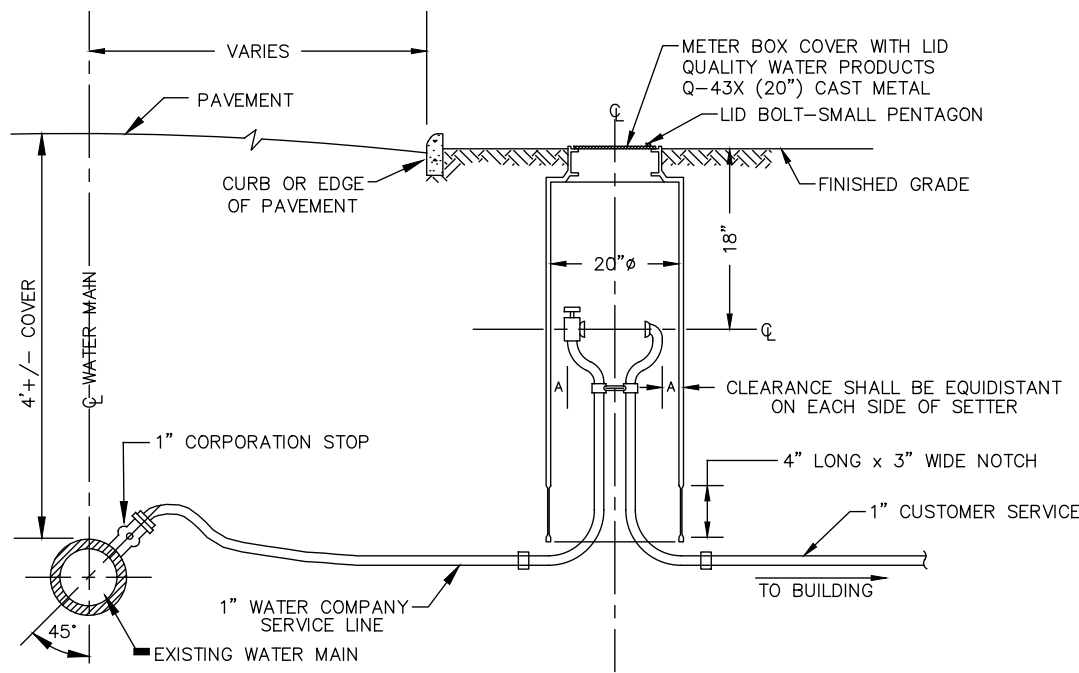
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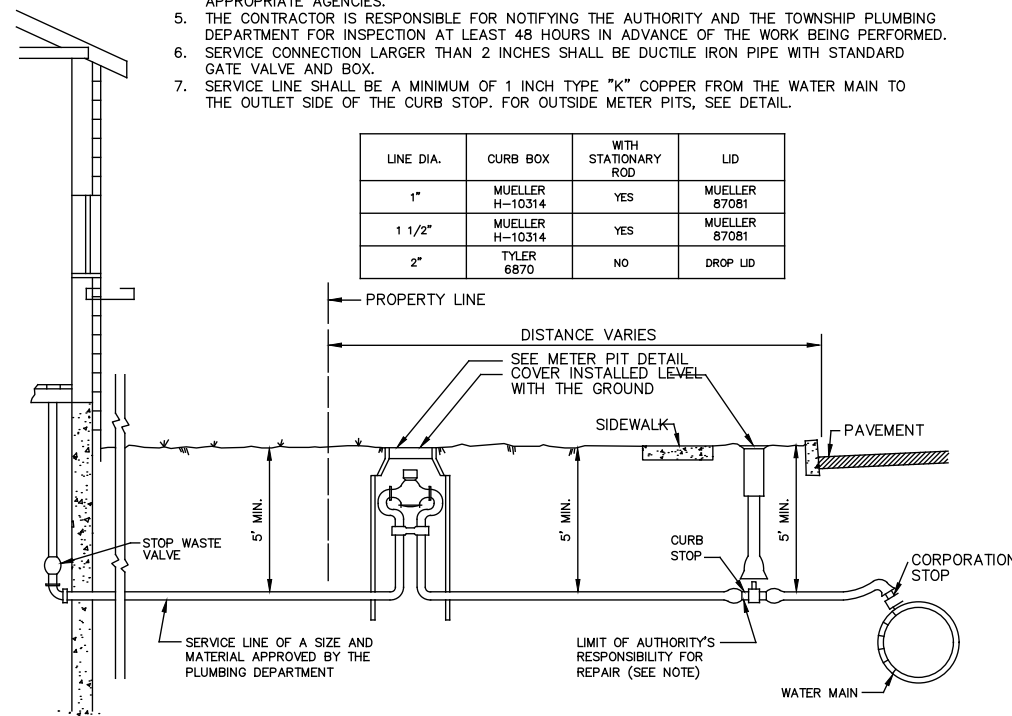
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No.	DATE	REVISION	BY CHK
SITE PLAN		SCALE: 1" = 50' DATE: 06/29/2026 DRAWN BY: R.A.M. CHECKED BY: M.R.M. SHEET NO. 3 OF 4 PROJECT NUMBER 1046–01	
 MATTHEW R. MARTIN, P.E. PROFESSIONAL ENGINEER N.J. Lic No. 04416500		DATE: 6/29/26	



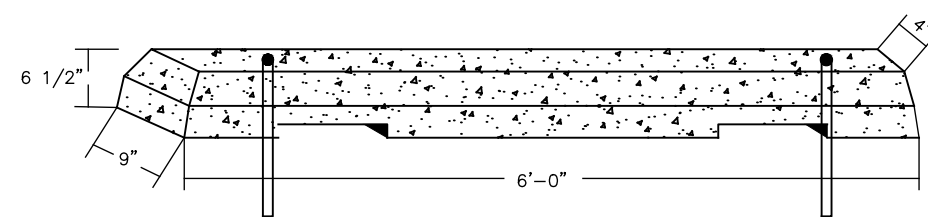
WATER SERVICE METER PIT DETAIL
N.T.S.

1. CURB BOX SHALL NOT BE LOCATED IN THE SIDEWALK, ROADWAY OR CURB. IN GENERAL, THE CURB BOX SHOULD BE LOCATED BETWEEN THE CURB AND SIDEWALK.
2. PLACEMENT OF METER BOX CAN VARY FROM A MAXIMUM OF 5 FEET OUTSIDE THE PROPERTY LINE TO A MAXIMUM OF 5 FEET INSIDE THE PROPERTY LINE. PLACEMENT OUTSIDE OF THE PROPERTY LINE IS PREFERRED.
3. THE AUTHORITY'S RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE WATER MAIN, CORPORATION STOP, SERVICE LINE TO AND INCLUDING THE CURB STOP. THE MAINTENANCE OF THE CONNECTION OF THE SERVICE TIE TO THE CURB STOP TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND NOTIFICATION OF ALL APPROPRIATE AGENCIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE AUTHORITY AND THE TOWNSHIP PLUMBING DEPARTMENT FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF THE WORK BEING PERFORMED.
6. SERVICE CONNECTION LARGER THAN 2 INCHES SHALL BE DUCTILE IRON PIPE WITH STANDARD GATE VALVE AND BOX.
7. SERVICE LINE SHALL BE A MINIMUM OF 1 INCH TYPE "K" COPPER FROM THE WATER MAIN TO THE OUTLET SIDE OF THE CURB STOP FOR OUTSIDE METER PITS. SEE DETAIL.

LINE DIA.	CURB BOX	STATIONARY BOX	LID
1"	MULLER H-12314	YES	MULLER 87061
1 1/2"	MULLER H-12314	YES	MULLER 87061
2"	TYLER 6870	NO	DROP LID

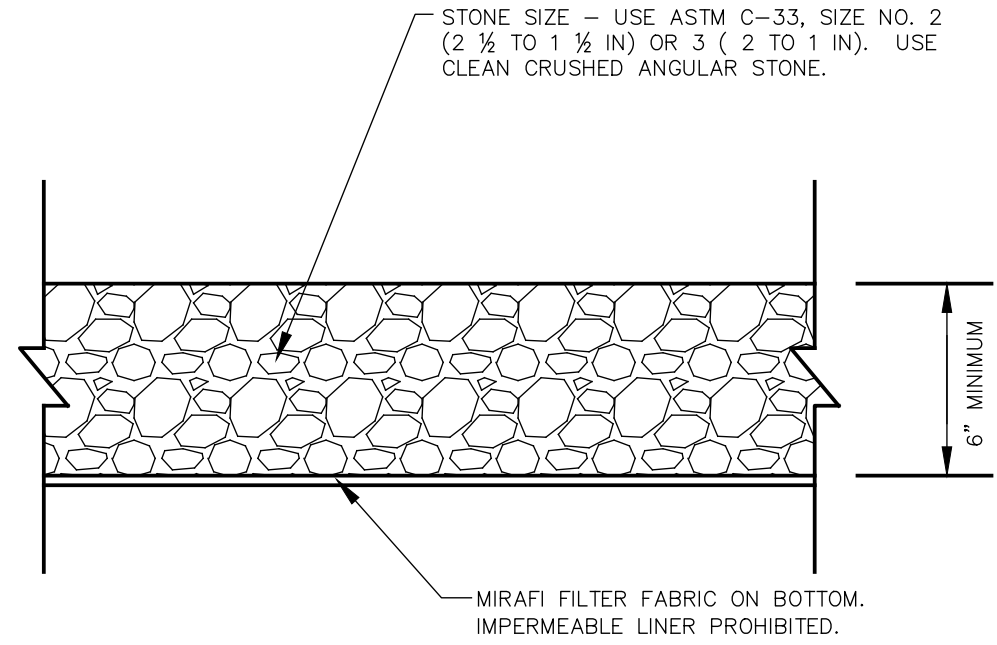


WATER LATERAL SERVICE CONNECTION
N.T.S.



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

- NOTES:
1. WHEEL STOP TO BE COMPRISED OF DURABLE 500 PSI AIR-ENTRAINED CONCRETE.
 2. WHEEL STOP TO ALSO BE REINFORCED WITH TWO #4 REBARS.



GRAVEL DRIVE/PARKING DETAIL
NOT TO SCALE

PRELIMINARY AND FINAL SITE PLAN FOR:

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BLOCK 72.01, LOT 9
MANCHESTER TOWNSHIP
(TAX MAP SHEET No. 5)
OCEAN COUNTY, NEW JERSEY

No. DATE REVISION BY CHK

CONSTRUCTION DETAILS

SCALE: 1" = 50'

DATE: 06/29/2026

DRAWN BY: R.A.M.

CHECKED BY: M.R.M.

SHEET NO. 4 OF 4

PROJECT NUMBER

1046-01

Scope Engineering inc.

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CERTIFICATE No. 24GA28103200

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COLLINGSWOOD, NJ 08108

PHONE: 609-971-0700

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Matthew R. Martin

6/29/26

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