



August 4, 2026

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

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

Dear Ms. Kisty:

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

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Checks:
 - a) Preliminary & Final Application Fee Check #694 - \$4,250.00
 - b) Preliminary & Final Escrow Fee Check #699 - \$12,633.38
2. Cover Letter for Submittals to Manchester Township Planning Board, prepared by Prime, Tuvel & Miceli, signed by Danielle Novak Kinback, Esq., dated 06/04/26;
3. Land Use Development Application Checklist and Documents Required to be Submitted, 245 Attachment 3, Appendix 3, unsigned, undated;
4. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, signed by Applicant, dated 06/04/26;
5. Corporate Ownership Disclosure Statement, unsigned, undated;
6. List of Variances and Outside Agency Approvals, unsigned, undated;
7. Electric Service Availability Letter, prepared by JCP&L, signed by Patrick J. Carfano, Supervisor, dated 05/01/26;
8. Gas Service Availability Letter, prepared by NJ Natural Gas, signed by Danielle Simone, Sales Department, dated 05/06/26;
9. Water and Sewer Availability Letter, prepared by Remington & Vernick Engineers, signed by Alan B. Dittenhofer, P.E., P.P., C.M.E., dated 05/07/26;
10. Copies of Aerial and GeoWeb Mapping of Property, undated;
11. Tax Records Summary of Property, signed by Andrea Gaskill, Tax Collector, dated 04/16/26;
12. List of Properties Owner within 200 Feet, signed by Martin W. Lynch, Tax Assessor, dated 04/21/26;
13. Copies of Easements and Deed Restrictions for Subject Property, unsigned, undated;
14. **Traffic Impact Report** entitled, "Traffic Impact Analysis for McDonald's USA, LLC, Proposed Fast-Food Restaurant with Drive-Thru, Block 86, Lot 2.01, 88 Lacey Road (CR 530), Manchester Township, Ocean County, New Jersey," consisting of (145) sheets, prepared by TPD, Inc., signed by Paul B. Going, P.E., and David W. Fahim, P.E., dated 05/15/26;

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

15. **Stormwater Management Operations & Maintenance Manual** entitled, "Stormwater Management Facilities Operations & Maintenance Manual prepared for McDonald's USA, LLC, Block 86 Lot 2.01, 86 Lacey Road, Manchester Township, Ocean County, New Jersey," consisting of (12) sheets, prepared by Bohler, LLC, signed by Brad A. Bohler, P.E., dated 05/26;
16. **Stormwater Management Report** entitled, "Stormwater Management Report prepared for McDonald's USA, LLC, Block 86 Lot 2.01, 86 Lacey Road, Manchester Township, Ocean County, New Jersey," consisting of (282) sheets, prepared by Bohler, LLC, signed by Brad A. Bohler, P.E., dated 05/26;
17. **Architectural Plans** entitled, "2025 Optimized Building – BB20 4590 – Wood/Wood, prepared for: McDonald's USA, LLC," consisting of (3) sheets, prepared by Colwell Group, signed by Dennis Colwell, dated 03/26/26;
18. **Survey** entitled, "ALTA/NSPS Land Title Survey, McDonald's, Block 86, Lot 2.01, 86 Lacey Road, Township of Manchester, Ocean County, New Jersey," consisting of (1) sheet, prepared by Dynamic Survey, LLC, signed by Craig Black, P.L.S., dated 10/27/25;
19. **Site Plan** entitled, "Preliminary & Final Major Site Plan for Proposed Fast-Food Restaurant with Drive-Thru, 86 Lacey Road (County Road 530), Ocean County, Manchester Township, New Jersey," consisting of (29) sheets, prepared by Bohler, LLC, unsigned, dated 05/13/26;

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. #B.1 – Name, telephone number and address of owner and applicant.

Applicant has provided the name and address of the owner/applicant but has not provided a telephone number. Our office takes no exception to a waiver being granted for this submission item.

2. #B.19 – Size and location of all existing structures within 200 feet of the site boundaries.

Applicant has not provided and has not requested a waiver. Our office takes no exception to a waiver being granted for this submission item.

3. #B.24 – Location of natural slopes 15% or greater, streams, floodplains, wetlands, and other environmentally sensitive area on or within 200 feet of the project site.

Applicant has not provided and has requested a waiver. Topography is shown for the subject property and does not extend beyond the limits of the property. Our office takes no exception to a waiver being granted for this submission item.

4. #B.47 – Copy of plat and plans on a CD in a dxf. file format.

Applicant has not provided and has requested a temporary waiver, to be provided as a condition of approval. Our office takes no exception to a temporary waiver being granted for this submission item.

5. #B.48 – Two copies of the final map as filed with Ocean County Clerk shall be filed with the Township Tax Assessor and Engineer.

Applicant has not provided and has requested a temporary waiver, to be provided as a condition of approval. Our office takes no exception to a temporary waiver being granted for this submission item.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

6. #D.3 – Freshwater wetlands letter of interpretation for the project area.

Applicant has not provided and has requested a temporary waiver, to be provided as a condition of approval. Our office takes no exception to a waiver being granted for this submission item.

7. #D.8 – Statement of Environmental Impact and Assessment.

Applicant has not provided and has requested a temporary waiver, to be provided as a condition of approval. Our office takes no exception to a waiver being granted for this submission item.

Based upon our review, we recommend that this application be deemed **COMPLETE**.

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.

B. SUMMARY

The subject property is located at 86 Lacey Road (County Road 530) and is identified as Block 86, Lot 2.01 within the B-1 "Business" Zone. The tract contains approximately 4.216 acres (183,650 square feet) and is currently developed with two vacant commercial buildings consisting of a former bank and a former pharmacy. The site also contains parking areas, drive aisles, sidewalks, curbing, and landscaping associated with each respective structure. Although the buildings are currently vacant, the property appears to be generally well maintained, with the existing pavement and landscaping remaining in adequate condition. For the purposes of this application and this review, the focus is limited to the former bank building and the surrounding area proposed for redevelopment.

The Applicant is seeking **Preliminary and Final Major Site Plan Approval to construct a new McDonald's fast-food restaurant with a drive-thru**. The proposed development includes demolition of the existing former bank building and construction of the new restaurant in its place, while the existing former pharmacy building is proposed to remain. The application also includes associated site improvements, including parking, internal circulation, loading, landscaping, lighting, utilities, stormwater management facilities, and other related improvements necessary to support the proposed development.



Figure 1: Google Maps Aerial of Subject Property

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

C. PLANNING & ZONING

1. The subject property is located entirely within the B-1 (Business) Zone. The subject property is surrounded by various different zones, including WTRC (Whiting Town Retirement Community) Zone to the south, O-P (Office Professional) Zone to the east, WTB-1 (Whiting Town Business) Zone to the east, and R-40 (Residential) Zone to the north.
2. **B-1 "Business" Zone (Ordinance Chapter #245 Attachment 6:6)**
 - a. We note that the proposed use of a fast-food restaurant with a drive-thru is permitted within this zone.

B-1 Zoning Schedule (Schedule A)		
	REQUIRED	PROPOSED
LOT REQUIREMENTS		
Minimum Lot Area	<i>1 acre</i>	<i>4,216 acres</i>
Minimum Lot Frontage	<i>150 ft.</i>	<i>460 ft.</i>
Minimum Lot Width	<i>150 ft.</i>	<i>458.4 ft.</i>
Minimum Improvable Lot Area	<i>20,000 s.f.</i>	<i>161,896 s.f.</i>
PRINCIPAL BUILDING REQUIREMENTS		
Front Setback	<i>50 ft.</i>	<i>97.7 ft.</i>
Rear Setback	<i>25 ft.</i>	<i>307.9 ft.</i>
Side Setback	<i>20 ft.</i>	<i>108.9 ft.</i>
Maximum Building Height	<i>40 ft.</i>	<i>18.79 ft.</i>
ACCESSORY BUILDING REQUIREMENTS		
Rear Setback	<i>25 ft.</i>	<i>299.4 ft.</i>
Side Setback	<i>25 ft.</i>	<i>48.6 ft.</i>
LOT COVERAGE REQUIREMENTS		
Maximum Site Improvement Ratio	<i>0.20</i>	<i>0.10</i>
Maximum Building Coverage	<i>20%</i>	<i>9.2%</i>
Maximum Lot Coverage	<i>65%</i>	<i>44.2%</i>
<i>N/A</i> – Not Applicable <i>(e)</i> – Existing Nonconformity <i>(V)</i> – Variance Required		

RELIEF REQUIRED

Variance(s) Requested

1. **Maximum Required Wall Signs** - where (1) wall sign is permitted, the Applicant is proposing (3). (Per Ordinance Ch. #245-27.E(15)(b)).

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

2. **Maximum Required Drive-Thru Signs** - where the maximum number of drive-thru signs is not specified, the Applicant is proposing (10). (Per Ordinance Ch. #245-27).
3. **Maximum Required Drive-Thru Sign Area** - where the maximum drive-thru sign area is not specified, the Applicant is proposing a total of 88.29 SF. (Per Ordinance Ch. #245-27).
4. **Maximum Required Blade Signs** - where the maximum number of blade signs is not specified, the Applicant is proposing (2). (Per Ordinance Ch. #245-27).
5. **Maximum Required Blade Sign Area** - where the maximum blade sign area is not specified, the Applicant is proposing a total of 5.44 SF. (Per Ordinance Ch. #245-27).
6. **Maximum Required Ground Signs** - where (1) ground sign is permitted, the Applicant is proposing (2). (Per Ordinance Ch. #245-27.E(15)(a)).
7. **Minimum Required Parking Spaces** - where (83) parking spaces are required, the Applicant is proposing (73) parking spaces. (Per Ordinance Ch. #245-28).
8. **Minimum Required Parking Area Shading** - where sufficient trees are required to provide shade over 30% of the parking area, the Applicant is proposing shade over approximately 495 SF (4.2%) of the 11,648 SF parking area, where 3,494.4 SF (30%) is required. (Per Ordinance Ch. #245-82.F(2)(K)).

This offers defers to the Board Planner for a formal review of potential additional variances.

Waiver(s) Required

1. **Streetlight Spacing** - where streetlights are required to be spaced at approximately four (4) times the height of the standard, the Applicant is proposing a spacing of 111 feet. A waiver is required. (Per Ordinance Ch. #245-86).
2. **Streetlight Maximum Height** - where the maximum height of a streetlight standard shall not exceed the building height or 25 feet, whichever is less, the Applicant is proposing a maximum streetlight height of 21 feet. A waiver is required. (Per Ordinance Ch. #245-86).

This offers defers to the Board Planner for a formal review of potential variances.

D. ENGINEERING COMMENTS

1. The Applicant shall provide testimony on the accuracy and completeness of the survey provided.
 - a) We note that a survey has been provided under this application dated 10/27/25.
2. The Applicant shall provide testimony on all previous approvals for the subject lot.
3. The Applicant shall provide testimony on any active and/or anticipated approvals from outside agencies.
4. The Applicant shall provide testimony on the presence and/or absence of environmental constraints.
5. The Applicant shall provide testimony on all existing or proposed easements, deed restrictions and/or land covenants.
6. The Applicant proposes a solid waste disposal area on the southwest side of the rear parking area. Based on the plans submitted, the enclosure appears to be adequately screened and secured. Applicant to provide testimony regarding the proposed solid waste storage area, including anticipated screening materials, enclosure details, and refuse collection operations.
7. We defer all fire-related matters to the Township Fire Official.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

8. Grading and Drainage:

- a) The existing grades on the site are generally maintained as part of the proposed redevelopment. The grading plan indicates a high point located near the north (front) of the property, with stormwater runoff directed to the south and west toward the proposed and existing inlet system.
- b) The Applicant shall provide testimony confirming that the proposed grading plan will not adversely impact adjacent properties through changes in drainage patterns or increased stormwater runoff.

9. We note the following Township Ordinances are applicable, and the Applicant shall provide testimony on compliance with each of the following:

a) **Ch. #245-25 – General Regulations:**

A. Eating places and eating places (with liquor license). The following requirements shall apply to eating places and eating places (with liquor license). Eating places and eating places (with liquor license) may be freestanding facilities or facilities within shopping plazas, shopping centers and neighborhood shopping centers as follows:

- 1) Eating places shall be limited to the following facilities: cafes, cafeterias, coffee shops, diners, grills, luncheonettes, pizza parlors, pizzerias, restaurants, sandwich shops, cocktail lounges, and taverns.*

The Applicant complies.

- 2) Drive-up windows shall be permitted for freestanding eating places and eating places located at the end of attached commercial structures, such as shopping plazas, shopping centers, and neighborhood shopping centers. These eating places shall have vehicle access on at least three sides inclusive of the front entrance and rear loading.*

The Applicant complies.

b) **Ch. #245-27 – Sign Regulations:**

B. Business (B-1) Zones.

- 1) Those signs permitted in the Rural Agricultural Zone (RA) for those uses permitted in both zones.*

The Applicant complies.

- 2) Signs identifying a permitted business use are subject to the limitations of Subsection E, General sign regulations, and to the following:*

- a. A wall sign shall not exceed 40% of its signable area or 60 square feet, whichever is less.*

The Applicant complies.

- b. A ground sign shall not exceed 60 square feet in area.*

The Applicant complies.

- c. Directional signs may be permitted on the premises; however, no such sign shall exceed six square feet.*

The Applicant complies.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

E. General sign regulations.

- 1) *No sign with a lighting or control mechanism which may cause radio or television interference shall be permitted nor shall any sign cause any glare off the premises.*

The Applicant shall provide testimony.

- 2) *Signs may be illuminated; however, the actual source of illumination shall be shielded from public view, except for neon signs. However, flashing, blinking or intermittent variations in the illumination of a sign shall not be permitted.*

The Applicant complies.

- 3) *No sign shall overhang a public right-of-way or passageway used by the public, nor extend more than 24 inches from the face of any building.*

The Applicant complies.

- 12) *Exempt signs. The following signs shall be exempt from the requirement of obtaining a sign construction permit:*

- c. Flags and emblems of a government or of a political, civic, philanthropic, educational or religious organization.*

The Applicant complies.

- 15) *Number of signs. The number of signs, other than exempt signs, shall be limited as follows:*

- a. One ground sign, as defined, is permitted per site on sites of 50 acres or less; two ground signs are permitted on sites of 50.1 to 200 acres; three ground signs are permitted on sites of 200.1 to 300 acres; and four ground signs are permitted on sites greater than 300 acres, subject to the following limitations: The principal building on the site is set back at least 50 feet from the street line.*

The Applicant DOES NOT comply. Two freestanding (ground) signs are proposed on a site less than 50 acres in size. The Applicant has identified this as requiring variance relief.

- i. The principal building on the site is set back at least 50 feet from the street line.*

The Applicant complies.

- ii. A ground sign exceeding 60 square feet in area shall only be located on a site having a frontage of 500 feet or more on a highway having four or more moving lanes.*

The Applicant complies.

- iii. A ground sign of more than six square feet shall only be located on a frontage of 100 feet or more.*

The Applicant complies.

Re: Applicant: McDonald's USA, LLC
 Application: Preliminary and Final Major Site Plan Approval
 Zone: B-1 "Business" Zone
 Block/Lots: 86/ 2.01
 Site Address: 86 Lacey Road
 Manchester Township, Ocean County, New Jersey
 Completeness & Technical Review Letter #1
 Morgan Engineering, LLC - Project No MTPB26-16

- iv. *A ground sign of more than six square feet shall not be located any closer than 100 feet to any other ground sign which is more than six square feet in area.*

One (1) new ground sign is proposed in addition to the existing ground sign to remain. Applicant to confirm if any changes are proposed to the existing ground sign as part of this application.

- v. *Ground signs shall not be located nearer than 15 feet to any property line nor within 50 feet of an intersection.*

The Applicant complies.

- vi. *A ground sign more than 60 square feet in area shall not exceed 22 feet in height. A ground sign of 60 square feet or less shall not exceed 18 feet in height.*

The Applicant complies.

- b. *One wall sign, as defined, is permitted per site or per business establishment, subject to the following limitations:*

The Applicant DOES NOT comply. Three wall signs are proposed for the restaurant where one wall sign is permitted. The Applicant has identified this as requiring variance relief.

- i. *Wall signs shall only be located within the signable area of the building, as defined. Applications for wall signs shall identify the signable area.*

The Applicant complies.

- ii. *In a multi-tenanted building, each business establishment which occupies the space at ground level and fronts upon and has its own exterior public entrance from a street or off-street parking area may have one wall sign in the tenant's signable area.*

Not applicable.

- iii. *Where a building is so situated that it fronts upon two or more public roads, one wall sign may be affixed to each wall, provided the additional walls do not front a residential district.*

Not applicable.

c) **Ch. #245-28 – Parking, loading and vehicular access:**

- B. *Number of spaces. Off-street parking spaces shall be provided as set forth in the Off-Street Parking Requirements Chart.*

Off-Street Parking Requirements

Use

Freestanding eating places

Spaces

1 for every 4 customer seats, 1 for every employee and 1 for every linear foot of bar

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

*Retail and service stores, business 1 per 200 S.F. of floor area professional
offices, except as otherwise specified*

The Applicant DOES NOT comply. A total of (83) parking spaces are required and The Applicant is proposing (73) spaces. The Applicant has identified this as requiring variance relief.

C. Size of parking space.

- 2) Nonresidential uses. Each parking space shall not be less than 10 feet in width and 20 feet in length.*

The Applicant complies.

D. Parking areas. Parking, loading and access areas shall be located as follows:

- 1) Off-street parking spaces to be provided as specified above shall be provided with necessary parking aisles and driveways. All such spaces shall be deemed to be required spaces on the lot on which the principal use is situated and shall not thereafter be encroached upon or reduced in any manner. Such parking areas shall be surfaced in accordance with § 245-81N, clearly marked for car spaces, and shall be adequately curbed and drained in accordance with § 245-81O.*

The Applicant complies.

- 2) Except as otherwise provided by the zoning district, parking facilities may be located in any yard space, but shall not be closer than 20 feet from any street right-of-way line or any easement dedicated for roadway purposes and shall not be closer to a rear property line than 10 feet or a distance equal to 1/2 of the required rear yard depth, whichever is greater, and shall not be closer to a side property line than 10 feet or 1/4 of the minimum side yard, whichever is greater, except as further restricted in the provisions below.*

The Applicant complies.

- 3) No parking areas in any business zone may be located within 25 feet of a residential zone boundary. This provision shall not be construed to permit an infringement on any required buffer area.*

The Applicant complies.

E. Loading areas.

- 1) For every building, structure or group of buildings or structures constituting a coordinated development having over 10,000 square feet of gross floor area erected and occupied for any use other than residential, there shall be provided at least one truck standing, loading and unloading space on the premises not less than 12 feet in width, 35 feet in length and a minimum vertical clearance of 14 feet. Buildings or groups of building that contain in excess of 15,000 square feet of gross floor area shall be required to provide additional off-street loading spaces as determined by the municipal agency during site plan review.*

The Applicant complies. The pharmacy structure is greater than 10,000 s.f., but this is an existing nonconformity and no changes are proposed. The proposed restaurant structure is less than 10,000 s.f., therefore no loading areas are required or proposed.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

F. Handicapped parking and passenger loading requirements.

- 1) *Accessible parking spaces. In accordance with the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities (ADAAG), every parking lot or parking garage shall have at least the number of accessible parking spaces for the handicapped.*

The Applicant DOES NOT comply. The existing pharmacy has (47) spaces and provides (4) ADA spaces. The proposed restaurant has (26) spaces, requiring (3) ADA spaces while (2) are proposed.

G. Access management. All entrance and exit driveways to public streets shall be located to afford maximum safety to traffic on the public streets. Each off-street parking, loading or service area shall be connected to a public street right-of-way by a driveway constructed in accordance with the minimum standards prescribed by the Township Engineer. Within commercial areas, cross-connections and cross-easements among properties should be provided to allow for ease of vehicles and pedestrian areas.

- 1) *Whenever possible, any exit driveway or driveway land shall be so designed with regard to profile, grading and location to permit the following recommended site distance measured in each direction along the public street. The measurement shall be from the existing driveway immediately outside of the right-of-way line.*

Not applicable.

- 2) *A driveway exclusive of curb return radii shall not be less than 12 feet nor more than 36 feet in width.*

The Applicant DOES NOT comply. The existing curb return radii is (39) feet (existing nonconformance).

- 3) *The number of driveways provided from a site directly to any one municipal street shall be recommended as follows:*

The Applicant complies. (2) driveways provided.

- 4) *No part of any driveway may be located within five feet of a side property line for single- and/or two-family dwellings and within 20 feet of a side property line for other uses; however, upon application to the municipal agency and approval of the design by the Board Engineer, the Board may permit a driveway serving two or more adjacent sites to be located on or within 10 feet of a side property line between the adjacent sites.*

The Applicant complies.

- 5) *Driveway angle, one-way operation. Driveways used by vehicles in a one-way direction of travel (right-turn only) shall not form angles smaller than 45° with the public street, unless acceleration and deceleration lanes are provided.*

The Applicant complies.

- 6) *Driveway angle, two-way operation. Driveways used for two-way operation will intersect the public street at any angle as near 90° as site conditions will permit, and in no case shall it be less than 60°.*

The Applicant complies.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

- 7) *Parking areas for 25 or more cars and access drives for all parking areas on arterial highways provide curbed return radii of not less than 15 feet for all right-turn movements and left-turn access from one-way streets and concrete aprons on entrance and exit drives.*

The Applicant DOES NOT comply. The existing right turn access curb return radii is (5) feet (existing nonconformance).

- 8) *Parking areas for less than 25 cars may utilize concrete aprons without curb returns at entrance and exit drives which are not located on a minor arterial or principal arterial highway.*

Not applicable.

- 9) *Maximum curb depression width for single- and two-family dwellings shall be the driveway width plus four feet, but not more than 25 feet.*
- a. *For all other uses, the maximum curb depression shall be the driveway width plus 10 feet, but not more than 35 feet.*
- b. *All concrete should be constructed as provided by the appropriate section of this chapter.*

The Applicant DOES NOT comply. The existing curb depression width is (58.3) feet (existing nonconformance).

- 10) *Where a driveway connecting to a public street serves traffic from parking areas of a major traffic generator, acceleration and/or deceleration lane may be required.*

Not applicable.

- 11) *No driveways shall be located within 200 feet of the intersection of two public streets, nor within 100 feet of an existing driveway or private street.*

The Applicant DOES NOT comply. The existing driveway into the bank structure's parking lot is (70) feet from the nearest intersection (between Lacey Rd. and School Ln.) (existing nonconformance).

H. Electric vehicle supply/service equipment.

- 4) *Requirements for new installation of EVSE and make-ready parking spaces.*
- b. *Parking lots or garages.*

i. *As a condition of preliminary site plan approval, each application involving a parking lot or garage not covered in Subsection H(4)(a) above shall:*

- b) *Install at least two make-ready parking spaces if there will be 51 to 75 off-street parking spaces.*

The Applicant complies.

d) Ch. #245-29 – Landscaping and buffer requirements for nonresidential zones:

- A. *Total landscaped and natural vegetation area. Total landscaped and/or green area shall be a minimum of 30% of total lot area for the B-1, H-D, PB-1, POR-LI, PH-D, and WTO-*

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

P and permitted nonresidential development in the R-A, PR-A and WTR-A Zones. For development in the PB-1, POR-LI and PH-D and permitted nonresidential development in the R-A, PR-A and WTR-A Zones, the standards of § 245-32 of this chapter also apply.

The Applicant complies.

B. Buffer area requirements.

- 1) *Wherever the property line of an occupied lot in the above zones abuts a residential zone, a buffer area shall be established in accordance with the requirements below. Whenever existing vegetation of sufficient density and viability exists, as determined by the Planning Board Engineer, the buffer area requirements can be supplemented with new infill plantings. In residential zones, the required buffer shall only apply to nonresidential uses.*

Not applicable.

e) Ch. #245-30 – Fences, wall, screening, hedges, trees and sight triangles:

D. Height of fence at intersections.

- 1) *At the intersection of two or more streets, no hedge, fence or wall shall be higher than 30 inches above the edge of pavement elevation, nor any obstruction to any vision, other than a post or tree not to exceed one square foot in cross section area, shall be permitted within the triangular area, up to a height of seven feet. The sight triangle shall be formed by the corner property line at the intersecting streets and a straight line between two points, one leg being 10 feet from the corner point along the stopped travel lane and the other being measured from the corner point along the leg of the through lane as per the following:*

The Applicant complies. No fences, walls, or plant material are proposed within the required sight triangles.

- E. *Height of living fences. Fencing or screening composed of living plants, hedges or bushes or of evergreen or deciduous living plants or trees shall be permitted in excess of six feet in height to be used as fencing or screening along any property lines, except as outlined in Subsection D above.*

The Applicant complies.

- F. *Exception for shade trees. The above reference to living plants, however, shall not apply to those trees designated as shade trees that may be planted near the property lines.*

The Applicant complies.

f) Ch. #245-82 – Site plan and subdivision design:

F. Landscaping design requirements.

2) Landscaping in nonresidential zones.

- a. *Landscaping shall be reasonably distributed within the site and shall include foundation plantings within established bed lines not less than three feet wide on the front, sides, and rear of any building structure. Such foundation plantings shall be suitable to the size of the building. This requirement shall be in addition to the requirements set forth for*

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

parking lot landscaping, buffers and shade trees along nondedicated roads.

The Applicant complies.

- b. All areas of the site not occupied by buildings, pavement, sidewalks, islands or other required improvements shall be landscaped by the planting of grass or other ground cover acceptable to the municipal agency.*

The Applicant complies.

- c. Existing significant and specimen trees and shrubs shall be saved wherever practical.*

The Applicant shall provide testimony.

- d. With the exception of lawns, planted areas adjacent to hard surfaces shall have planter edges, raised borders or similar structures to prevent soil washing over the adjoining paths.*

The Applicant shall provide testimony.

- e. In parking areas, at least 10% of the interior parking area shall be landscaped with plant material reasonably distributed in the lot.*

The Applicant complies.

- f. One pollution-resistant shade or ornamental tree shall be planted for every five parking spaces. These shall be reasonably distributed in parking areas and in landscaped areas combined with shrubbery. The base of each tree shall be left free of pavement for a diameter of not less than seven feet. The landscaping shall be located in protected areas, such as along walkways, in center islands, at the end of bays or in diamonds between parking stalls. Such protected areas shall be constructed so as to prevent damage to plant material from vehicles.*

The Applicant complies.

- g. Pollution-resistant shade trees shall be planted along all undedicated roads, drives and parking areas in accordance with the standards for street tree planting.*

The Applicant shall provide testimony.

- h. Parking of motor vehicles on landscaped areas, on grass, or against trees and shrubbery shall not be permitted in business, commercial, industrial and professional areas.*

The Applicant shall provide testimony.

- i. No paving shall be placed within 12 feet of any existing tree to be retained which is 18 inches or greater in diameter, nine feet of any existing tree 12 inches to 18 inches in diameter and six feet for trees less than 12 but greater than six inches in diameter and four feet for trees less than six inches in diameter.*

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

The Applicant DOES NOT comply. Some existing and proposed trees are within 12 feet of pavement.

- j. *Parking areas must be shaded by deciduous trees (either retained or planted by the developer) that have or will have, when fully mature, a trunk at least 12 inches in diameter. New trees shall be of a type suitable and adaptable to planting within a parking lot for shading.*

The Applicant complies.

- k. *Each tree shall be capable of shading a circular area having a radius of 15 feet with the trunk of the tree as the center. There must be sufficient trees so that, using this standard, 30% of the parking area will be shaded.*

The Applicant shall provide testimony.

g) **Ch. #245-86 – Streetlighting**

- A. *Streetlighting shall be provided in accordance with a plan designed by the electric utility company, or using as a guideline the standards set forth by Illuminating Engineering Society of North America (IES) Lighting Handbook shown in the construction specifications.*

The Applicant shall provide testimony.

- B. *Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings, and in parking areas.*

The Applicant complies.

- C. *Spacing of standards shall be equal to approximately four times the height of the standard.*

The Applicant DOES NOT COMPLY. The submitted lighting plans identify a light pole spacing of (111) feet, which exceeds the spacing permitted. The Applicant is requesting variance relief from this requirement.

- D. *The maximum height of light standards, other than streetlights approved by the applicable electric utility company, shall not exceed the maximum building height permitted, or 25 feet, whichever is less.*

The Applicant DOES NOT COMPLY. The maximum building height is (18.8) feet, and the Applicant is proposing a light height of (21) feet. The Applicant is requesting variance relief from this requirement.

- E. *The height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and the Township.*

The Applicant complies.

h) **Stormwater Management (Green Infrastructure, Stormwater Quantity, Stormwater Quality, & Groundwater Recharge) Comments:**

A. **Green infrastructure**

- 1) In accordance with the NJDEP's newly adopted N.J.A.C. 7:8 Stormwater Regulations, a major development shall utilize green infrastructure best

Re: Applicant: McDonald's USA, LLC
 Application: Preliminary and Final Major Site Plan Approval
 Zone: B-1 "Business" Zone
 Block/Lots: 86/ 2.01
 Site Address: 86 Lacey Road
 Manchester Township, Ocean County, New Jersey
 Completeness & Technical Review Letter #1
 Morgan Engineering, LLC - Project No MTPB26-16

management practices (BMP's) (Section 5.3) to satisfy groundwater recharge standards (Section 5.4) and stormwater runoff quality standards (Section 5.5). Green infrastructure can improve the appearance and overall function of a site by using a set of stormwater management practices to mimic the natural water cycle by capturing, filtering, absorbing, and/or reusing stormwater. The proposed stormwater management does comply with the NJDEP Best management practices for green infrastructure.

- 2) We note that the proposed project utilizes the existing small-scale infiltration basin system to satisfy the green infrastructure requirement. The regulations stipulate small scale infiltration basins shall have a two and a half (2.5) acre maximum drainage area and drywells have a one (1) acre maximum roof area. The stormwater design complies with these requirements.

B. Stormwater Quantity

- 1) The proposed improvements have a reduction in impervious area and motor vehicle surfaces. The quantity calculations comply with the Manchester Township ordinance and NJAC 7:8.

C. Stormwater Quality

- 1) The proposed improvements reduce pollutant loading and do not require additional water quality controls.

D. Groundwater Recharge

- 1) It appears the applicant meets the stormwater recharge requirements by infiltrating 100 percent of the difference between the site's pre- and post-development 2- Year runoff volumes.

E. Stormwater Operations & Maintenance Manual

- 1) The Stormwater Management Facilities Operations & Maintenance Manual should include the entire limits of the existing basin on the supplemental drainage plan. The limits of the Drainage plan do not show the spillway and extents of the stormwater management facility for maintenance purposes.
- 2) The Operations & Maintenance Manual shall be recorded on the deed.

F. Grading, Drainage, & Utilities

- 1) On the Grading Plan sheet C-401, the grading should be reviewed as it seems the drive thru lanes curbing closest to the building back pitch the small lawn area to the transformer, and flush curbing. Please adjust grades to show the yard area will drain away from the buildings rear sidewalk.
- 2) On the Drainage Plan sheet C-403, in regard to the existing 18" pipe from the existing double "B" inlet with an invert out of 170.42 to the existing inlet "D-10", please provided the existing 18" pipe slope to the plan.
- 3) On the Drainage Plan sheet C-403, the proposed doghouse manhole "D-12" has a listed incoming invert of 172.96, the top of pipe 174.40 and a Rim of 175.06, this will leave approximately 0.66' of clearance to the rim. Review should be made if a standard cone manhole will be constructable.

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

- 4) The Drainage Plan on sheet C-403, should be adjusted to show the limits of the basin and outfall. The proposed water surface elevations.
- 5) Testimony shall be provided on the condition of the existing stormwater management measures, specifically the existing surface stormwater management basin. Following construction, this office recommends the basin, at a minimum, be tilled to maintain the permeability of the basin as sediment is likely to get into the basin during construction.
- 6) On the detail sheet C-906, a trash rack is detail is proposed, however no outlet structure is proposed on the plans.
- 7) Testimony shall be provided on the operation of the grease trap, primarily the timing and frequency with which it is emptied. Due to the fact that it is located within a drive aisle which is required for emergency vehicle circulation, it shall be emptied when the store is closed.
- 8) Testimony shall be provided regarding the need for electric service to the proposed trash enclosure,

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.

i) **Traffic and Circulation:**

- A. Testimony shall be provided on the hours of operation and whether they differ for drive thru service and in-store dining.
- B. The Applicant shall provide testimony to discuss pedestrian and accessible circulation on and surrounding the subject property.
- C. The Applicant shall provide testimony to discuss emergency vehicle circulation. A circulation plan may be required.
- D. Our office defers all fire prevention and fire safety issues to the Township Fire Official.

E. ARCHITECTURAL PLAN COMMENTS

1. We note that the footprint of the proposed structure shown on the current Site Plan aligns with the footprint depicted on the submitted Architectural Plans. The Applicant shall provide testimony confirming that the architectural and site plans are coordinated, and that any future revisions will be updated consistently across both plan sets.
2. The Applicant shall provide testimony detailing the submitted Architectural Plans, including the overall layout, floor plans, and elevations.

F. 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/All conditions specifically desired by the Board.
4. Payment of any/all escrow fees.

August 4, 2026

Re: Applicant: McDonald's USA, LLC
Application: Preliminary and Final Major Site Plan Approval
Zone: B-1 "Business" Zone
Block/Lots: 86/ 2.01
Site Address: 86 Lacey Road
Manchester Township, Ocean County, New Jersey
Completeness & Technical Review Letter #1
Morgan Engineering, LLC - Project No MTPB26-16

5. Prior to a building permit being issued, proof of the following outside agency approvals shall be provided, as applicable:
 - i. Manchester Township Department of Public Works
 - ii. Manchester Township Fire Official
 - iii. Ocean County Soil Conservation
 - iv. Ocean County Board of Health
 - v. Ocean County Planning Board
 - vi. NJDEP (i.e. CAFRA, Flood Hazard, Freshwater Wetlands, etc.
6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance.

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

Respectfully submitted,



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

MRW:JAS

CC: Pasquale Popolizio, Township Zoning Official
Joseph D. Coronato, Jr., Esq., Planning Board Attorney
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use
McDonald's USA, LLC, Applicant
Brad A. Bohler, P.E., Applicant's Engineer (dtamutola@bohlereng.com)
Danielle Novak Kinback, Esq., Applicant's Attorney (dkinback@primelaw.com)

X:\Municipal Projects\MTPB\MTPB26-16 P&F Major Site Plan Approval (McDonalds USA, LLC)\MTPB26-16 Completeness & Technical Review #1 (McDonald's USA, LLC).docx