

June 4th, 2026

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

Re: Manchester Township Planning Board Application No. **PB-2024-013**
Applicant: 3250 Wilbur LLC/ Thomas Rosenberg
Application: Preliminary and Final Major Subdivision
Zone: R-40 (Residential Zone)
Block/Lots: 59/ 649, 650, 651, 652
Site Address: 3240, 3250, 3260, 3270 Wilbur Ave
Manchester Township, Ocean County, New Jersey
Technical Review #1
Morgan Engineering, LLC - Project No MTPB24-013

Dear Ms. Kisty:

Enclosed please find a technical review for the above referenced application.

A. COMPLETENESS

The following documents were included in the original submission:

1. Cover Letter from Forward Engineering, PLLC, prepared by Eliezer David Cohen., dated 07/08/2024;
2. Application for Development Before Zoning Board of Adjustment and Planning Board, 245 Attachment 7, Appendix 7, dated received 07/16/2024;
3. Land Use Development Application Checklist and Documents Required to be Submitted, 245 Attachment 3, Appendix 3;
4. Application for Service Determination (Water), signed by Tzvi Freund, dated 7/8/2024;
5. Application for Service Determination (Sewer), signed by Tzvi Freund, dated 7/8/2024;
6. Application for Subdivision, Site Plan or Lot Consolidation Review for Ocean County Planning Board, undated;
7. Letter to NJ Natural Gas Requesting the Availability of Utility Service, prepared by Eliezer David Cohen, of Forward Engineering, PLLC, dated 06/09/2024;
8. Letter to JCP&L Requesting the Availability of Utility Service, prepared by Eliezer David Cohen, of Forward Engineering, PLLC, dated 06/09/2024;
9. Letter to Verizon Engineering Dept. Requesting the Availability of Utility Service, prepared by Eliezer David Cohen, of Forward Engineering, PLLC, dated 06/09/2024;
10. Freshwater Letter of Interpretation, prepared by NJDEP, signed by Christopher Squazzo, Environmental Specialist IV, Division of Land Resource Protection, dated 03/11/2024;
11. Environmental Impact Statement, prepared by Dubois & Associates, LLC, signed by Kristin Wildman, P.W.S., dated 05/26/2023;
12. Stormwater Management Report, prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 07/01/2024;

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13. Stormwater Management Operation and Maintenance Manual, prepared by Forward Engineering, PLLC, dated 07/03/2024;
14. Stormwater Management Investigation & Percolation Testing Services Report, prepared by Structures & Foundations, PC, signed by Feras S. Ayoub, P.E., dated 05/15/2024;
15. Traffic Report performed by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E., dated 07/01/2024;
16. **Drainage Map** entitled, "Preliminary and Final Major Site Plan, Existing Drainage Areas", prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 07/01/2024;
17. **Drainage Map** entitled, "Preliminary and Final Major Site Plan, Proposed Drainage Areas", prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 07/01/2024;
18. **Drainage Map** entitled, "Preliminary and Final Major Site Plan, Inlet Area Map", prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 07/01/2024;
19. **Survey** entitled, "Boundary & Topographic Survey" consisting of (1) sheet, prepared by Newlines Land Consultants, LLC, signed by Christopher J. Bouffard, P.L.S., last revised 01/26/2024;
20. **Survey** entitled, "Final Plat" consisting of (1) sheet, prepared by Newlines Land Consultants, LLC, signed by Christopher J. Bouffard, P.L.S., dated 07/04/2024;
21. **Subdivision Plans** entitled, "Preliminary & Final Major Subdivision for Wilbur Avenue Block 59/ Lots 649, 650, 651, 652, Site Plan for Unlimited Space Flex Warehouse Industrial Park, Block 62, Lot 30 & 31.01, Manchester Township, Ocean County, NJ" consisting of (17) sheets, prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 07/01/2024;

The following documents are included as part of the resubmission:

1. Cover Letter prepared by Eliezer David Cohen, P.E. of Forward Engineering, PLLC, dated 09/11/2024;
2. NJDEP Permit Application Form, signed by Tzvi Freund, dated 08/26/2024;
3. Proof of taxes paid through 2024;
4. 200 FT property owner's notice, prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 9/05/2024
5. Closed Property Maintenance Violation from Amanda Kisty of Manchester Township, dated 09/11/2024;
6. FHA Verification Report, prepared by Forward Engineering, PLLC, signed by Yosef Portnoy, P.E., P.P., C.M.E., C.F.M., dated 9/09/2024;
7. FHA Verification Plan, prepared by Forward Engineering, PLLC, signed by Christopher J. Bouffard, P.L.S., dated 09/05/2024;
8. Certified mail receipts to Ocean County Planning Board, Ocean County Soil Conservation District, Manchester Township Clerk's Office, Manchester Township Construction Official, Manchester Township Environmental Commission, and Manchester Township Planning Board.

Based upon our review, we recommend that this application be deemed **XXXXXXXX** subject to the applicant paying all applicable fees and complying with all applicable notification requirements as set forth in the

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Manchester Township Land Use Ordinance and the Municipal Land Use Law. **Applicant to contact Planning Board Secretary to be placed on next available meeting.**

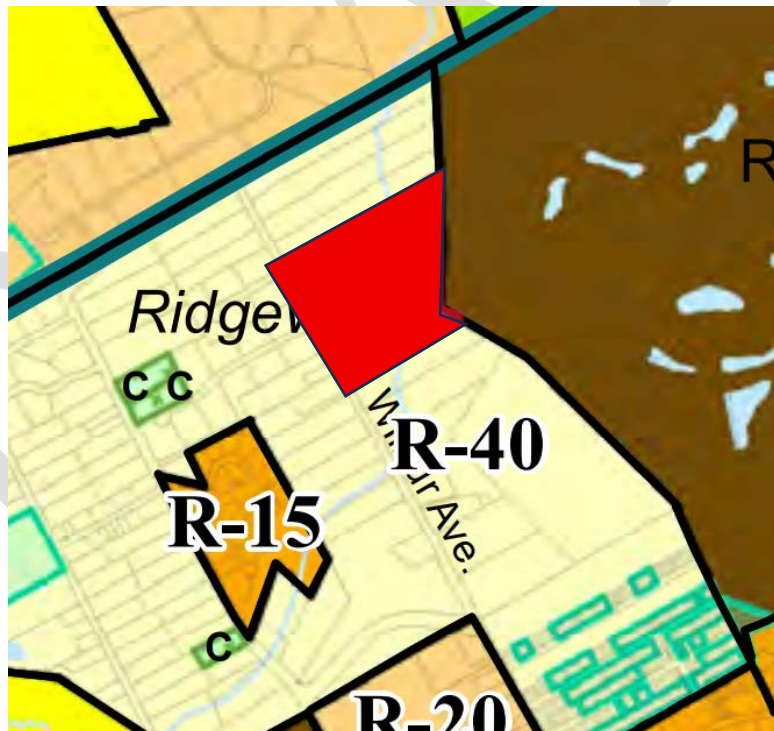
B. SUMMARY

The subject property is located along Wilbur Ave. approximately 670 ft. southeast of the intersection of Ridgeway Rd. & Wilbur Ave. The rear of the subject property is vacant wetlands, with Cabin Brook running through it. The overall parcel consists of existing Block 59/ Lots 649, 650, 651, 652 and contains a total area of 19.87 acres (865,537 sf). The property currently consists of 4 lots with one two (2) story dwelling and one (1) raised attached deck. All existing structures and improvements are to be removed. The remaining parcel area is vacant & wooded, and the existing land is located in the R-40 Residential Zone.

The Applicant is seeking Preliminary & Final Major Subdivision approval for the redevelopment and construction of thirteen (13) 2,200 sf single family dwellings on 13 new lots. The project will be serviced by public water and individual subsurface septic systems.

C. PLANNING & ZONING

1. The subject property is located entirely within the R-40 (Residential) Zone. The subject property is adjacent to the RC/RCL (Renaissance) zone to the northeast and surrounded by R-40 (Residential) Zone in all other directions.



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2. R-40 "Residential" Zone (ordinance chapter #245-33L)

- a. We note that the proposed use of 'Single Family Residence' is a permitted use within the zone.

Informational.

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.30 – Sight Triangles.

Applicant has not submitted. Applicant has indicated that it will be provided as a condition of approval once the layout is approved. Our office has no objection to this submission item being waived for completeness purposes. Although, the dedication of sight triangle easements will remain an ongoing condition of approval if deemed complete.

Sight triangles have been added.

2. #B.31 – Proposed street names when new street is proposed.

Applicant has not submitted. Our office has no objection to this submission item being waived for completeness purposes, but must be included on site plan for future approval.

This will be deferred.

3. #B.47 – Copy of plat and plans on a CD in a .dxf file format if the plat or plans are drawn with the aid of a computer in AutoCAD or GIS format.

Applicant has not submitted. Applicant has indicated that it will be provided as a condition of approval. Our office has no objection to this submission item being waived for completeness purposes but will remain a condition of approval for site plan approval.

This will be deferred.

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

Applicant has indicated that it will be provided as a condition of approval. Our office has no objection to this submission item being waived for completeness purposes but will remain a condition of approval for site plan approval.

This will be deferred.

RELIEF REQUIRED

Variance(s) Requested/Required

1. The applicant has not requested any variances at this time. Additional variance(s) may be required or identified during the board hearing.

Waiver(s)

1. #B.28 – Preliminary architectural plans and elevations.

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D ENGINEERING COMMENTS

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. Testimony shall be provided if there are any encumbrances (i.e. easements) impacting the subject property.

Testimony will be provided.

2. Testimony should be provided regarding the status of the required outside agency approvals.

Testimony will be provided.

3. **General Regulations §245-25**

- a. It appears that the application is consistent with this section of the Township Ordinance.

Informational.

4. **Township Performance Standards §245-26**

- a. The applicant shall provide testimony demonstrating compliance with this section.

Testimony will be provided.

5. **Parking, Loading, Vehicular Access §245-28**

- a. **Per §245-28G Access management**

1. We note that the proposed access appears to be consistent with the Township Ordinance requirements for location, drive aisle width, setback, angle, curbing, etc.

Informational.

6. **Traffic & Circulation**

- a. We note the Applicant has not provided a Traffic Signage & Striping Plan.

Signage and striping have been included in the Layout.

- b. The Applicant shall provide testimony regarding the proposed impacts to local traffic from the subject Application.

Testimony will be provided.

- c. Testimony shall be provided on access, circulation and safety for vehicles accessing and within the proposed site.

Testimony will be provided.

- d. Testimony shall be provided regarding the ability of emergency vehicles to circulate the site.

Testimony will be provided.

7. **Per §245-29 Landscaping & Buffer requirements**

- a. The applicant shall provide testimony regarding the ability to save existing trees on the site. We note that tree clearing limits have been shown on the plans and the lot is effectively being 100% cleared. §403-4.A mandates that in no case shall a tree removal permit reduce the density of

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existing trees to less than 10 trees per acre, unless a lesser density is approved pursuant to a site plan application or development permit. As a tree inventory plan has not been provided, compliance with this section cannot be confirmed.

Testimony will be provided. §403-8 A exempts properties receiving a major site plan / subdivision approval from the standards of the chapter, and are held to clearing requirements outlined by the board.

8. Per §245-30 Fences, Wall, Screening, Hedges, Trees, Sight Triangles

- a. We note the applicant indicates in the application checklist that site triangle easements will be provided as a condition of approval once the layout is approved. Site triangle easements are to be added to the plan if and where necessary and in accordance with Manchester Township regulations once layout is approved.

Sight triangles have been added to the plans.

9. Per §245-50 Environmental Impact Statement

- a. We note that an **Environmental Impact Statement** has been provided, prepared by DuBois and Associates, LLC, signed by Kristin Wildman, P.W.S., dated 05/26/2023.

Informational.

- b. Applicant shall provide testimony regarding the existing site conditions and the potential environmental impacts from the development as proposed.

Testimony shall be provided.

10. Per §245-82 Site Plan Design

- a. Multiple comments within this letter address design elements as outlined within this section of the Township Ordinance such as landscaping, circulation, environmental impacts, etc. Testimony should be provided, as appropriate, on these topics.

Informational.

11. Stormwater Requirements outside Pinelands Management Areas #245-83 (Stormwater Quantity, Quality, Recharge)

- a. The project is within certain lands of Manchester Township lie outside the Pinelands Area per ordinance (#245-83).

Informational.

- b. Testimony should be provided for the maintenance, operations and ownership of the stormwater management system.

Testimony will be provided.

- c. A stormwater maintenance plan should be included in the site plans following Manchester ordinance 245-83. J.

A stormwater maintenance plan will be provided.

- d. **Green infrastructure –**

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

Informational.

2. We note that the proposed project utilizes small-scale infiltration basins and individual pervious pavement systems to satisfy the green infrastructure requirement.

Informational.

e. Stormwater Quantity – (peak rate reduction)

1. The stormwater management report should be revised for the current rainfall data for the 10 and 100 yr storm event to the current rainfall data of 5.38 and 9.48 inches for the report calculations. Rainfall data should comply with NJAC 7:8. **The proposed development is only required to comply with the stormwater ordinances in place at the time of application, which did not have an increase factor.**
2. The existing and proposed drainage areas to not match in size. The existing drainage areas total 21.72 acres and the proposed drainage areas total 19.0 acres. The calculations should be revised to match areas for existing and proposed. **The existing model and the proposed model both total the same area. The existing model added a subarea (SUB-2, 1.83 AC) which is part of a larger drainage area (E2). This subarea was analyzed for the SCD point discharge analysis. The model has been updated to clearly show the analysis.**
3. The Applicant is using a minimum Time of Concentration for certain drainage areas in the proposed condition. In accordance with page 27 of Chapter 5 of the New Jersey Stormwater Best Management Practices (BMP) Manual, "There is no longer a minimum or default value that may be used for the time of concentration." The Applicant shall provide calculations for all Time of Concentrations. **The drainage areas and models have been reviewed and revised.**
4. Per Chapter 5 of the BMP Manual, "Conditions Regarding the Use of Exfiltration in the Stormwater Runoff Routing Computations" section, a small-scale infiltration basin can only use exfiltration in the routing calculations if pretreatment is provided. Basin A uses exfiltration in the calculations without any pre-treatment. With that being said, the Applicant must provide pretreatment in the form of a forebay or any of the BMPs found in the BMP Manual

Pretreatment is based on the inflow volume from the WQDS. Basin A does not have any inflow in the WQDS, therefore it does not required pretreatment.

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5. The proposed pervious pavement areas are within 50' of a proposed septic field. Per NJAC 7:9A-4.3 provide a minimum of 50' of separation between the septic field and recharge system.

The layout of the porous pavement basins and septic fields have been revised.

6. Some drainage areas in the SCD portion of the calculations have different areas and time of concentrations then the 2-, 10-, and 100-year routing calculations. All drainage areas should have the same characteristics.

The topography of the drainage areas include the roof and porous pavement systems. For the quantity analysis, the porous pavement captures and infiltrates all the runoff, so the system area has been excluded from the drainage area models. Since the SCD failure analysis model cannot include infiltration or dead storage below an inlet, the porous pavement basins do not have storage capacity in this model and therefore are included in the drainage area model.

7. The typical house and driveway system should be reviewed as the Subcatchment lists a sheet flow over grass however this will be pervious pavement.

The system has been reviewed and revised.

8. The typical porous pavement "P-PP" pond summary includes three storage computations. The "Surface" storage does not include a void ratio. The overall pond is modeled to be 5 foot in total depth and does not match the detail included in the site plans on sheet 15 of 17. Please review and revise.

The basins models have been reviewed and revised.

9. The porous pavement design should be in conformance with NJDEP BMP chapter 9.6.

The design have been reviewed.

10. In the stormwater management report the pond model "A" has been modeled as a prismatoid with a height of 5.75 feet. The model should be revised to reflect the basin configuration.

The basin models have been reviewed and revised.

11. The basin "A" should be contained in an easement with access for maintenance. The easement and maintenance should be owned and maintained by the homeowners association.

An easement has been shown on the plan and a note has been added.

12. The future "projected" rainfall analysis should be included in the stormwater management report per NJAC 7:8 and NJDEP BMP chapter 5.

The proposed development is only required to comply with the stormwater ordinances in place at the time of the application, which require designing for the future storms.

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13. The pipe capacity analysis should be reviewed for the 12" pipe from the cul-de-sac flows to the basin forebay. It seems the capacity of the pipe is exceeded.

The pipe capacity has been reviewed and revised for clarity.

14. Additional stormwater management review will be provided with the corrected design data.

Informational.

f. Stormwater Quality – (water treatment)

1. It appears the applicant does meet stormwater quality requirements through the use of infiltration basins. The proposed infiltration basins are an acceptable water quality bmp but needs revisions to comply with quantity and spillway requirements, which is recognized by NJDEP as a BMP that provides 80% TSS removal.

Informational.

g. Stormwater Recharge – (effects of recharge on groundwater)

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.

Informational.

h. Groundwater Mounding

1. The groundwater mounding analysis should be revised to include the correct infiltration rates as shown in the soil testing.

The infiltration rates used in the GW mounding analysis are equal to or less than the tested rates. Lower rates than tested are allowed (NJ BMP Ch 13).

2. Basin "B" is modeled with 5.8 and 5.75 is half of the tested permeability and shown in the mounding analysis as 6 in/hr. The duration of infiltration should be revised.

The rounded value was shown. The calculation has been revised for clarity.

3. The duration of infiltration for the Typ. PP Basin is shown as 3 in/hr however in the stormwater management calculations an infiltration rate of 2 in/hr has been modeled. Please revise.

The rounded value was shown. The calculation has been revised for clarity.

4. The three hantush spreadsheets for the basin mounding analyses should be labeled to match the basin it pertains to.

The spreadsheets have been labeled.

5. The mounding analyses should be revised to include the "R" rate as the permeability used for the individual basin modeling, The "Kh" should be 5 times the "R" rate. And the Hi should be set to 10 feet per the BMP manual chapter 13.

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Kh is based on tested permeability, not the design permeability Ch 13 pp 14-15). The mistaken spreadsheet has been revised. Hi can be up to 75 feet with continuous boring results, which has been done on this site.

6. The duration of infiltration and mounding analysis should be revised.

The calculations have been revised to align with the updated design.

i. Stormwater Operations & Maintenance Manual –

1. We recommend a Homeowners Association (HOA) be formed to maintain ownership and operate the proposed infiltration basins, as opposed to the township taking on future maintenance and cost.

Informational.

2. If the Board looks favorably upon this application, the Operations & Maintenance Manual shall be recorded on the deed.

Informational.

3. An easement should be provided in the rear of Lots 2, 3, 7 & 8 for basin “A” and proposed Lot 15 for basin “B”. The plans should note the easement and lot should be dedicated to the homeowner’s association and listed in the operations and maintenance manual.

An easement has been provided in the rear of Lots 2, 3, 7 & 8. Basin B is in the Open space lot.

j. Grading and Drainage

1. There are discrepancies between the stormwater management report and the details on sheets 14 and 15. The orifice, grates, and elevations should be revised in the outlet structure details.

The report and details have been reviewed and revised.

2. The pervious pavement detail should be reviewed for compliance with the NJDEP BMP manual chapter 9.6 and correspond to the calculations provided in the stormwater management report.

The report and details have been reviewed and revised.

3. The grading plans should include storm event surface water elevations for the basins. The elevations should be added to the grading plan and basin cross section profiles. The infiltration basin “A” should be revised to include an access drive and basin spillways for failure conditions. The basin and surrounding topography have been shown with a low point at the foundation of lot 8. In the event of the outlet control structure failure the basin will convey flows to the rear of the dwelling on Lot 8.

Elevation have been added to the plans. Access drive and overflow swales have been added to the plans. The grading has been revised to remove the low point.

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4. The outlet structure information differs from the utility plan to the details. Please revise accordingly.

The plans have been revised.

5. The grading and drainage plans should be revised to show high and low point elevations and revise any flat areas.

The plans have been revised.

6. The grading plan and contours indicate sheet flow areas being directed to the dwellings. The plans should be revised to ensure flows are directed away from the dwellings with the use of swales or additional drainage structures.

The plans have been revised.

7. Applicant to provide testimony on any grading impacts to surrounding properties.

Testimony will be provided.

8. The project proposes curbing and sidewalk along Wilbur Avenue. The grading plans should show additional top and bottom of curb elevations to indicate positive gutter flow.

The plans have been revised, labels have been added.

9. On the grading plan the area between Lots 1 & 2 indicates a depressed area. The applicants engineer should review how this low point runoff is being captured.

The low point is offsite at the existing edge of pavement. In the existing condition the water overtops the street crown and flows into the inlet across Wilber Street. An inlet is proposed at the point which will route the runoff from the low point directly to the existing inlet.

10. A gutter profile should be provided for the Wilbur Avenue proposed cul-de-sac.

A profile has been added to the plans.

11. The grading plan should indicate the depressed curb elevations at the driveway locations.

Elevations have been added to the plans.

12. The typical driveway pervious pavement and roof leader detail should be revised to show how the roof runoff will be directed into the pervious pavement system.

A detail has been added to the plans.

13. The stormwater management basin should extend the stabilized basin access from the roadway to basin bottoms.

The basin access has been revised.

Our office recommends that the Applicant review the stormwater management comments with our office to ensure compliance with the NJDEP regulations and prevent any potential changes to the layout of the site.

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12. Per §403 Tree Clearing requirements

a. Per §403-2 Permit requirements

1. We note that the applicant is proposing to clear an area greater than 225 square feet, requiring a tree removal permit. Applicant to obtain a tree removal permit prior to the clearing of any vegetation on the site.

§403-8 A exempts properties receiving a major site plan / subdivision approval from the standards of the chapter, and are held to clearing requirements outlined by the board

b. We note additional plantings are proposed in accordance with the submitted Landscape Plans.

Informational.

13. Survey Plan Comments:

a. Applicant to provide testimony as to the accuracy of the survey completed.

Testimony will be provided.

14. Plat Plan Comments:

a. Applicant to provide testimony as to the accuracy of the survey completed.

Testimony will be provided.

15. Engineering Site Plan Comments:

a. COVER SHEET - Sheet 1

1. A note shall be added to indicate the dedication of sight triangle easements in accordance with Manchester Township regulations once the easements are added to the plans.

The note has been added.

b. OVERALL LAYOUT PLAN - Sheet 3

1. The lines which represent certain environmental constraints should be modified so that there is greater contrast between the lines for clarity purposes.

The plans have been revised.

c. LAYOUT PLAN – Sheet 4

1. The home depicted on Lot 1 shall be revised to be a garage left to avoid the proposed driveway from being in close proximity to an existing utility pole to remain.

The house and driveway have been shifted and the distance to the pole increased.

2. The sidewalk in front of Lot 1 in the vicinity of the existing utility pole to remain has a callout to “shift sidewalk to avoid existing pole”. The sidewalk geometry should be shown. This office recommends placing the sidewalk behind the utility pole which

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would require an easement to the Township of Manchester as it appears it would encroach into Lot 1.

The sidewalk geometry has been revised and an easement will be provided if required.

3.The extent of the septic fields should be shown on this plan.

The septic fields have been added to the plan.

d. GRADING PLAN – Sheet 5

1.A legend shall be provided on this sheet.

2.The grading scheme in several areas has water being directed towards several of the proposed single family homes. The grading should be reviewed and adjusted as necessary.

The grading has been adjusted.

3.Driveway slopes should be added to the plan. Several driveways appear excessively flat.

Slopes have been added to the plan.

4.The extent of the septic fields should be shown on this plan.

The septic fields have been added to the plan.

5.While a basin access road is shown to Basin B, provisions for access from the proposed roadway is not shown. Depressed curbing should be provided to allow vehicles access from the proposed road to the basin access road.

The plans have been revised to indicate access route.

6.No basin access is shown to Basin A. This will require a formal basin access road as well as an easement from the proposed road through a residential lot, or lots, for access to the basin.

Basin access and easement has been added to the plans.

e. UTILITY PLAN – Sheet 6

1.A legend must be provided on this sheet.

2.Applicant shall confirm if bathrooms will be placed within the basements of the homes. If pumps are required for basement bathrooms, the septic fields are required to be enlarged by 50%. It is unclear if the septic fields have been sized for basement bathrooms.

Testimony will be provided.

3.Water meter pits, valves, hydrants, etc. must be labeled with distinct characteristics and indicated in the legend.

The plan has been revised.

4.Sanitary sewer lines connecting to septic fields are to be labeled with dimensions, type of material and slopes.

Re: Manchester Township Planning Board Application No. **PB-2024-013**
Applicant: 3250 Wilbur LLC/ Thomas Rosenberg
Application: Preliminary and Final Major Subdivision
Zone: R-40 (Residential Zone)
Block/Lots: 59/ 649, 650, 651, 652
Site Address: 3240, 3250, 3260, 3270 Wilbur Ave
Manchester Township, Ocean County, New Jersey
Technical Review #1
Morgan Engineering, LLC - Project No MTPB24-013

The plan has been revised.

5. Roof leaders must be depicted on utility plan.

The plan has been revised.

6. We note that there is an existing utility pole that is indicated to remain on Wilbur Ave., this pole should be shown on the utility plan.

The plan has been revised.

f. LANDSCAPE PLAN – Sheet 8

1. Plantings shall be incorporated in the rear yards of the individual lots. 9.5 acres of land are proposed to be cleared with 49 new plantings which is a planting density of 5.15 trees per acre. This office recommends an additional 5 trees per lot for compliance with §403-4.A which mandates 10 trees per acre.

The plan has been revised.

2. Sight triangles are not currently shown at the intersection of the new road and Wilbur Avenue. Plant locations, if necessary, shall be adjusted to ensure no plantings within the sight triangle.

The plan has been revised to account for the sight triangle.

g. LIGHTING PLAN – Sheet 9

1. A legend must be provided on this sheet.

2. No lighting improvements are proposed on Wilbur Ave. Applicant to provide testimony on the adequacy of light already on Wilbur Ave that will give the walkways a minimum 0.5 footcandles along proposed lots 1, 2, 3 & 4, or revise plans to provide adequate lighting.

Testimony will be provided.

3. Right at the bend of the newly constructed roadway, there is a light pole that is proposed on top of B-Inlet (5). The plans must be revised to relocate the light pole.

The plan has been revised.

4. The applicant shall confirm the color temperature of all proposed lights. Color temperature should be a max of 3,000K as this proposes a warm, pleasing light.

Light color will be confirmed.

h. CONSTRUCTION DETAILS – Sheets (15 -17)

1. The Curb Elevation Belgian Block, Depressed Granite Curb and Concrete Apron, ADA Ramp details should be revised to indicate a concrete strength of 4,500 PSI.

The details have been revised.

2. We defer to the Township Sewer and Water Engineer regarding the water and sewer details on Sheet 17 of the plan set.

June 4th, 2026

Re: Manchester Township Planning Board Application No. **PB-2024-013**
Applicant: 3250 Wilbur LLC/ Thomas Rosenberg
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Informational.

i. MISCELLANEOUS PLAN COMMENTS

1. The ADA ramp and detectable warning surfaces are shown on top or touching B-Inlets (7) & (8) at the entrance on Wilbur Ave. Applicant to revise plans to either relocate ADA ramps or the B-Inlets.

The plan has been revised.

2. We note that there is a porous asphalt pavement detail on sheet 15. Applicant to indicate whether the porous pavement will be for the proposed driveways or somewhere else. If not for proposed driveways, then a cross-section detail of driveways must be provided.

The detail has been revised.

E. 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.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Manchester Township Fire Official
 - ii. Manchester Township Water & Sewer Utilities
 - iii. Ocean County Soil Conservation
 - iv. Ocean County Planning Board
 - v. NJDEP Freshwater Wetlands
 - vi. NJDEP FHA Verification
 - vii. NJDOT
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

June 4th, 2026

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PLANNING BOARD ENGINEER

MRW/CJA

CC: Pasquale Popolizio, Township Zoning Official
Joseph D. Coronato, Jr., Esq., Planning Board Attorney
Gary T. Sylvester, CPWM, Twp. Director of Inspections & Land Use
3250 Wilbur, LLC (Thomas Rosenberg), Applicant (**VIA HARD COPY**)
(418 Clifton Ave, Suite 200, Lakewood, NJ 08701)
Eliezer Dovid Cohen, P.E., Project Coordinator (ecohen@forwardengineering.net)

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