

7/24/2026
Manchester Township Planning Board
1 Colonial Drive
Manchester, NJ 08759

RE: 3250 Wilbur
Block 59, Lots 649, 650, 651, 652
Wilbur Avenue
Manchester, NJ
PB-2024-13 (Preliminary & Final Major Subdivision)
Civil Core Consulting No. 23172

Waivers are requested for the following items:

- 245-82F – Where landscape plans shall be prepared by a landscape architect.
- 245-82 G. – Open space requirements.

Testimony will be provided in support of the requested relief.

For any questions, please reach out to me at yportnoy@civilcoreconsulting.com or 732-962-9720 ext.101.



Yosef Portnoy, PE, PP, CME, CFM
Principal