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May 19, 2015

New Jersey Department of State  
Office of Planning Advocacy  
225 West State Street  
P.O. Box 820  
Trenton, New Jersey 08625-0820

Re: Minor Map Amendment – Block 52 / 30; Lots 2 & 4 / 1.01 & 1.02; Manchester Township

To Whom it May Concern:

I am writing to convey my support for the proposed change, as the applicant has provided all of the required environmental surveys and documentation to support a Planning Area change from PA5 to PA2.

There is an extensive history behind this proposal which originated with a request to revise the local sewer service area. The applicant provided all information as requested, including a Wetlands Delineation, a Habitat Suitability Analysis and a Flood Hazard Area determination. The information was subsequently accepted by the NJ Department of Environmental Protection.

While the original PA5 boundary may have been drafted using the best information available at the time, the information provided by the applicant is more specific and up-to-date. The proposed PA2 designation is also consistent with the adjacent development in the Route 70 / Route 571 area.

The Township of Manchester supported the request last year by formally amending the zoning so that it was consistent with a PA2 designation. The ordinance was introduced and approved under the required public process and demonstrates the highest level of local support.

The applicant has followed the proper procedures and provided everything required of him to justify the Planning Area change. The environmental information was provided at the applicant's own expense and has been accepted by the NJDEP.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

  
David J. McKeon, PP, AICP  
Planning Director

DJM:dm

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SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.