

#24-14

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE OF ORDINANCES TO AMEND PORTIONS OF CHAPTER 245, ENTITLED "LAND USE AND DEVELOPMENT" TO REVISE SECTION 245-31, ENTITLED "CAFRA AREA AND PINELANDS NATIONAL RESERVE AREA ZONING DISTRICTS AND REGULATIONS"

WHEREAS, the Township of Manchester finds and declares that single story dwelling units on undersized lots of record in the R-10 Zone are a valuable form of affordable housing and present a way to expand on the Township's housing supply that is both cost effective and consistent with sound planning; and

WHEREAS, the Township of Manchester further finds and declares that single story dwelling units offer low-cost housing within existing neighborhoods while maintaining the architectural character of a neighborhood with a lessened impact on stormwater management; and

WHEREAS, the Township of Manchester endeavors to revise its current land use ordinances to reflect these tenets for the betterment of the Township and in the interest of sound planning.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that the Township Code is hereby amended and supplemented as follows:

SECTION 1. Chapter 245 of the Township Code of the Township of Manchester entitled "Land Use and Development" is hereby amended and supplemented so as to amend Section 245-31, entitled "CAFRA Area and Pinelands National Reserve Area zoning districts and regulations," and shall now read as follows:

§ 245-31 CAFRA Area and Pinelands National Reserve Area zoning districts and regulations

E. R-15. R-14. R-10 and R-10A Single Family Residential Zones

(6) Buildings on undersized lots of record in R-10 Zone. Buildings on lots that do not meet the minimum lot area, minimum lot frontage, minimum lot width or improvable lot area requirements of the R-10 Zone as specified in Schedule A, CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule, are required to meet the following additional requirements:

(a) Shall provide additional site plan information as required in § 245-45C. (see below)

(b) Shall be subject to the building height limitations noted below based upon lot width:

Lot width (in feet)	Maximum building height (in feet)	Maximum building height (in stories)
50 feet or less	20 feet	1 story
90 feet or less	25 feet	1.5 stories

Greater than 90 feet

35 feet

2.5 stories

(c) Shall meet all other requirements of the R-10 Zone.

(d) Shall provide a "Regional Drainage Fund Contribution" in the amount of 5% of the assessed value of the property should the application be approved. Said contribution shall be in the form a non-refundable check submitted to the Township Clerk prior to the issuance of any Certificate of Occupancy. The purpose of this fee is to offset Township Costs for future stormwater improvement projects and maintenance due to downstream drainage effects of development within Pine Lake Park.

(e) Lots with a width of 50 feet or less shall also be subject to the following conditions:

1. Shall be subject to a Floor Area Ratio of 0.20. Basements and slabs are not permitted.
2. Shall be subject to a maximum permitted Lot Coverage of 25%.
3. Shall be subject to a maximum permitted Building Coverage of 20%.

SECTION 2. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 3. SEVERABILITY. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect after final approval and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 11th day of March, 2024 at 6:00 p.m. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for 8th day of April, 2024 at 6:00 p.m. or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.



Teri Giercyk, RMC/CMC
Municipal Clerk