

#26-25

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY,
ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING VARIOUS
SECTIONS OF CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED “LAND USE AND DEVELOPMENT”**

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that pursuant to portions of the General Reexamination of the Master Plan of the Township, adopted January 6, 2026, 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 245-23, entitled “Zoning Districts,” to revise subsection B, which shall now read as follows:

§ 245-23 Zoning Districts

- B. CAFRA Area and Pinelands National Reserve Area Zoning Districts.
 - R-A Rural Agriculture
 - R-20 Residential 20,000 square feet
 - R-40 Residential 40,000 square feet
 - R-15 Residential 15,000 square feet
 - R-14 Residential 14,000 square feet
 - R-10 Residential 10,000 square feet
 - R-10A Residential 10,000 square feet
 - RC Retirement Community
 - RC-2 Retirement Community - 2
 - MF Multifamily

MF-6	Multifamily Overlay
MP	Mobile Home Park
FA-R	Forest Area - Receiving Area
FA-S	Forest Area - Sending Area
OR-LI	Office, Research and Light Industrial
O-P	Office Professional
B-1	Business
HD-3	Highway Development - 3 acres
HD-3A	Highway Development - 3 acres
HD-10	Highway Development - 10 acres
LI	Light Industrial
TC	Town Center

SECTION 2. Appendix 6 Zoning Schedule A of Chapter 245 (Land Use and Development) is hereby amended as follows:

245 Attachment 6

Township of Manchester

Appendix 6
Zoning Schedules A through G

Schedule A
CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule

Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule																
Zone	Notes	Minimum Lot Requirements				Minimum Yard Requirements					Maximum Site Improvement Ratio	Maximum Building Coverage (%)	Maximum Lot Coverage (%)	Maximum Building Height (stories)	Maximum Building Height (feet) ⁷	Minimum Floor Area (square feet)
		Area (square feet)	Lot Frontage (feet) ¹	Lot Width (feet)	Improvable Lot Area (square feet)	Principal Building			Accessory Building ²							
						Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)						
RA		1 acre	150	150	27,000	50	30	25	10	15	N/A	25%	25%	3	40	
R-40		40,000	200	200	18,700	50	50	25	25	25	N/A	25%	25%	2.5	35	
R-20	¹²	20,000	100	125	11,200	40	40	15	10	10	N/A	25%	25%	2.5	35	
R-15	^{9, 13}	15,000	100	100	9,600	30	26	12	10	6	N/A	25%	30%	2.5	35	
R-14	^{9, 13}	14,000	100	100	8,800	30	26	12	10	6	N/A	25%	30%	2.5	35	
R-10	^{9, 10, 13}	10,000	100	100	5,800	30	26	10	5	5	N/A	25%	35%	2.5	35	
R-10A	^{9, 13}	10,000	75	75	6,300	30	26	10	5	5	N/A	25%	35%	2.5	35	
RC		Same as R-40 (Also see § 245-67, Planned retirement communities; § 245-73 Senior citizen light care; and § 245-75 Continuing care for the elderly)														
RC-2		See § 245-31H, RC-2 Planned Retirement Community-2														
MF	¹¹	See § 245-31S. (Also see § 245-74, Townhouse developments)														
MP		Same as R-40 (Also see Chapter 267, Mobile Homes and Trailers)														
OR-LI		3 acres	200	200	40,000	75	50	50	20	20	0.20	20%	65%	3	40	4,000
O-P	⁴	40,000	200	200	18,750	50 ⁴	50 ⁴	50	50	50	0.20	20%	65%	3	40	2,000

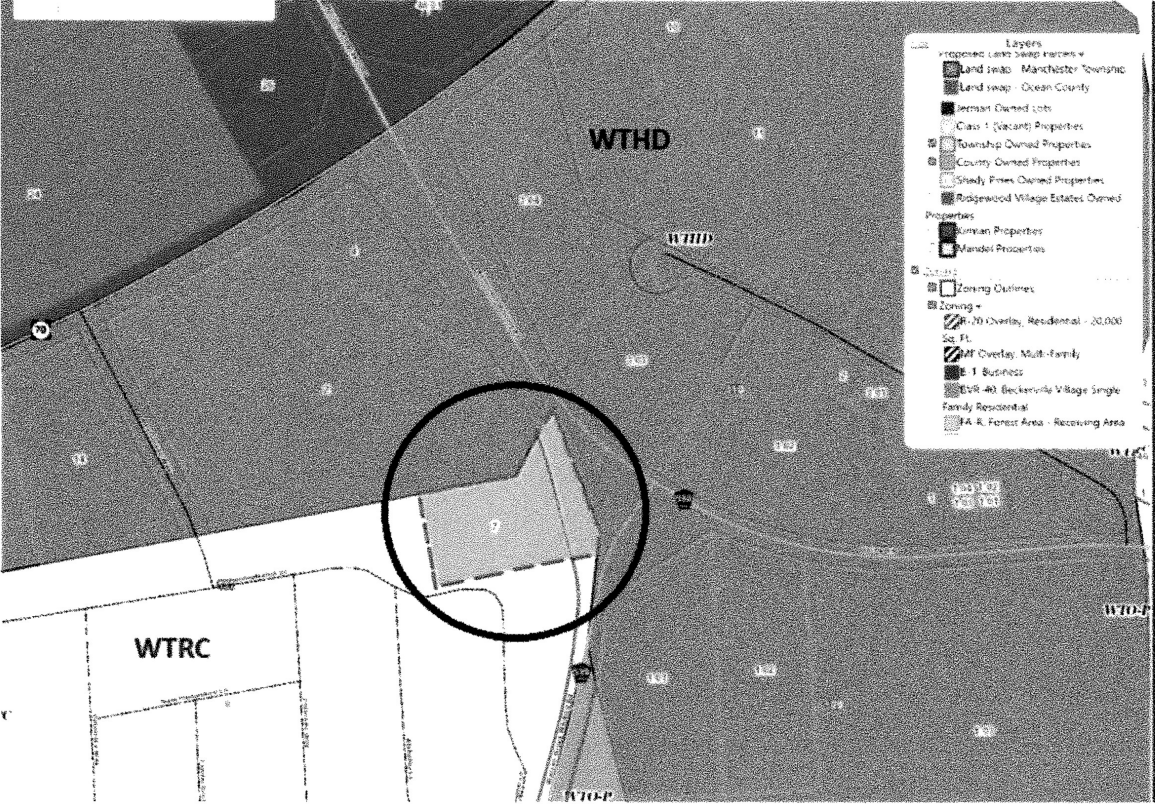
Schedule A – CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule

Zone	Notes	Minimum Lot Requirements				Minimum Yard Requirements					Maximum Site Improvement Ratio	Maximum Building Coverage (%)	Maximum Lot Coverage (%)	Maximum Building Height (stories)	Maximum Building Height (feet) ⁷	Minimum Floor Area (square feet)
		Area (square feet)	Lot Frontage (feet) ¹	Lot Width (feet)	Improvable Lot Area (square feet)	Principal Building			Accessory Building g ²							
						Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)						
B-1		1 acre	150	150	20,000	50	25	20	10	10	0.20	20%	65%	3	40	1,500
HD-3	^{4,11}	3 acres	300	300	40,000	100	50 ⁴	50 ⁴	50	50	0.18	18%	65%	3	40	15,000
HD-3A	⁵	3 acres	300	300	40,000	100	100	⁵	100	⁵	0.18	18%	65%	3	40	15,000
HD-10	⁶	10 acres	500	500	200,000	400	75	75	50	50	0.15	15%	80%	3	40	60,000
TC		10 acres	500	500	200,000	100	75	75	50	50	0.15	15%	60%	N/A	35	60,000
LI		3 acres	250	250	107,400	100	50	50	50	50	0.20	20%	65%	3	40	15,000
FA-R		20 acres	200	200	1 acre	50	50	40	20	20	N/A	10%	N/A	N/A	35	
FA-S		20 acres	300	300	1 acre	100	50	40	20	20	N/A	10%	N/A	N/A	35	

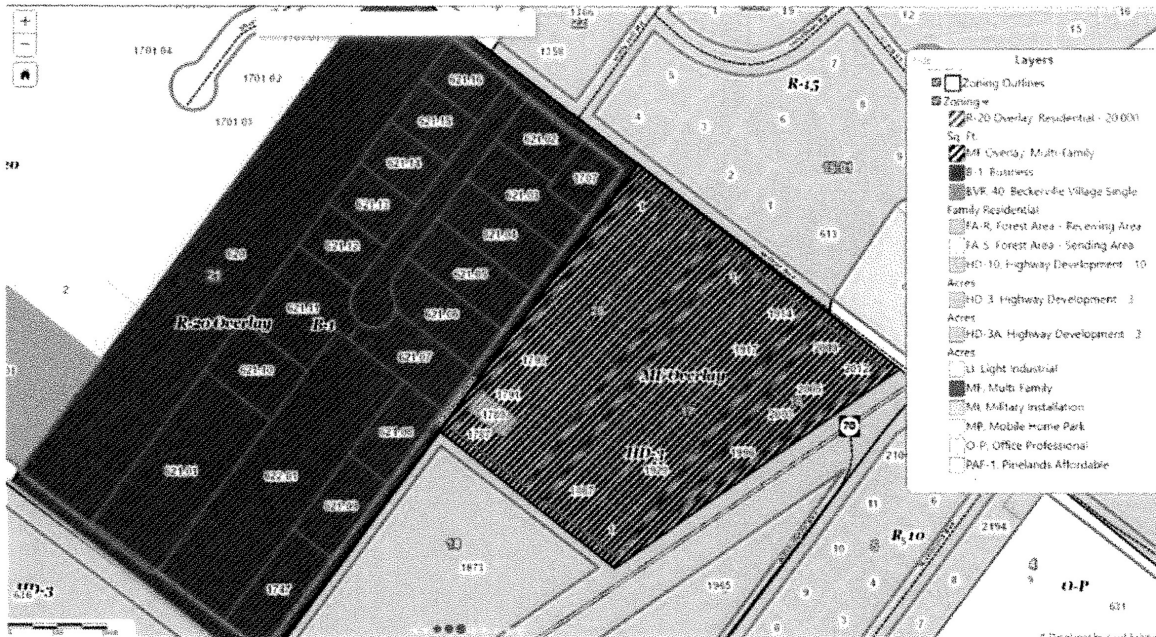
NOTES:

- ¹ See definition of "lot frontage" for allowable reductions.
- ² In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.
- ³ (Reserved)
- ⁴ Minimum rear and/or side yard shall be 60 feet when yard is adjacent to residential zoning districts.
- ⁵ Minimum side yard setbacks of HD-3A District are 100 feet along western and northern property lines and 15 feet along eastern property line.
- ⁶ Planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulations.
- ⁷ Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet. Accessory structures shall not exceed 1,000 square feet.
- ⁸ Maximum building height for a single-family residence shall be 35 feet measured from average grade plane.
- ⁹ The first floor elevation shall not be less than 24 inches, nor more than 48 inches above the average elevation of the crown of the road in front of the property in question in the R-10, R-10A, R-15, and R-14 Zones.
- ¹⁰ Undersized lots shall be subject to building height limitations set forth in § 245-31E(6)(b).
- ¹¹ ~~The HD-3/MF Overlay shall be subject to the regulations of § 245-31S. [repealed]~~
- ¹² For development of 10 lots or more, bulk requirement is average of 20,000 square feet.
- ¹³ For corner lots that are conforming with respect to lot area, width and frontage, the minimum improvable lot area requirement shall not apply.

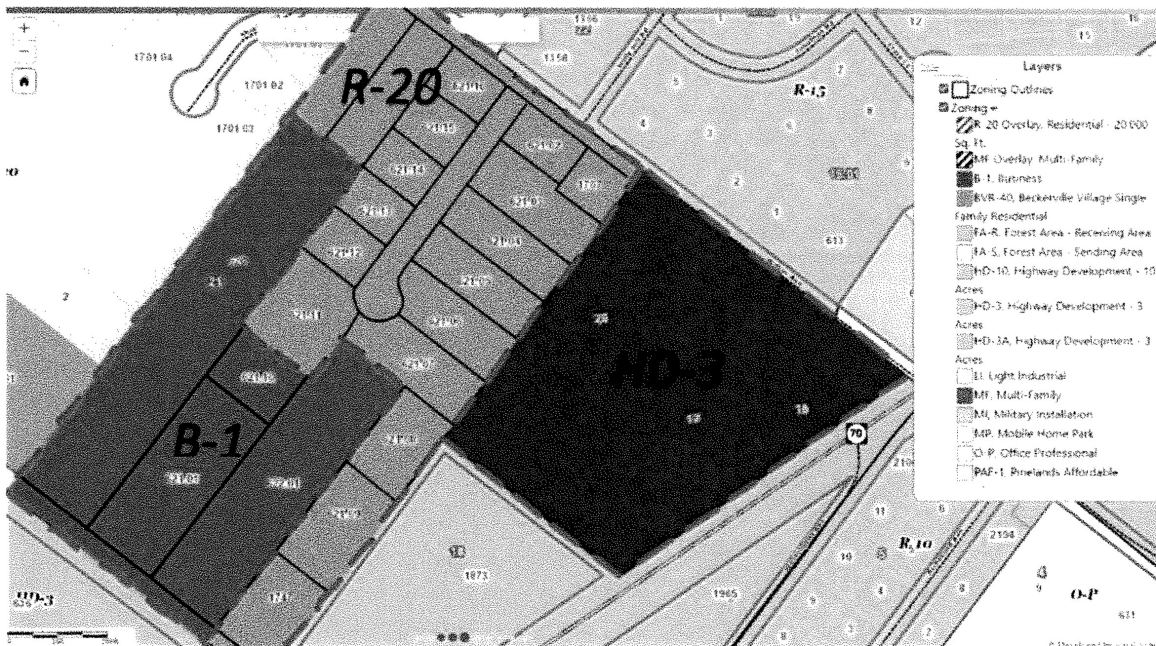
SECTION 3. Appendix 8 (Zoning Map) of Chapter 245 (Land Use and Development)
is hereby amended as follows:



BLOCK 111, LOT 7 REZONE FROM WTRC to WTHD



EXISTING HD-3/MF & B-1/R-20 OVERLAYS



PROPOSED ZONING WITHOUT OVERLAY (S)

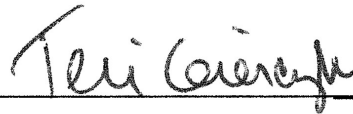
SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. 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 and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). 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.

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 9th day of March 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 23rd day of March, 2026, at 6:00 pm 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



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March 19, 2026

Attn: Teri Giercyk RMC, CMC, CMR

Manchester Clerk
Manchester Township Council
Manchester Mayor
One Colonial Drive
Manchester, NJ 08759

RE: REVIEW OF ORDINANCE #26-25 AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING VARIOUS SECTIONS OF CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED "LAND USE AND DEVELOPMENT"

Dear Ms. Giercyk, Mayor, and Council,

Please be advised the undersigned represents the interests of the Manchester Planning Board. On March 19, 2026 the Planning Board discussed the above proposed ordinance. The Board specifically discussed the changes to the Land Use a Development Ordinance Chapter, heard testimony from the Board Engineer and Planner, and voted unanimously to refer the matter back to the Township Council for adoption without a specific comment for adoption as consistent with the Master Plan.

Should you or any Council Members have any questions, feel free to reach out to my office at your earliest convenience.

Sincerely,
Joseph D. Coronato, Jr.
Joseph D. Coronato, Jr.

Cc:
Mathew Wilder, PE, PP., CME, CFM, Board Engineer
Felicia Finn, Planning Board Chair
Amanda Kisty, Planning Board Secretary
Pasquale Popolizio, Zoning Official
Gary Sylvester, Director of Inspections, Land Use, Planning

2026 Housing Element and Fair Share Plan

We have identified additional 4th Round Sites located in the Pinelands Area, including:

- Craftway (Block 69, Lot 8)
- Seaport/Hanger Rd (Block 69, Lots 1.01 – 1.09)
- Ridgeway Blvd (Block 72, Lots 8 and 16; Block 72.01, Lots 9 and 17)

The plan does not raise a substantial issue provided that appropriate implementing ordinances are adopted for the Seaport/Hanger Rd Properties and the Ridgeway Blvd Properties, which both require zoning changes to effectuate the proposed projects. The latter properties are included in Ord. 26-23, but we have not received an ordinance rezoning the Seaport/Hanger Rd Property.

What is the anticipated timeline for rezoning the Seaport/Hanger Rd properties?

Ordinance 26-21

Ordinance 26-21 amends §245-70 (Cluster Development)

- It is unclear whether cluster development as regulated by this section is permitted in any Pinelands zones. There is reference to the PR-A and PR-40 Zones in §245-70, but the district regulations for these two zones (§245-33F and §245-33E) do not expressly permit cluster development as they do in the R-A and R-40 Zones.
- If the Township wishes to allow cluster development in the PR-A and PR-40, then the amended language at Section 245-70E is inconsistent with the standards of the CMP. The Township would either need to remove that amendment or restrict those provision to zones outside the Pinelands Area.
- If the Township does not wish to allow cluster development in the PR-A and PR-40, then §245-70 needs to be amended as follows:

§ 245-70. Cluster development.

In order to preserve and protect natural woodlands, waterways and further to afford open space area for future residents, and concurrent with residential development in a major subdivision, the lot size of one or more lots may be reduced to less than 40,000 square feet and have a width of less than 200 feet, but in no event shall any lot be less

than 25,000 square feet in area and have a width of lot less than 150 feet ~~except in the PR-A and PR-40 Zones, where lots may be reduced in size to 20,000 square feet with a width of no less than 125 feet,~~ if the following conditions and regulations are met. The cluster development provision shall in no case apply to the PPA or PFA-R, BVR-40, or PFA-S Districts.

Ordinance 26-22

Ordinance 26-22 repeals and replaces Article XI. Affordable Housing with updated regulations regarding the Township's affordable housing program. The ordinance raises no substantial issues as drafted.

Ordinance 26-23

Ordinance 26-23 rezones 7 lots (4 lots: POR-LI to PAF-2; 3 lots: PAF-1 to PR-40), eliminates the PAF-1 District regulations and establishes new PAF-2 District regulations.

- There are no substantial issues with respect to rezoning the lots, nor the new PAF-2 district regulations.
- However, additional citations to the new PAF-2 zone need to be added to other sections of the Township's code. In these same sections references to the PAF-1, PRC, PRC-1, and PMP should be removed as these zoning districts no longer exist. They are as follows:

- **§245-32C(1)**

Application of Pinelands development credits. Except for land which was owned by a public agency on January 14, 1981, land which is thereafter purchased by the State of New Jersey for conservation purposes, land which is subject to an easement limiting the use of land to nonresidential uses, or land otherwise excluded from entitlement in Subsection C(2) below, every parcel of land in the Pinelands Preservation Area District shall have a use right known as "Pinelands development credits" that can be used to secure a density bonus for land located in the BVR-40, ~~PAF-1~~ **PAF-2**, PR-40, PR-A, ~~and PED-1, PRC and PRC-1~~ Zones, where required, and in certain other Pinelands municipalities approved by the Pinelands Commission. Pinelands development credits may also be allocated to certain properties in the

Township by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

○ **§245-32C(8)(a), (b), (c)**

(a) To permit development of parcels of land in the PR-40, PR-A, ~~PRC, PRC-1,~~ PR-15, PB-1, ~~PAF-1~~ **PAF-2** and PED-1 Zones according to the density and lot area requirements set forth in § 245-33E, F, G, I, V, and W, as well as §§ 245-68 and 245-74 of this chapter;

(b) When a variance of density or minimum lot area requirements for the PR-A, PR-40, ~~PRC, PRC-1, PMP,~~ PR-15, PB-1, ~~PAF-1~~**PAF-2** and PED-1 Zones within the Pinelands Regional Growth Area is granted by the Township, Pinelands development credits shall be used for all housing units or lots in excess of that otherwise permitted without the variance;

(c) When a variance or other approval for a nonresidential use not otherwise permitted in the ~~PAF-1~~ **PAF-2**, PR-A, PR-40, PR-15, ~~PRC, PRC-1, PMP~~ and PED-1 zones is granted by the Township, Pinelands development credits shall be used at 50% of the maximum rate permitted for Pinelands development credit use in the zone in which the nonresidential use will be located for parcels under 10 acres in size; at 75% of the maximum rate for parcels between 10 and 20 acres in size; and at 100% of the maximum rate for parcels over 20 acres in size. This requirement shall not apply to a variance or other approval which authorizes the expansion of or changes to existing nonresidential uses in accordance with N.J.A.C. 7:50-5.2;

Ordinance 26-24

Ordinance 26-24 amends the list of zones in which Garden Apartments (§245-68) and Townhouse developments (§245-74) are conditionally permitted.

- There are no substantial issues with respect to eliminating garden apartments and townhouse developments from the WTRC, WTB-1, WTHD, and WTO-P Zones.
- References to the PAF-1 Zone should be removed from **§245-68** and **§245-74** as the PAF-1 Zone is being eliminated by Ordinance 26-23. References to the MI Zone should also be removed as that is the military zone.
- Ordinance 26-11, which is pending review by the Commission, added Garden Apartments to the POR-LI district. Garden apartments were not previously permitted in

the POR-LI District. It is at the Township's discretion whether to permit Garden Apartments in the POR-LI District. If the Township opts to permit Garden Apartments in the POR-LI District, then it needs to amend §245-68H as follows:

H. Pinelands development credits. In the PB-1 and ~~POR-LI PRG-1~~ Zoning Districts, Pinelands development credits shall be purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low- and moderate-income households in accordance with applicable state law. Units made affordable for low- and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands development credits for 30% of all such units.

- Provided that the Township **adopts** Ordinance 26-23, establishing the Pinelands Affordable Housing – 2 (PAF-2) Zone, the Township may remove Townhouse development from the remainder of the POR-LI Zone. This is due to the rezoning in Ordinance 26-23 and the subsequent residential zoning capacity and potential for use of Pinelands Development Credits established by the PAF-2 Zone.

Ordinance 26-25

Within the Pinelands Area, the ordinance rezones one lot from WTRC to WTHD, which raises no substantial issues as drafted.

Ordinance 26-26

Ordinance 26-26 adopts an updated zoning map.

- The zoning map appears to include the zoning changes proposed in Ordinance 26-24, but not those in Ordinance 26-23 (i.e., PAF-to PR-40 and POR-LI to PAF-2). If Ordinance 26-23 is adopted, these zoning changes must be included in the adopted zoning map in order for the Commission to it.
- The last zoning map that was certified by the Commission was adopted by Ordinance 24-30. It corrected the zoning map that was adopted by Ordinance 24-09. There is no citation for that amended zoning map on maps list of amendments. The Township should verify that it is working from the zoning map that was adopted from Ordinance

24-30. Including a citation for Ordinance 24-30 is strongly advisable given the errors contained in the zoning map adopted by Ordinance 24-09.

- In order to complete our review of an adopted zoning map, the Township will to submit a high-resolution version of the adopted zoning map.