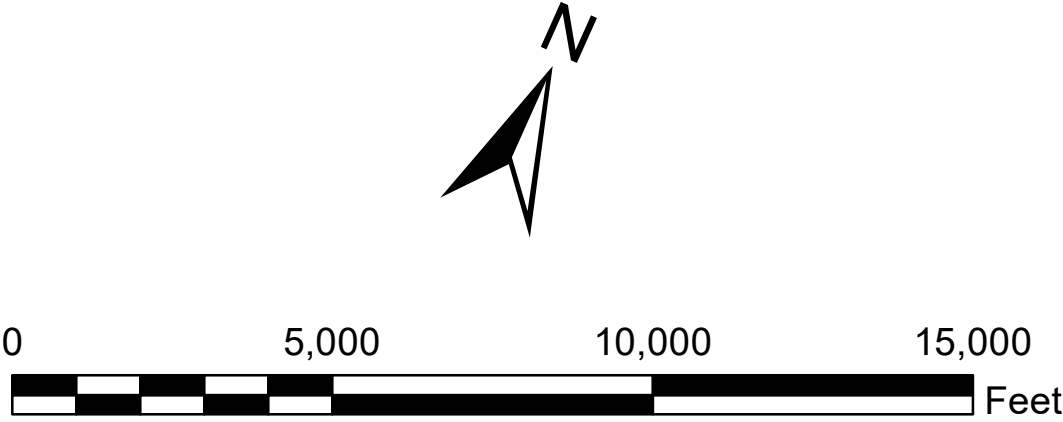
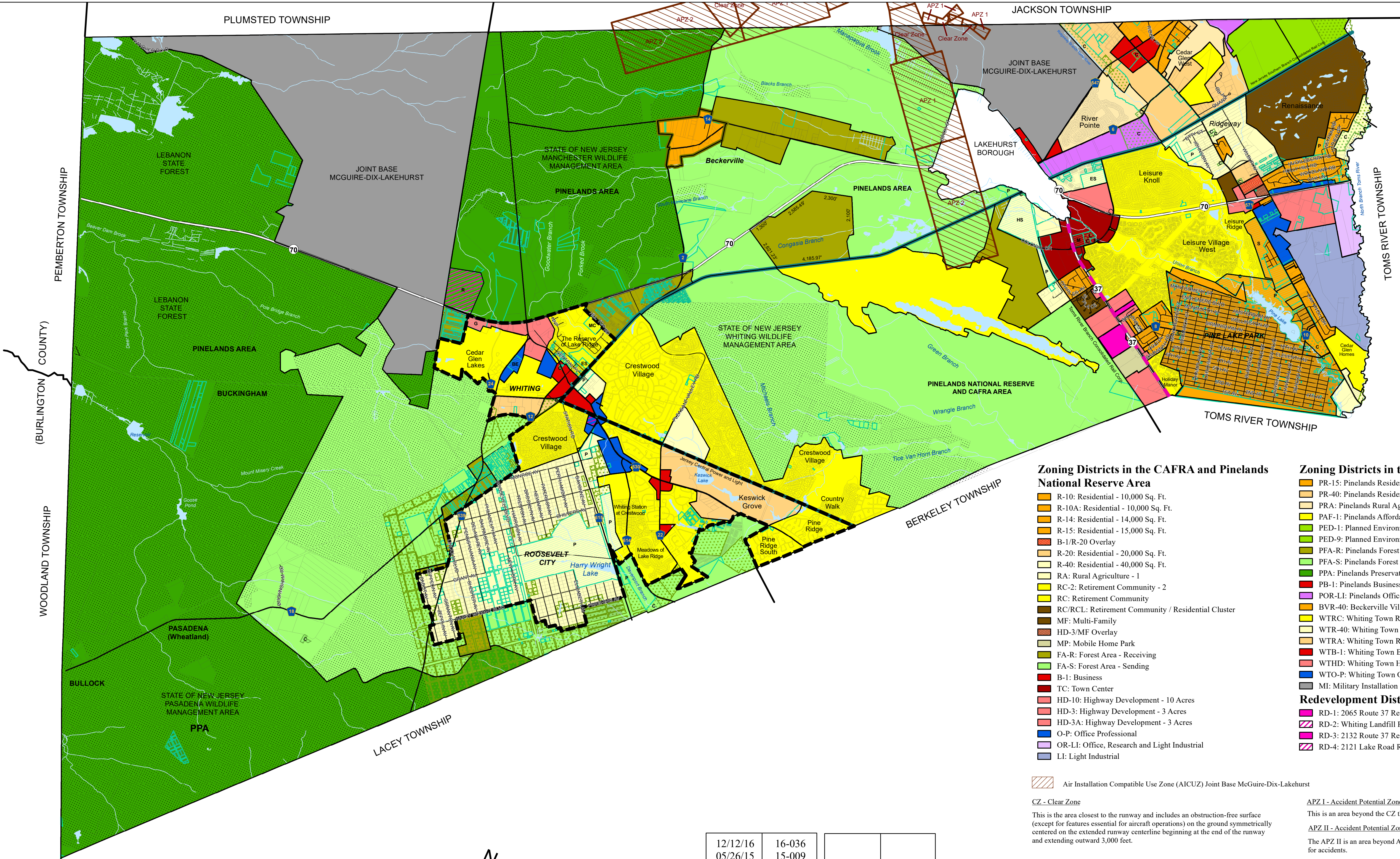


ZONING MAP  
MANCHESTER TOWNSHIP  
Ocean County, New Jersey

Adopted June 26, 2023



Revised by:



12/12/16	16-036		
05/26/15	15-009		
10/14/14	14-016		
10/14/14	14-015		
11/28/11	11-025		
02/22/10	10-006		
05/29/07	07-018	06/26/23	23-09
11/28/05	05-053	09/14/20	20-031
05/23/05	05-025	09/14/20	20-028
05/09/05	05-023	07/13/20	20-022
01/22/01	00-044	07/13/20	20-021
08/14/00	00-019	12/10/18	18-035
02/22/99	99-001	11/13/17	17-025
01/26/98	97-038	11/13/17	17-024
05/22/97	97-008	02/13/17	17-002
Adoption Date	Ordinance Number	Adoption Date	Ordinance Number

Zoning Districts in the CAFRA and Pinelands National Reserve Area

- R-10: Residential - 10,000 Sq. Ft.
- R-10A: Residential - 10,000 Sq. Ft.
- R-14: Residential - 14,000 Sq. Ft.
- R-15: Residential - 15,000 Sq. Ft.
- B-1/R-20 Overlay
- R-20: Residential - 20,000 Sq. Ft.
- R-40: Residential - 40,000 Sq. Ft.
- RA: Rural Agriculture - 1
- RC-2: Retirement Community - 2
- RC: Retirement Community
- RC/RCL: Retirement Community / Residential Cluster
- MF: Multi-Family
- HD-3/MF Overlay
- MP: Mobile Home Park
- FA-R: Forest Area - Receiving
- FA-S: Forest Area - Sending
- B-1: Business
- TC: Town Center
- HD-10: Highway Development - 10 Acres
- HD-3: Highway Development - 3 Acres
- HD-3A: Highway Development - 3 Acres
- O-P: Office Professional
- OR-LI: Office, Research and Light Industrial
- LI: Light Industrial

Air Installation Compatible Use Zone (AICUZ) Joint Base McGuire-Dix-Lakehurst

CZ - Clear Zone

This is the area closest to the runway and includes an obstruction-free surface (except for features essential for aircraft operations) on the ground symmetrically centered on the extended runway centerline beginning at the end of the runway and extending outward 3,000 feet.

Zoning Districts in the Pinelands Area

- PR-15: Pinelands Residential - 15,000 Sq. Ft.
- PR-40: Pinelands Residential - 40,000 Sq. Ft.
- PRA: Pinelands Rural Agriculture - 1
- PAF-1: Pinelands Affordable Housing
- PED-1: Planned Environmental District - 1
- PED-9: Planned Environmental District - 9
- PFA-R: Pinelands Forest Area - Receiving (3.2
- PFA-S: Pinelands Forest Area - Sending (20
- PPA: Pinelands Preservation Area
- PB-1: Pinelands Business
- POR-LI: Pinelands Office, Research and Light Industrial
- BVR-40: Beckerville Village Single Family Residential
- WTRC: Whiting Town Retirement Community
- WTR-40: Whiting Town Residential - 40,000 Sq. Ft.
- WTRA: Whiting Town Rural
- WTB-1: Whiting Town Business - 1
- WTHD: Whiting Town Highway Development
- WTO-P: Whiting Town Office - Professional
- MI: Military Installation

Redevelopment Districts

- RD-1: 2065 Route 37 Redevelopment District
- RD-2: Whiting Landfill Redevelopment Overlay District
- RD-3: 2132 Route 37 Redevelopment District
- RD-4: 2121 Lake Road Redevelopment Overlay District

APZ I - Accident Potential Zone I

This is an area beyond the CZ that possesses a significant potential for accidents

APZ II - Accident Potential Zone II

The APZ II is an area beyond APZ I having a lower, but still significant potential for accidents.

The Clear Zone and Accident Potential Zones are based on statistical analysis of Air Force aircraft accidents throughout the U.S. While aircraft accident potential in APZ's I and II does not warrant acquisition by the Air Force, land use planning and controls are strongly encouraged in these areas for the protection of the public.

Source: AICUZ Study Citizens Brochure Joint Base McGuire-Dix-Lakehurst - August 2009

BOUNDARIES

- Pinelands National Reserve Boundary
- Whiting Town Boundary
- CAFRA/Pinelands Boundary
- Beckerville Village Boundary
- Parcels
- Lakes
- Streams

PUBLIC OPEN SPACE AND FACILITIES \*

- State of New Jersey
- County of Ocean
- Manchester Township
- Facilities

- M Municipal Complex
- L Library
- F Fire Station
- FS First Aid Squad
- S Elementary School
- HS High School
- P Park
- G Township Garage
- MC Medical Center
- BE Board of Education
- R Recycling Facility

\* For Informational Purposes Only

Source: Ocean County Parcels & Mod-IV database 2016