

#24-02

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01**

**WHEREAS**, the Governing Body of the Township of Manchester, County of Ocean, New Jersey ("Governing Body") has designated an area known as Block 62, Lots 30 and 31.01 on Township of Manchester Tax Maps including rights of way (the "Redevelopment Area"), as an area in need of redevelopment; and

**WHEREAS**, pursuant to Ordinance #23-35, the Governing Body adopted a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

**WHEREAS**, following adoption, the Governing Body was advised by the Pinelands Commission that changes to the redevelopment plan are needed to address pinelands credits and rooftop solar projects; and

**WHEREAS**, the Township Engineer has revised the redevelopment plan to reflect these comments, and wishes to adopt said plan.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Manchester, County of Ocean and State of New Jersey as follows:

**SECTION 1.** Pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the redevelopment plan, is on file at the Office of the Township Clerk and can be reviewed by the public during normal business hours.

**SECTION 2.** Pursuant to the provisions of N.J.S.A. 40A:12-7c, the redevelopment plan shall constitute an overlay zoning district within the redevelopment area. The official Township Zoning Map shall be amended to henceforth coincide with the redevelopment plan.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** 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 5.** 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.

**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 2<sup>nd</sup> day of January 2024 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 22<sup>nd</sup> day of January, 2024, 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.

  
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Teri Giercyk, RMC/CMC  
Municipal Clerk