

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, pursuant to Ordinance #24-02, the Governing Body adopted a revised redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area, to include comments made by the Pinelands Commission that changes to the redevelopment plan are needed to address pinelands credits and rooftop solar projects; and

WHEREAS, it is the desire of the Governing Body to revise the plan again to authorize the inclusion of the use of data centers within the Redevelopment Area; and

WHEREAS, the Township Engineer has revised the redevelopment plan to include this use, and wishes to adopt said plan, which is on file at the Office of the Township Clerk and can be reviewed by the public during normal business hours.

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.

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 All ordinances or parts of ordinances inconsistent herewith are hereby repealed.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 14th day of July, 2025 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 11th day of August, 2025, 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