

**ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING A 5 YEAR TAX EXEMPTION FOR A PROJECT TO BE CONSTRUCTED BY
MANCHESTER STORAGE, LLC PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. ON
PROPERTY KNOWN AND DESIGNATED AS BLOCK 44, LOT 15.04**

WHEREAS, on December 10, 2018 pursuant to Resolution 18-400 the Township Council of the Township of Manchester (hereinafter referred to as the “Township”) directed the Planning Board to conduct a preliminary investigation to determine whether the delineated area consisting of Block 44, Lot 15.01 (2065 Route 37) (“Project Site” or “Property”) qualified as an “area in need of redevelopment” for non-condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on July 1, 2019, the Planning Board held a properly noticed public hearing at which its Planner, Daniel Bloch, PP, AICP of Maser Consulting, P.A., presented the findings of his preliminary investigation report resulting in a determination to recommend that the Property be designated as an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on July 22, 2019, pursuant to Resolution No. 19-290, the governing body concurred with the Planning Board’s findings and determined that the Project Site is an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on July 13, 2019, pursuant to Ordinance #20-021, the governing body adopted the 2065 Route 37 Redevelopment Plan (“Redevelopment Plan”) which included the Project Site; and

WHEREAS, consistent with the Redevelopment Plan, the Redeveloper intends to redevelop the property; and

WHEREAS, on the 28th day of June 2021 the Township duly adopted Resolution #24-267 designating 2065 Highway 37 Owners, LLC (the “Entity”) as the Redeveloper of the Project and authorizing the execution of a Redevelopment Agreement for the designated Redevelopment Plan area; and

WHEREAS, on March 11, 2024, the Township adopted Resolution #24-174 authorizing the execution of a First Amendment to the Redeveloper’s Agreement, to expressly authorize the construction of and development of a self-storage building at the Property; and

WHEREAS, Block 44, Lot 15.01 was subdivided into three new lots, known and identified as Block 44, Lots 15.02, 15.03 & 15.04, to account for the different projects approved by the Redeveloper’s Agreement; and

WHEREAS, pursuant to Section 2.7B of the Redeveloper’s Agreement, the Redeveloper can assign rights under the Agreement to a Qualified Entity; and

WHEREAS, Manchester Storage, LLC (“Entity”) has been recognized as a Qualified Entity by the Township, specifically with regard to Block 44, Lot 15.04; and

WHEREAS, the Township is authorized to enter into a Five-Year Tax Exemption Agreement pursuant to the provisions of the Five-Year Exemption and Abatement Law, N.J.S.A. 40A-21-1, et seq. (the “Tax Exemption Law”); and

WHEREAS, on the 8th day of September, 2025, the Entity filed an application with the Township for the utilization of a Five-Year Tax Exemption Agreement with respect to the commercial component, specifically the self-storage building located at Block 44, Lot 15.04, pursuant to the Tax Exemption Law; and

WHEREAS, the Township hereby determines that the redevelopment of the Project Site will promote new development and jobs in the Township and help spur further development pursuant to the Redevelopment Plan; and

WHEREAS, the Township hereby further determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of the prospective occupants for the following reasons:

1. The relative stability and predictability of the annual service charges will make the project more attractive to investors and lenders needed to finance the project; and
2. The relative stability and predictability of the annual service charges will allow the owner to stabilize its operating budget and rents while allowing a high level of maintenance to the buildings over the life of the Project, which will ensure that it will have a positive impact on the surrounding area; and

WHEREAS, pursuant to and in accordance with the Tax Exemption Law, the Township desires to execute an Agreement with the Entity to bring these and other benefits to the Township, and has agreed to enter into a Five-Year Tax Exemption Agreement for Block 44, Lot 15.04 to ensure the furtherance of the Redevelopment Plan; and

WHEREAS, the Township and the Entity have reached an agreement with respect to, among other things, the terms and conditions relating to the annual service charges and desire to execute a Five-Year Tax Exemption Agreement reflecting the same.

NOW, THEREFORE, BE IT ORDAINED by the governing body of Manchester Township in the County of Ocean, State of New Jersey that:

1. The application of the Entity for a Five-Year Tax Exemption in accordance with the provisions of the Tax Exemption Law, N.J.S.A. 40A:21-1, et seq. for the commercial components of the Project to be constructed upon Block 44, Lot 15.04, more commonly known by the street address of 2065 Route 37, is hereby accepted and approved, and a copy of the same shall be placed on file with the Township Clerk.
2. The Tax Assessor is hereby authorized and directed to execute the Five-Year Tax Exemption Agreement attached hereto and made part hereof, for a term of 5 years pursuant to the terms and conditions contained therein.
3. The exemption contemplated herein shall be applicable by way of the provisions of N.J.S.A. 40A:21-10(c), the Township choosing a “tax phase-in basis,” pursuant to which the Entity shall pay to the Township, full taxes on the land containing the commercial components of the Project, and then a separate payment in lieu of full property tax payments (referred to herein as the “PILOT”) on the improvements comprising the commercial components of the Project, in an amount equal to the percentage of taxes which would otherwise be due, according to the following schedule:
 - a. In the first tax year, an amount equal to 0% of the taxes otherwise due;
 - b. In the second tax year, an amount equal to 20 % of the taxes otherwise due;
 - c. In the third tax year, an amount equal to 40 % of the taxes otherwise due;
 - d. In the fourth tax year, an amount equal to 60 % of the taxes otherwise due; and
 - e. In the fifth tax year, an amount equal to 80 % of the taxes otherwise due.
4. All ordinances or parts of ordinances inconsistent herewith, are hereby repealed to the extent of such inconsistencies.
5. The Tax Assessor is hereby authorized to execute the Five-Year Tax Exemption Agreement and any additional documents as are necessary to implement and carry out the intent of this Ordinance and such Agreement.
6. This Ordinance shall take effect immediately upon final passage and publication pursuant to law.

7. Within thirty (30) days after the execution of the Five-Year Tax Exemption Agreement, the Township Clerk shall forward a copy thereof to the Director of the Division of Local Government Services of the New Jersey Department of Community Affairs.

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 22nd day of September 2025 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 14th day of October, 2025 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