

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN AFFECTING MULTI-FAMILY DEVELOPMENTS IN CAFRA ZONES

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 245-33, entitled “Pinelands Area Zoning District,” to revise subsection W, entitled “PRC-1 Pinelands Retirement Community,” which shall read as follows:

§ 245-33 Pinelands Area Zoning District

W. Reserved

SECTION 2. 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 245-68, entitled “Garden Apartments,” which shall be revised as follows:

§ 245-68 Garden Apartments

A. Permitted. Garden apartments may be permitted in all CAFRA Area Zoning Districts except for FA-S, FA-R, R-40, R-20, R-15, R-14, R-10, R-10A, RC, RC-2, OR-LI, B-1, TC, and MF Districts; and in all the following Pinelands Area Zoning Districts: PAF-1, PB-1, WTRC, WTB-1, WTHD, WTO-P, MI except for PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, WTR-40 and POR-LI. Garden apartments are also permitted in the PRC-1 district if the site is located in a Pinelands Regional Growth Area. Garden apartments shall be subject to the conditions as specified below:

SECTION 3. 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 245-74, entitled “Townhouse Developments,” which shall be revised as follows:

§ 245-74 Townhouse Developments

A. Permitted. Townhouses may be permitted in all CAFRA Zoning Districts except for R-40, R-20, R-15, R-14, R-10, R-10A, and B-1 Districts. Townhouses may be permitted in all the following Pinelands Zoning Districts: PAF-1, PB-1, WTRC, WTB-1, WTHD, WTO-P, MI except for PPA, and POR-LI, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, and WTR-40 Districts. Townhouses shall be subject to the conditions as specified below:

SECTION 4. 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-Attachment 6, Appendix 6, Zoning Schedules A-G, to revise Schedules D &E, which shall now read as follows:

§ 245 Attachment 6

Appendix 6

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Schedule D CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses

KEY:
P = Permitted use.
C = Conditional use.

Schedule D – CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses														
NAICS Code ¹	Use	FA R	FA S	RA	R 40	R 15	R 14	R 10	R 10A	R 20	RC 2	RC	MF	MP
Residential														
2	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P
2	Single-family attached dwellings	P											P	
2	Multifamily dwellings	P											P(5)	
2	Planned retirement community										P(4)	C		
2	<u>Garden apartments</u>													
2	<u>Cluster development</u>	P	P	C	C									C
2	<u>Senior citizen light care center</u>													C
2	<u>Townhouse developments</u>													
2	Home professionals	P	P	P										
Agriculture, forestry and hunting														
2	<u>Customary Agricultural Uses</u>	P	P										P	
2	<u>Agriculture</u>	P	P											
2	<u>Agricultural Commercial Establishments</u>	P	P											
2	<u>Fish and wildlife management areas and wetlands management</u>	P	P											
2	<u>Campgrounds</u>	C	C	C										
721211	Recreational campgrounds													C
54190	Veterinary services (<u>Includes veterinarian offices and animal hospitals</u>)	P	P	C										
561730	Landscape and horticultural services	P	P	P										
115310	Forestry	P	P	P										
Services/educational/other														
2	<u>Low Intensity Recreational Uses</u>	P	P											
611110	<u>Elementary and secondary schools</u>			C	C						C	C		
622	Hospitals			C										
623	Nursing homes	C	C	C										
623311	<u>Continuing care retirement communities</u>				C							C		
623312	<u>Assisted living facilities for the elderly</u>											C		
713910	<u>Golf courses and country clubs</u>				P									
813	Membership organizations (exc. 813110)	P	P											
813110	Religious organizations	P	P	P	P	P	P	P	P	P	P	P	P	
812220	<u>Cemeteries (excluding crematories)</u>			P									P	P
2	<u>Institutions, fraternal, benevolent, religious, and/or charitable</u>			P										
0	Federal, state, county, municipal government/public administration	P	P	P	P	P	P	P	P	P	P	P	P	
2	<u>Public Utilities</u>	C	C	C										
2	<u>Public Areas</u>			P	P	P	P	P	P	P	P	P	P	

NOTES:
¹ The North American Industry Classification System (NAICS, pronounced Nakes) was developed as the standard for use by federal statistical agencies in classifying business establishments for the collection, analysis, and publication of statistical data related to the business economy of the U.S.
² Uses not classified by NAICS Code.
³ Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.
⁴ Planned retirement community pursuant to § 245-31H.
⁵ Planned multifamily development option pursuant to § 245-31S(2).

Schedule E

CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses

KEY:

Schedule D — CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts — Permitted and Conditional Uses

NOTES:

- 1 The North American Industry Classification System (NAICS, pronounced Nahcs) was developed as the standard for use by federal statistical agencies in classifying business establishments for the collection, analysis, and publication of statistical data related to the business economy of the U.S.
- 2 Uses not classified by NAICS Code. Permitted uses within shopping plazas, shopping centers and neighborhood shopping centers shall include uses permitted within the zoning district in which the shopping plaza, shopping center or neighborhood shopping center is located.
- 3 Hotel-Convention Centers shall contain a minimum of 100 hotel rooms as defined in §245-8.
- 4 Hotels and Motels shall contain a minimum of 25 hotel or motel rooms as defined in § 245-7.
- 5 Planned multifamily development option pursuant to § 245-31R(11).
- 6 Major solar photovoltaic energy facilities or structures pursuant to § 245-86.2B.
- 7 Small wind energy systems pursuant to § 245-86.1.

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.

SECTION 6. SEVERABILITY. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect after final approval and publication according to law.

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 26th day of January 2026 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 the 9th day of February 2026 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