

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING DEFINITIONS PERTAINING TO CLUSTER DEVELOPMENT

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 245-70, entitled “Cluster Development,” to revise subsections D & E, which shall now read as follows:

§ 245-70 Cluster Development

D. Application requirement. All approvals for such major subdivisions as permitted hereunder, together with the standards of dedication and sanitary approval, shall be in accordance with the subdivision regulations of this chapter. **The aforementioned standards shall be considered as part of the application submission requirements or a request for a design waiver and not a request for variance relief, unless such relief is specifically stated.**

E. Density regulation. In no event shall the density of development of the ~~entire~~ **buildable area of the** subdivision tract exceed the exact number of dwelling units that would have been permitted to be built if such development had proceeded on the basis of 40,000 square feet per lot with a width of not less than 200 feet. **“Buildable area”, for this Section, shall refer to the portion of a property where a structure can legally be placed, excluding areas like steep slopes, wetlands, floodplains, easement areas, etc. It refers to the usable land available for building according to local zoning regulations, which set limits on what can be constructed.**

SECTION 2. 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 3. 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 4. 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 9th day of March 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 23rd day of March 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