

#26-24

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING VARIOUS
SECTIONS OF CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT”**

BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, 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 245-68, entitled “Garden Apartments,” which shall be revised as follows:

§ 245-68 Garden Apartments

A. Permitted. Garden apartments may be permitted in all the following Pinelands Area Zoning Districts: PAF-1, PB-1, WTRC, WTB-1, WTHD, WTO-P, MI and POR-LI. Garden apartments shall be subject to the conditions as specified below:

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

§ 245-74 Townhouse Developments

A. Permitted. Townhouses may be permitted in all the following Pinelands Zoning Districts: PAF-1, PB-1, WTRC, WTB-1, WTHD, WTO-P, MI, and POR-LI. Townhouses 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-Attachment 6, Appendix 6, Zoning Schedules A-G, to revise Schedules F &G, which shall now read as follows:

§ 245 Attachment 6

Appendix 6

Schedule F

Pinelands Area Residential Zoning Districts – Permitted and Conditional Uses

KEY:

P = Permitted use.

C = Conditional use.

Schedule F — Pinelands Area Residential Zoning Districts — Permitted and Conditional Uses																		
NAICS ¹	Use	Pinelands Area										Beckers ville	Whiting Town					
		PP A	PFA- R	PFA- S	PR- A	PR- 40	PR- 15	PED- 1	PED- 9	PRC-1	PAF-1	BVR-40	WTR -A	WTR- 40	WTR C			
Residential																		
²	Garden apartments																	C
²	Townhouse developments																	C

Schedule F — Pinelands Area Residential Zoning Districts — Permitted and Conditional Uses

NAICS ¹	Use	Pinelands Area										Beckersville	Whiting Town		
		PPA	PFA-R	PFA-S	PR-A	PR-40	PR-15	PED-1	PED-9	PRC-1	PAF-1	BVR-40	WTR-A	WTR-40	WTR-C

NOTES:

- ¹ The NAICS numbering system employs six-digit code at the most detailed industry level. The first five digits are generally (although not always strictly) the same in all three countries. The last digit designates national industries. The first two digits designate the largest business sector, the third digit designates the subsector, the fourth digit designates the industry group, and the fifth digit designates particular industries.
- ² Uses not classified by NAICS Code.
- ³ Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.

**TOWNSHIP OF MANCHESTER
SCHEDULE OF PERMITTED USES - SCHEDULE G**

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
(2)	Garden Apartments	C	€	€	€	€
(2)	Townhouse developments	C	€	€	€	€

(1) The 2012 NAICS Code is used by business and government to classify business establishments according to type of economic activity.

The NAICS numbering system employs six-digit code at the most detailed industry level. The first five digits are generally (although not always strictly) the same in all three countries. The last digit designates national industries. The

first two digits designate the largest business sector, the third digit designates the subsector, the fourth digit designates the industry group, and the fifth digit designates particular industries.

- (2) Uses not classified by the 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 §245-8.

SECTION 4. 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 5. 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 6. 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 13th day of April 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