

SPECIAL MEETING OF THE
MANCHESTER TOWNSHIP PLANNING BOARD AGENDA
THURSDAY MARCH 19, 2026 6:00 PM

PLEASE TAKE NOTICE a Regular Meeting of the Manchester Township Planning Board will be held at 1 Colonial Drive, Manchester Twp., New Jersey at 6:00 P.M. March 19, 2026.

1. Salute the Flag
2. Roll Call

MATTERS FOR REVIEW AND ADOPTION:

1. Adoption of the Housing Element and Fair Share Plan as an amendment to the Manchester Township Master Plan.
2. Review of Township Ordinance #26-21- Adopting portions of the General Reexamination of the Master Plan revising definitions pertaining to Cluster Developments
3. Review of Township Ordinance #26-22- Amending Chapter 245, Article XI, Sections 245-90 Through 245-98 of the Township of Manchester, County of Ocean, State of New Jersey, the Code of Manchester Township
4. Amending Chapter 245 Entitled "Land Use and Development" to create a New PAF-2 Pinelands Affordable Housing Zone
5. Amending and Supplementing Various Sections of Chapter 245, Entitled "Garden Apartments" and Section 245-74 Entitled "Townhomes"
6. Adopting Portions of the General Reexamination of the Master Plan Revising Various Sections of Chapter 245 of the Township Code Entitled "Land Use and Development" Section 245-23 "Zoning Districts"
7. Review of Township Ordinance #26-26- An Ordinance of the Township of Manchester, County of Ocean, State of New Jersey, Amended Appendix 8, The Zoning Map

PUBLIC PORTION

ADJOURNMENT

Posted: March 17, 2026

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED. FORMAL ACTION MAY TAKE PLACE AND THIS MEETING WILL ADJOURN ON OR BEFORE 9:00 P.M.

Amanda Kisty
Planning Board Secretary