

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE
OF NEW JERSEY, REPEALING ORDINANCE #25-27 AND AUTHORIZING AN
AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01 TO
REMOVE DATA CENTERS**

WHEREAS, the Governing Body of the Township of Manchester, County of Ocean, New Jersey ("Governing Body") was approached by the owner of Block 62, Lots 30 and 31.01 requesting the property be designated as an area in need of redevelopment; and

WHEREAS, on July 13, 2022, pursuant to Resolution #22-240, the Governing Body referred this request to the Township Planning Board for a determination as to whether this property is an area in need of redevelopment in accordance with N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on July 5, 2022, upon referral from the Governing Body, the Township Planning Board voted to undertake the preliminary investigation to determine if the property is an area in need of redevelopment; and

WHEREAS, following the investigation performed by the Special Projects Board Planners, CME Associates ("CME"), CME prepared a preliminary report and map in support of the designation, and filed it with the Township Clerk for public inspection prior to public hearing; and

WHEREAS, on August 16, 2022, the Planning Board held a public hearing to consider the preliminary report and map and took testimony from the planner; and

WHEREAS, the meeting was opened for public comment, and the Planning Board considered the testimony of all interested parties; and

WHEREAS, the Planning Board agreed with and adopted the factual findings of CME's report, finding the area to meet the criteria to receive the designation of an area in need of redevelopment; and

WHEREAS, by resolution adopted on August 16, 2022, the Planning Board formally found the property is an area in need of redevelopment and recommended the Governing Body designate same by resolution pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to the recommendation made by the Planning Board, the Governing Body designated an area known as Block 62, Lots 30 and 31.01 on Township of Manchester Tax Maps including rights of way (the "Redevelopment Area"), as an area in need of redevelopment via Resolution #22-357; and

WHEREAS, pursuant to Ordinance #23-35, the Governing Body adopted a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area, which authorized the preparation of a redevelopment plan for the property; and

WHEREAS, pursuant to Ordinance #24-02, the Governing Body adopted a revised redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area, to include comments made by the Pinelands Commission that changes to the redevelopment plan are needed to address pinelands credits and rooftop solar projects; and

WHEREAS, pursuant to Ordinance #25-27, the Governing Body adopted a revised redevelopment plan to authorize the inclusion of the use of data centers within the Redevelopment Area; and

WHEREAS, the Mayor and Governing Body have reconsidered its decision to include data centers in the Redevelopment Area and have determined that the repeal of Ordinance #25-27 and the revision to the Redevelopment Plan are necessary; and

WHEREAS, the Township Engineer has been directed to revise the redevelopment plan to remove this use; and

WHEREAS, the Township Council further declares that data centers are not a permitted use within the Township of Manchester.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean and State of New Jersey as follows:

SECTION 1. That Ordinance #25-27 is hereby repealed.

SECTION 2. That pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the Township Engineer is directed to revise the redevelopment plan to remove data centers from the Redevelopment Area. Upon revision of same, the revised redevelopment plan shall be placed on file at the Office of the Township Clerk and can be reviewed by the public during normal business hours.

SECTION 3. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the redevelopment plan shall constitute an overlay zoning district within the redevelopment area.

SECTION 4. That data centers are not permitted within the Township of Manchester.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. 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.

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 24th day of August 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 14th day of September 2026, at 6:00 pm 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