#26-55

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 44, LOTS 15.03, 15.04 & 15.05

WHEREAS, the Governing Body of the Township of Manchester, County of Ocean, New Jersey ("Governing Body") designated an area known as Block 44, Lots 15.03, 15.04 & 15.05 (formerly Block 44, Lot 15.01) on Township of Manchester Tax Maps including rights of way (the "Redevelopment Area"), as an area in need of redevelopment; and

WHEREAS, pursuant to Ordinance #20-021, the Governing Body adopted a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

WHEREAS, the Township and Redeveloper entered into a Redevelopment Agreement for the Property on or about November 29, 2021 (the "RDA"); and

WHEREAS, on or about April 24, 2024. the Parties executed the First Amendment to the Redevelopment Agreement ("First Amendment") to amend the RDA to include an alternate Project Description to reflect a self-storage facility on Phase 3 (Lot 15.04) of the Project Site, which the Parties desired to constructed on the Property; and

WHEREAS, on or about March 23, 2026, the Parties executed the Second Amendment to the Redevelopment Agreement (“Second Amendment”) to amend the RDA to permit the construction of +/- 40 residential units consisting of apartments and/or stacked townhouses on Lot 15.04 (Phase 3) of the Project Site, abandoning the use of Lot 15.04 for self-storage; and

WHEREAS, the Second Amendment further included a provision that the 5-year tax abatement in the RDA only pertained to the commercial component on Lot 15.03, and 150.4 & 15.05 are not subject to 5-year tax abatements; and

WHEREAS, on or about September 14, 2026, the Parties executed the Third Amendment to the RDA to permit the construction of 44 residential units (10 of which shall be affordable units) consisting of apartments and/or stacked townhouses on Lot 15.04 (Phase 3) of the Project Site, and officially designating another entity as Redeveloper of that lot; and

WHEREAS, while the RDA was amended numerous times, the Redevelopment Plan has not been revised to reflect the changes; and

WHEREAS, it is the desire of the Governing Body to revise the plan to accurately reflect what is now permitted within the Redevelopment Area; and

WHEREAS, the Township Engineer has revised the redevelopment plan to include this use, and wishes to adopt said plan.

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. Pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the redevelopment plan, is on file at the Office of the Township Clerk and can be reviewed by the public during normal business hours.

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SECTION 2. 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 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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 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.

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 November 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 December 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. Ordinance will be in effect 20 days from the date of publication.

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Teri Giercyk, RMC/CMC
Municipal Clerk

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