

#17-024

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN,
STATE OF NEW JERSEY REPEALING AND REPLACING ORDINANCE #17-002,
AMENDING CHAPTER 245 OF THE CODE OF THE TOWNSHIP OF
MANCHESTER
(CAFRA)**

WHEREAS, the Manchester Township Council approved Ordinance #16-036 which implemented the Township's Land Use Codes with the results and recommendations of the Master Plan Re-examination Report Addendum, as adopted by the Planning Board on February 25, 2016; and

WHEREAS, the Township was informed by the New Jersey Pinelands Commission that changes within the Pinelands Area included in Ordinance #16-036 would have to be approved by the Commission before the entire Ordinance could take effect; and

WHEREAS, the changes in the non-Pinelands (CAFRA) sections of the Township would be delayed along with the entire Ordinance; and

WHEREAS, Manchester Township wished to implement the Land Use changes in the CAFRA portion of the Township; and

WHEREAS, the Manchester Township Council approved Ordinance #17-002 which implemented the Township's Land Use Codes with the results and recommendations of the February 25, 2016 Master Plan Re-examination Report for the CAFRA area of the Township.

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

Ordinance #16-036 and Ordinance #17-002 are hereby repealed in their entirety and replaced by Ordinance #17-024, which separately describes the modifications to the CAFRA Area of the Township in accordance with the findings and recommendations of the 2017 Master Plan Reexamination Report adopted by the Manchester Township Planning Board on August 7, 2017.

SECTION 1

PURPOSE: The purpose of this Ordinance is to amend CAFRA and Pinelands National Reserve Area sections of Chapter 245, Land Use and Development, of the Code of the Township of Manchester to:

- (1) Reflect the proposed land use changes contained within the Master Plan Reexamination Report adopted by the Manchester Township Planning Board on August 7th, 2017.

- (2) Repeal and replace the Schedules of Permitted Uses (Schedule D) “CAFRA Area and Pinelands National Reserve Area Residential-Zoning Districts – Permitted and Conditional Uses” and (Schedule E) “CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses” codified in Chapter 245, Attachments 6:6 – 6:17, to utilize the 2012 NAICS code in lieu of the SIC code and to alter the permitted and conditional uses in certain zones as recommended by the 2017 Master Plan Reexamination Report, as detailed within the attached revised Schedules of Permitted and Conditional Uses.
- (3) Create new Conditional Use standards for the following uses: Religious Use Organizations; public and private elementary, intermediate, and secondary schools; and child day care centers/nursery schools.
- (4) Eliminate the maximum 100-foot height requirement for hospitals in the Conditional Use section, thereby limiting future hospitals and nursing homes to the maximum height permitted by the zoning district in which the facility will be built.
- (5) Create a new R-20 Zone based on a minimum 20,000 square foot lot size and re-zone certain tracts near the intersection of County Route 571 and State Highway Route 70.
- (6) Enhance buffer regulations for the nonresidential zones.
- (7) Increase the maximum building height to three stories and 40 feet in all CAFRA Zoning Districts except for the R-40, R-20, R-15, R-14, R-10, R-10A districts as detailed in Revised Schedule A, CAFRA Area Zoning District Schedule.
- (8) Permit townhouse developments on tracts of 10 acres or greater in all CAFRA Zoning Districts except for R-40, R-20, R-15, R-14, R-10, R-10A, OR-LI, and B-1 Districts.
- (9) Permit garden apartments on tracts of 10 acres or greater in all CAFRA Zoning Districts at a density of six units per acre except for R-40, R-20, R-15, R-14, R-10, R-10A, OR-LI, RC, RC-2, B-1, TC and MF Districts.
- (10) Permit restaurants as principal uses and delete the restriction on drive-up windows.
- (11) Permit planned uses such as Continuing Care Retirement Communities and multi-family residences as conditional uses in the RA Zone.

SECTION 2

Article II, §245-8 Definitions; word usage is hereby amended as follows:

ADD THE FOLLOWING DEFINITION:

DEVELOPABLE ACRE: Land that is suitable for the development of buildings and structures without disrupting environmentally sensitive features or other areas restricted by deeds, easements, or other covenants which prohibit or restrict development. For the purposes of this definition, environmentally sensitive features shall include freshwater wetlands, floodplains, and steep slopes of 15% or greater. This definition shall apply only to §245-31(S).

Article IV, §245-31 CAFRA and Pinelands National Reserve Area zoning districts and regulations, Subsection S “MF-6 Multifamily-6” is hereby retitled “MF Multifamily”:

Article IV, §245-31, Subsection S, Paragraph (2)(c) is hereby amended as follows:

Maximum density: six dwelling units per developable acre.

SECTION 3

Article IV, §245-23 Zoning Districts, Paragraph B is amended as follows:

B. CAFRA and Pinelands National Reserve Area Zoning Districts

- R-20 – An R-20 zoning district permitting minimum lot sizes of 20,000 square feet is hereby created.
- The MF-6 Overlay District is hereby zoned MF Overlay District and existing MF-6 Districts are hereby zoned MF.
- The MF-AF Multi-Family Affordable Housing District is hereby deleted.

SECTION 4

Article IV, §245-24 Zoning map and zone boundaries, is hereby supplemented to reference the current ordinance numbers and adoption dates to the zone map as follows:

§245-24 Zoning map and zone boundaries

A. Zoning Map

Ordinance No.	Adoption Date
97-008	May 22, 1997
97-038	January 26, 1998
99-001	February 22, 1999
00-019	August 14, 2000
00-037	October 23, 2000
00-044	January 22, 2001
04-032	October 25, 2004
05-017	May 9, 2005
05-023	May 9, 2005
05-025	May 23, 2005
05-050	October 24, 2005
05-053	November 28, 2005
07-018	May 29, 2007
10-006	February 22, 2010

11-025	November 28, 2010
14-016	September 8, 2014
15-009	May 26, 2015
16-036	December 12, 2016
17-002	February 13, 2017
17-024	--TBD--

B. Zone Boundaries

The Manchester Township Zoning Map adopted May 22, 1997 (Ordinance 97-008) as last amended by Ordinance 15-009 on May 26, 2015 is hereby further amended as shown on maps entitled “Land Use Plan Revisions R-40 to B1/R-20 Overlay and HD-3/MF Overlay” as set forth in the Master Plan Reexamination Report prepared by Maser Consulting and adopted by resolution of the Manchester Township Planning Board on August 7, 2017.

The following zoning districts on the Manchester Township Zoning Map are hereby revised where indicated on the Map as follows:

- 1) R-40 to R-20
- 2) R-40 & HD-3 to B-1/R-20 Overlay
- 3) R-40 to B-1/R-20 Overlay
- 4) HD-3 to B-1/R-20 Overlay
- 5) HD-3 to HD-3/MF Overlay
- 6) O-P to B-1

SECTION 5

Article IV Zoning, Attachment 6, Schedule A - “CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts Schedule” is hereby revised in accordance with Schedule A “CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts Schedule” attached hereto.

SECTION 6

Article IV Zoning, Attachment 6, Zoning Schedules of Permitted Uses (Schedule D) “CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses”) and (Schedule E) “CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses”) are hereby revised to utilize the 2012 NAICS code as listed in the attached chart “Township of Manchester Schedule of Permitted Uses – Schedule D and E”) attached hereto.

SECTION 7

Article IV, §245-25R General Regulations, is hereby modified as follows:

R. Churches and/or Places of Worship: minimum four acres required. Notwithstanding any other provision, churches and or places of worship may be permitted on lots not less than four acres in size. The front yard setback shall be equal to the greater of the front

setback of the zone where the site is located or 50 feet. The site shall be located on a state, county, or major collector road.

SECTION 8

Article IV, §245-29 Landscaping and Buffer Requirements, is hereby modified as follows:

(B) Buffer area requirements.

(1) Wherever the property line of an occupied lot in the above zones abuts a residential zone, a buffer area shall be established as follows in accordance with the requirements below. Whenever existing vegetation of sufficient density and viability exists, as determined by the Planning Board Engineer, the buffer area requirements can be supplemented with new infill plantings. In residential zones, the required buffer shall only apply to nonresidential uses.

Zone	Buffer Area Requirement (feet)
O-P	50 ¹
B-1	50 ¹
H-D	50 ¹
OR-L	150
R-A	50 ²
PR-A	50 ²
POR-L	150
PH-D	50 ¹
PB-1	50 ¹
WTR-A	50 ²
WTP-O	50 ¹

Notes:

¹ ~~For lots less than 100 feet in width or depth in the O-P, B-1 and H-D Zones, a minimum buffer of 25 feet is required. For lots greater than 100 feet in width or depth, the required buffer shall be 25 feet plus one foot of buffer for each additional 2.5 feet of additional width or depth beyond 100 feet, not to exceed 50 feet of buffer.~~

² ~~Applicable to nonresidential uses only.~~

³ ~~The buffer area requirement for the B-1 Zone is 75 feet when existing vegetation of sufficient density and viability, as determined by the Planning Board Engineer, can be supplemented with new infill planting. The required buffer would increase to 100 feet when no existing natural vegetation exists or is determined to be of insufficient density and viability to be effective.~~

SECTION 9

Article IV, §245-31 CAFRA Area and Pinelands National Reserve Area Zoning Districts and Regulations, is hereby modified as follows:

I. MF-AF Multi-Family Affordable Housing is hereby eliminated. Section I is deleted in its entirety and reserved for future use.

S. MF Multifamily

- (1) Permitted uses. As specified in Schedule D, CAFRA Area and Pinelands National Reserve Area Zoning Districts-Permitted and Conditional Uses, for the MF Zone.
- (2) Planned multifamily development option.
 - (a) Permitted use: multifamily residential units, including rental apartments.
 - (b) Minimum lot size: five acres.
 - (c) Maximum density: six dwelling units per developable acre.
 - (d) Minimum front yard setbacks from roadways: as classified in the Township Master Plan:
 - [1] Principal arterial roadways: 100 feet except where the principal arterial right-of-way is 200 feet or greater and the distance from the cartway and/or paved shoulder to the property line is 100 feet or greater, wherein the minimum front yard may be 50 feet.
 - [2] Minor arterials, major collectors and minor collectors: 100 feet.
 - [3] Local roads: 75 feet.
 - (e) Minimum side yard setback: 50 feet.
 - (f) Minimum rear yard setback: 50 feet.
 - (g) Minimum frontage:
 - [1] On principal arterial roadways: 300 feet.
 - [2] On major and minor collectors and local streets: 150 feet.
 - (h) Maximum impervious coverage: 30%.
 - (i) Minimum width of any residential unit: 18 feet.
 - (j) Maximum building height: three stories and 40 feet.
 - (k) Maximum number of units per structure: 12.

- (l) Minimum distance between buildings:
- [1] For multifamily residential buildings oriented essentially at 90° to each other or oriented essentially end to end from each other, the minimum distance shall be 30 feet.
 - [2] For multifamily residential buildings oriented essentially with a parallel axis facing each other, the minimum distance shall be 45 feet.
- (m) Affordable housing requirement. The applicant shall provide for a twenty-percent inclusionary component or such other requirement that is in effect in accordance with a court-approved housing plan or a housing plan approved by the New Jersey Council on Affordable Housing (COAH) at the time of final site plan approval. The type, construction and distribution of affordable housing units shall conform to the regulations in effect by COAH, by the Department of Community Affairs or such other state agency designated as the regulatory agency for affordable housing and affordable housing construction in New Jersey at the time of the issuance of the first building permit for the development.
- (n) No portion of any dwelling unit shall be lower than the outside finished grade (excluding the basement portion of the dwelling unit). No depressed siting shall be permitted.
- (o) Recreation area requirement. Recreation areas shall be provided at the rate of 125 square feet per dwelling unit. All recreation areas shall be landscaped. Recreation areas may include a swimming pool, clubhouse, picnic areas, tot-lots, sports courts, sports fields, walking/running trails and passive open space in areas that are not required building setback areas, conservation areas, retention and detention ponds, environmentally sensitive areas and areas preserved for vegetative coverage required by CAFRA.
- (p) Off-street parking requirements. Off-street parking requirements for residential structures shall be governed by the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq., and, where applicable, by the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), the New Jersey Uniform Construction Code (N.J.A.C. 5:23-1.1 et seq.) and the New Jersey Barrier Free Subcode (N.J.A.C. 5:23-7.5 et seq.).
- (q) Utility requirements. The applicant for site plan approval shall arrange with the serving utilities for the underground installation of utility distribution supply lines and service connections in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff on file with the State of New Jersey Board of Public Utilities. All multifamily and attached single-family development shall be served by public sewer and public water in accordance with the requirements of the Manchester Township Department of Utilities.
- (r) Landscaping and buffer requirements. All areas of multifamily and attached single-family development not used for construction of buildings, roads, accessways, parking areas or sidewalks shall be landscaped or grassed. All trees within 50 feet of

the perimeter boundary of the development site shall be preserved to the maximum extent possible. All tree preservation and protection areas shall be identified on the site plan and shall be marked in the field and verified by the Township Engineer prior to site clearing, grading or other disturbance. Where no trees exist within 50 feet of the perimeter boundary of the development site, or when the existing trees must be removed for grading purposes, the developer shall plant trees within such fifty-foot perimeter at the rate of one evergreen tree per 200 square feet and supplemented by evergreen shrubs as determined by the reviewing agency to provide a visual screen from adjacent single-family residential and from nonresidential development. Pinelands vegetation shall be utilized to the greatest extent possible. Plantings shall conform with the planting requirements for shade trees and streetscape planting strips as provided in § 245-81H.

- (s) Interior roads and driveways. Roads may be private or public at the discretion of the developer. In the event the roads are private, then such private roads shall be the responsibility of the property owner, property management company or homeowners' association. In such event, the provisions of the Municipal Services Act shall be applicable. In the event such roads are public, then such public roads shall be designed in accordance with the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 et seq.) and approved and accepted by the Township of Manchester and thereby be the responsibility of the Township of Manchester, including the maintenance of drainage facilities in such public roadways.
- (t) Permitted accessory uses. Permitted accessory uses usually and customarily incidental to the above uses, as specified below:
 - [1] Noncommercial garage for the exclusive use of site residents only.
 - [2] Noncommercial swimming pool for exclusive use of site residents.
 - [3] Clubhouse for use by residents and their guests.
 - [4] Maintenance building and yard.
- (u) Site disturbance. Maximum allowable site disturbance shall not exceed 70%.
- (v) Site access. Developments with multifamily housing shall provide a minimum of two full-access roadways for use by residents in accordance with § 245-81I when applicable.
- (w) Signs shall be installed in accordance with § 245-27E, General sign regulations, with the following exceptions:
 - [1] A ground sign not greater than 60 square feet in area shall be permitted on a street frontage of 100 feet or more. Where dual street frontages exist, one ground sign shall be permitted on each street.

- [2] Ground signs shall not be located nearer than 25 feet to any property line nor within 50 feet of an intersection or entrance roadway or within a required sight distance triangle as regulated by a governmental agency.
- [3] Pathfinder or locator signs for building and site facilities not greater than 20 square feet in area shall be permitted at entrance location points and internal drive intersections.
- (x) Applications for developments utilizing the planned multifamily development option shall conform with all applicable requirements of Chapter 245, including but not limited to Article VI, Site Plan Requirements and Procedures; Article IX, Improvements, Requirements and Design Standards; and Article X, Performance and Maintenance Guarantees.

T. R-20 Residential 20,000 Square Feet

- (1) Permitted uses.
 - (a) Single-family houses.
 - (b) Public parks and playgrounds.
 - (c) Governmental buildings for administrative, protection and safety purposes such as Township offices, first aid or firehouses.
- (2) Permitted accessory uses. As defined in Article II, Terminology, of this chapter.
- (3) Yard, area, and building requirements. As specified for these zones in Schedule A, Zoning Districts Schedule, Subsection B of this section.
- (4) Off-street parking, loading and vehicular access.
 - (a) As per § 245-28 of this chapter as defined for that particular use.
 - (b) Off-street parking space, together with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve in accordance with the standards set forth in § 245-28 of this chapter.
- (5) Signs. As per § 245-27 of this chapter.
- (6) Lot Averaging
 - (a) Buildings on undersized lots of record in R-20 Zone will be considered conforming and new subdivisions within the R-20 Zone may include lots that are less than 20,000 square feet in area provided that the average lot size of the entire subdivision is 20,000 square feet or greater. No lot within any new subdivision shall be less than 15,000 square feet.
 - (b) Buildings on undersized lots of record in R-20 Zone shall meet all other requirements of the R-20 Zone except for improvable lot area.

SECTION 10

Article IV Zoning, Section 245-65 (Conditional Uses) Eating places and eating places (with liquor license) is hereby deleted. Section 245-65 is deleted in its entirety and reserved for future use.

Article IV Zoning, Section 245-25 General Regulations, is hereby amended as follows:

V. Eating places and eating places (with liquor license). The following requirements shall apply to eating places and eating places (with liquor license). Eating places and eating places (with liquor license) may be freestanding facilities or facilities within shopping plazas, shopping centers and neighborhood shopping centers as follows:

- (1) Eating places shall be limited to the following facilities: cafes, cafeterias, coffee shops, diners, grills, luncheonettes, pizza parlors, pizzerias, restaurants, sandwich shops, cocktail lounges, and taverns.
- (2) Drive-up windows shall be permitted for freestanding eating places and eating places located at the end of attached commercial structures, such as shopping plazas, shopping centers, and neighborhood shopping centers. These eating places shall have vehicle access on at least three sides inclusive of the front entrance and rear loading.

SECTION 11

Article VIII, Conditional Use Permits, Procedures, and Requirements, §245-62 Hospitals and nursing homes, is hereby modified as follows:

C. Area, yard and height requirements.

- (1) The maximum height of the hospital or nursing home shall be limited to the height permitted by the zoning in which the facility will be built.

SECTION 12

Article II, Terminology §245-8 Definitions; word usage is hereby modified as follows:

Condominium: A form of ownership in common with other such owners of a parcel of land and certain parts of a multi-family residential or multi-unit non-residential building thereon which would normally be used by all of the occupants; such as yards, foundations, basements, floors, walls, hallways, stairways, elevators and all other related common elements, together with individual ownership in fee of a particular unit or apartment in such building.

Garden Apartments: One or more two- or three-story, multi-family residential structures developed as a single development with shared common areas and facilities, including off-street parking, recreation and open space. Garden apartments may be either rental units or condominiums, whereby ownership of common areas is through homeowner associations.

Townhouse: An attached single-family residential unit in a row of at least three such units in a structure, such that each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls. Ownership of a townhouse development can be in the form of condominium, whereby ownership of common areas is through homeowner associations.

SECTION 13

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-68 Garden Apartments is hereby amended as follows:

- A. Permitted, Garden Apartments may be permitted in all CAFRA Area Zoning Districts except for FA-S, FA-R, R-40, R-20, R-15, R-14, R-10, R-10A, RC, RC-2, OR-LI, B-1, TC, and MF Districts, subject to the conditions as specified below:
- (1) Minimum lot size: 10 acres.
 - (2) The maximum density for a garden apartment project shall be six (6) units per gross acre.
 - (3) Minimum setback distance 75 feet from all major collector roads or arterial roads identified in the Master Plan.
 - (4) A swimming pool of 1,000 square feet minimum size shall be provided for all development of 90 units or more.
 - (5) Minimum width of any garden apartment: 20 feet.
 - (6) Minimum floor area per unit: 600 square feet.
 - (7) Maximum floor area per unit: 1,200 square feet.
 - (8) Maximum building height: Same as underlying zone
 - (9) Maximum number of stories: Same as underlying zone
 - (10) Minimum number of units per structure: eight.
 - (11) Maximum number of units per structure: 24.
 - ~~(12) Maximum number of total units: 120.~~
 - (13) The minimum distance between buildings shall be as follows:
 - (a) For multifamily dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet minimum or one times the maximum height of the buildings, whichever is greater.
 - (b) For multifamily dwellings oriented essentially end to end to each other, the minimum distance between same shall be 30 feet minimum or 1.5 times the maximum height of the buildings, whichever is greater.
 - (c) For multifamily dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet minimum or 2.5 times the maximum height of the buildings, whichever is greater.
 - (d) No portion of any dwelling unit shall be lower than the outside finished grade. No depressed siting shall be permitted

SECTION 14

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-74 Townhouse developments and Condominiums is hereby amended as follows:

- A. Permitted. Townhouses may be permitted in all CAFRA Zoning Districts except for R-40, R-20, R-15, R-14, R-10, R-10A, and B-1 Districts. subject to the conditions specified below:
- (1) Minimum lot size: 10 acres.
 - (2) The maximum density for Townhouses is 8 units per gross acre.
 - (3) Minimum setback distance:
 - (a) Minimum front yard: 75 feet from a collector road or arterial road as identified in the Master Plan;
 - (b) Minimum side yard setback: 50 feet;
 - (c) Minimum rear yard setback: 30 feet.
 -
 - (7) Maximum building height: Same as underlying zone
 - (8) Maximum number of stories: Same as underlying zone

Paragraphs (3) through (11) shall be renumbered accordingly.

- I. Affordable Housing Requirement. The applicant shall provide for a twenty-percent inclusionary component or such other requirement that is in effect in accordance with a court-approved housing plan or a housing plan approved by the New Jersey Council on Affordable Housing (COAH) at the time of final site plan approval. The type, construction and distribution of affordable housing units shall conform to the regulations in effect by COAH, by the Department of Community Affairs or such other state agency designated as the regulatory agency for affordable housing and affordable housing construction in New Jersey at the time of the issuance of the first building permit for the development.

SECTION 15

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-75 Continuing care facility for the elderly is hereby amended as follows:

- A. Permitted in WTRC, RC and RA Zones. Recognizing the need for more comprehensive and continuing care of senior citizens through proper housing and supportive services, including medical assistance; treatment and total health and nursing care; recreational activities; community center; dining area; and related facilities and services; continuing care facilities for the elderly are permitted in any residential WTRC, RC and RA zones, subject to the following conditions.
- E. Design criteria
- (21) The continuing care facility shall be located on an arterial roadway as identified in the Master Plan.

Paragraphs (21) through (26) shall be renumbered accordingly.

SECTION 16

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-77.1 Religious Use Organizations is hereby created pursuant to the following conditions:

- A. Permitted. Churches, places of worship, and structures housing religious use organizations shall be permitted in applicable zones subject to the conditions specified below:
- (1) Minimum lot size: 4 acres;
 - (2) Maximum building coverage: 20%;
 - (3) Maximum impervious coverage: 50%;
 - (4) Setbacks:
 - (a) Minimum Front Yard: equal to greater of the front setback of the zone where the site is located or 50 feet, whichever is greater.
 - (b) Minimum Side Yard: 30 feet.
 - (c) Minimum Rear Yard: 50 feet.
 - (5) Location shall only be along a state, county, or major collector road.
 - (6) Height: the height of the structure shall not exceed the maximum height permitted in the zone in which the structure will be built pursuant to §245-31.
 - (7) Buffer requirements:
 - (a) Perimeter buffer. A landscaped buffer shall be required around the entire length of side and rear property lines, except where access drives or other accessory features must traverse this reserved strip.
 - (b) In nonresidential districts, the minimum buffer width shall be 25 feet.
 - (c) In residential districts, the minimum buffer width shall be 50 feet.

SECTION 17

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-77.2 Public and Private Schools, is hereby created pursuant to the following conditions:

- A. Permitted. Public and private schools shall be permitted in applicable zones subject to the conditions specified below:
- (1) The school shall be licensed by the State of New Jersey.
 - (2) Location. Schools shall only be located along an arterial or collector road as identified in the Master Plan.
 - (3) Buffers shall be provided pursuant to §245-29.
 - (4) Minimum lot size:
 - a. Elementary school: 10 acres, plus one additional acre for each 100 students.
 - b. Intermediate school or trade or vocational school: 20 acres, plus one additional acre for each 100 students.
 - c. High school: 30 acres, plus one additional acre for each 100 students.
 - d. Institution of higher learning: 50 acres, plus one additional acre for each 100 students.
 - e. No more than 10% of the site shall be covered by buildings.

- (5) Height: the height of the structure shall not exceed the maximum height permitted in the zone in which the structure will be built pursuant to §245-31.

SECTION 18

Article VIII Conditional Use Permits, Procedures, and Requirements, §245-77.3 Childcare Facilities is hereby created pursuant to the following conditions:

- A. Permitted. Childcare Facilities, nursery schools, and day nurseries shall be permitted in applicable zones subject to the conditions specified below:
 - (1) Minimum lot size: one acre
 - (2) Height and bulk requirements shall be subject to the requirements of the district in which the facility is located.
 - (3) The facility shall be licensed by the Division of Youth and Family Services of the New Jersey Department of Human Services.
 - (4) A minimum of 100 square feet of outdoor play area shall be provided per each occupant of rated building capacity, which shall be entirely fenced and protected from hazards such as driveways and cars.
 - (5) All loading and unload of children shall take place on-site and not in a public right-of-way.

SECTION 19

Article IV, Attachment 6, Zoning Schedule of Permitted Uses (Schedule E “CAFRA Area and Pinelands National Reserve Area Nonresidential Zoning Districts – Permitted and Conditional Uses”) is hereby amended per the amendments described in Sections 3 through 18 herein.

SECTION 20

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 21

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate any remaining portion of this Ordinance.

SECTION 22

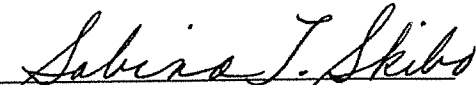
Pursuant to the provisions of N.J.S.A. 40:69A-18l(b), this Ordinance shall take effect twenty (20) days after its final passage by the Township Council and approval by the Mayor where such approval is required by law and in accordance with any other laws which may be applicable.

SECTION 23

Copies of this Ordinance shall be filed with the Ocean County Planning Board; the Pinelands Commission; the Joint Base McGuire-Dix-Lakehurst (JB-MDL); the Municipal Clerks of Lakehurst Borough, Toms River Township, Berkeley Township, Jackson Township, Lacey Township and Plumsted Township in Ocean County and Pemberton Township and Woodland Township in Burlington County; and with the Manchester Township Tax Assessor, Zoning Officer, Construction Official, Planning Board, Board of Adjustment, Environmental Commission, Utilities Department, Planner and Engineer.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester in the County of Ocean and State of New Jersey on the 23rd day of October 2017 and was then read for the first time. The said ordinance was finally adopted by the Township Council in the Manchester Township Town Hall at 6:00 PM on the 13th day of November 2017.


Sabina T. Skibo RMC
Township Clerk

Manchester Township CAFRA-Pinelands Area Zoning Map Amendments

Block	Lot(s)	Location	Tax Sheet	From Zone	To Zone
21	1	3086 Ridgeway Road	1.01	R-40	R-20
21	2	3066 Ridgeway Road	1.01	R-40	R-20
21	2.01	3054 Ridgeway Road	1.01	R-40	R-20
21	1670.02	3109 Wilbur Ave	1.01	R-40	R-20
21	1670.03	3085 Wilbur Ave	1.01	R-40	R-20
21	1670.04	3075 Wilbur Ave	1.01	R-40	R-20
21	1670.05	3105 Wilbur Ave	1.01	R-40	R-20
21	1670.06	3101 Wilbur Ave	1.01	R-40	R-20
21	1692	3065 Wilbur Ave	1.01	R-40	R-20
21	1698	3061 Wilbur Ave	1.01	R-40	R-20
21	1701.01	1 Shorin Way	1.01	R-40	R-20
21	1701.02	3 Shorin Way	1.01	R-40	R-20
21	1701.03	5 Shorin Way	1.01	R-40	R-20
21	1701.04	6 Shorin Way	1.01	R-40	R-20
21	1701.05	4 Shorin Way	1.01	R-40	R-20
21	1701.06	2 Shorin Way	1.01	R-40	R-20
21	1703	3045 Wilbur Ave	1.01	R-40	R-20
21	620	3042 Ridgeway Road	1.01	R-40 & HD-3	B-1/R-20 Overlay
21	621	3028 Highway 571	1.01	R-40 & HD-3	B-1/R-20 Overlay
21	622	3003 Wilbur Ave	1.01	R-40	B-1/R-20 Overlay
21	622.01	3010 Ridgeway Road	1.01	HD-3	B-1/R-20 Overlay
21	1707	2993 Wilbur Ave	1.01	R-40	B-1/R-20 Overlay
21	1712	3100 Brentwood Ave	1.01	R-40 & HD-3	B-1/R-20 Overlay
21	1747	3000 Highway 571	1.01	HD-3	B-1/R-20 Overlay
20	1793	3110 Brentwood Ave	1.01	HD-3	HD-3/MF Overlay
20	1791	3106 Brentwood Ave	1.01	HD-3	HD-3/MF Overlay
20	1789	3104 Brentwood Ave	1.01	HD-3	HD-3/MF Overlay
20	1787	3100 Brentwood Ave	1.01	HD-3	HD-3/MF Overlay
17	1917	3121 Blanche Ave	1.01	HD-3	HD-3/MF Overlay
17	1929	2163 Highway 70	1.01	HD-3	HD-3/MF Overlay
17	1914	2959 Wilbur Ave	1.01	HD-3	HD-3/MF Overlay
17	1887	2969 Wilbur Ave	1.01	HD-3	HD-3/MF Overlay
16	1996	2173 Highway 70	1.01	HD-3	HD-3/MF Overlay
16	2003	2175 Highway 70	1.01	HD-3	HD-3/MF Overlay
16	2005	2185 Highway 70	1.01	HD-3	HD-3/MF Overlay
16	2009	2949 Wilbur Ave	1.01	HD-3	HD-3/MF Overlay
16	2012	2937 Wilbur Ave	1.01	HD-3	HD-3/MF Overlay
5	2059	2920 Highway 571	1.01	O-P	B-1

Township of Manchester
Appendix 6
Schedule A
CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule
[Amended 11-27-2000 by Ord. No. 00-041; 3-25-2002 by Ord. No. 02-004; 9-27-2004 by Ord. No. 04-025; 11-28-2005 by Ord. No. 05-053; 2-27-2006 by Ord. No. 06-002; 6/24/2013 by Ord. 13-005]

Zone	Notes	Schedule A-CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule															
		Minimum Lot Requirements				Minimum Yard Requirements						Maximum Site Improvement Ratio	Maximum Building Coverage (%)	Maximum Lot Coverage (%)	Maximum Building Height (stories)	Maximum Building Height (feet)(7)	Minimum Floor Area (square feet)
		Area (square feet)	Lot Frontage (feet) (1)	Lot Width (feet)	Improvable Lot Area (square feet)	Principal Building Front (feet)	Principal Building Rear (feet)	Each Side (feet)	Accessory Building Rear (feet)	Accessory Building Side (feet)	Maximum Side (feet)						
RA		1 acre	150	150	27,000	50	50	30	25	10	15	N/A	25%	25%	3	40	
R-40		40,000	200	200	18,700	50	50	25	25	25	25	N/A	25%	25%	2.5	35	
R-20	(12)	20,000	100	125	11,200	40	40	15	10	10	10	N/A	25%	25%	2.5	35	
R-15	(9)	15,000	100	100	9,600	30	26	12	10	6	6	N/A	25%	30%	2.5	35	
R-14	(9)	14,000	100	100	8,800	30	26	12	10	6	6	N/A	25%	30%	2.5	35	
R-10	(9)(10)	10,000	100	100	5,800	30	26	10	5	5	5	N/A	25%	35%	2.5	35	
R-10A	(9)	10,000	75	75	6,300	30	26	10	5	5	5	N/A	25%	35%	2.5	35	
RC		Same as R-40 (Also see Section 245-67, Planned retirement communities; Section 245-73 Senior citizen light care; and Section 245-75 Continuing care for the elderly)															
RC-2		See Section 245-31H, RC-2 Planned Retirement Community-2															
MF	(11)	See Section 245-31 S. (Also see Section 245-74, Townhouse developments)															
MP		Same as R-40 (Also see Chapter 267, Mobile Homes and Trailers)															
OR-LI		3 acres	200	200	40,000	75	50	50	20	20	20	0.20	20%	65%	3	40	4,000
O-P	(4)	40,000	200	200	18,750	50 (4)	50 (4)	50	50	50	50	0.20	20%	65%	3	40	2,000
B-1		1 acre	150	150	20,000	50	25	20	10	10	10	0.20	20%	65%	3	40	1,500
HD-3	(4)(11)	3 acres	300	300	40,000	100	50 (4)	50 (4)	50	50	50	0.18	18%	65%	3	40	15,000
HD-3A	(5)	3 acres	300	300	40,000	100	100	(5)	100	(5)	(5)	0.18	18%	65%	3	40	15,000
HD-10	(6)	10 acres	500	500	200,000	400	75	75	50	50	50	0.15	15%	80%	3	40	60,000
TC		10 acres	500	500	200,000	100	75	75	50	50	50	0.15	15%	60%	N/A	35	60,000
LI		3 acres	250	250	107,400	100	50	50	20	20	20	0.20	20%	65%	3	40	15,000
FA-R		20 acres	200	200	1 acre	50	50	40	20	20	20	N/A	10%	N/A	N/A	35	
FA-S		20 acres	300	300	1 acre	100	50	40	20	20	20	N/A	10%	N/A	N/A	35	

NOTES:

- See definition of "lot frontage" for allowable reductions.
- In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.
- (Reserved)
- Minimum rear and / or side yard shall be 60 feet when yard is adjacent to residential zoning districts.
- Minimum side yard setbacks of HD-3A District are 100 feet along western and northern property lines and 15 feet along eastern property line.
- Planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulations.
- Maximum building height for a single-family residence shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet. Accessory structures shall not exceed 1,000 square feet.
- Maximum building height for a single-family residence shall be 35 feet measured from average grade plane.
- The first floor elevation shall not be less than 24 inches, nor more than 48 inches above the average elevation of the crown of the road in front of the property in question in the R-10, R-10A, R-15, and R-14 Zones.
- Undersized lots shall be subject to building height limitations set forth in §245-31E(6)(b).
- The HD-3/MF Overlay shall be subject to the regulations of §245-31 S.
- For development of 10 lots or more, bulk requirement is average of 20,000 square feet.

**Schedule D
 CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses**

KEY:
 P = Permitted use.
 C = Conditional use.

NAICS Code ¹	Use	Schedule D – CAFRA Area and Pinelands National Reserve Area Residential Zoning Districts – Permitted and Conditional Uses													
		FA-R	FA-S	RA	R-40	R-15	R-14	R-10	R-10A	R-20	RC-2	RC	MF	MP	
2	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	
2	Single-family attached dwellings	P													
2	Multifamily dwellings	P		C									P	P	
2	Planned retirement community												C		
2	Mobile homes ³														
2	Home professionals		P												
Agriculture, forestry and hunting															
721211	Recreational campgrounds			C											
54190	Veterinary services		P	P											
561730	Landscape and horticultural services		P	P											
115310	Forestry	P	P	P											
Services/educational/other															
623	Nursing homes		C	C											
622	Hospitals			C											
6114-5	Vocational schools		P												
624410	Child day-care services		P												
712110	Museums and art galleries		P	P											
813	Memberships and art galleries		P	P											
813110	Religious organizations (exc. 813110)		P	P											
0	Federal, state, county, municipal government/public administration	P	P	P	P	P							P	P	
2	Utilities		C	C											

- NOTES:**
- 1 The North American Industry Classification System (NAICS, pronounced Nakes) was developed as the standard for use by Federal statistical agencies in classifying business establishments for the collection, analysis, and publication of statistical data related to the business economy of the U.S.
 - 2 Uses not classified by NAICS Code.
 - 3 Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.

ATTACHMENT 6

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

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (A)	CAFRA Area and Pinelands National Reserve									
		OR-L1	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI		
11	Agriculture, Forestry, Fishing and Hunting										
111	Crop Production	P	P								P
113	Forestry and Logging	P	P						P	P	P
23	Construction										
236	Construction of Buildings	P									P
237	Heavy and Civil Engineering Construction	P									P
238	Specialty Trade Contractors										
238110	Poured Concrete Foundation and Structure Contractors	P									P
238120	Structural Steel and Precast Concrete Contractors	P									P
238130	Framing Contractors	P									P
238140	Masonry Contractors	P		P	P	P	P				P
238150	Glass and Glazing Contractors	P		P	P	P	P				P
238160	Roofing Contractors	P									P
238170	Siding Contractors	P		P	P	P	P				P
238190	Other Foundation, Structure, and Building Exterior Contractors	P		P	P	P	P				P
238210	Electrical Contractors	P									P
238220	Plumbing, Heating, and Air-Conditioning Contractors	P		P	P	P	P				P
238290	Other Building Equipment Contractors										
238310	Drywall and Insulation Contractors			P	P	P	P				
238320	Paint and Wall Covering Contractors	P		P	P	P	P				P
238330	Flooring Contractors	P		P	P	P	P				P
238340	Tile and Terrazzo Contractors	P		P	P	P	P				P
238350	Finish Carpentry Contractors	P		P	P	P	P				P
238390	Other Building Finishing Contractors	P		P	P	P	P				P

ATTACHMENT 6

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SCHEDULE OF PERMITTED USES - SCHEDULE E**

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve												
		OR-L1	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
238910	Site Preparation Contractors	P		P	P	P	P	P	P	P	P	P		
238990	All Other Specialty Trade Contractors	P		P	P	P	P	P	P	P	P	P	P	P
31-33 Manufacturing														
Food Manufacturing														
311330	Confectionery Manufacturing from Purchased Chocolate			P	P	P	P	P					P	
311340	Nonchocolate Confectionery Manufacturing			P	P	P	P	P					P	
311811	Retail Bakeries			P	P	P	P	P					P	
311812	Commercial Bakeries			P										
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing			P										
311821	Cookie and Cracker Manufacturing			P										
311919	Other Snack Food Manufacturing			P										
313-314	Textile and Products Mills													
313222	Schiffli Machine Embroidery													
313311	Broadwoven Fabric Finishing Mills			P										
313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills			P									P	P
314121	Curtain and Drapery Mills			P									P	P
314129	Other Household Textile Product Mills			P		P	P	P	P	P	P	P	P	P
314911	Textile Bag Mills			P										
314912	Canvas and Related Product Mills			P										
314999	All Other Miscellaneous Textile Product Mills			P										
315-316 Apparel Manufacturing														
315211	Mens and Boys Cut and Sew Apparel Contractors			P	P	P	P	P	P	P	P	P	P	P
315222	Mens and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing			P	P	P	P	P	P	P	P	P	P	P
315223	Mens and Boys Cut and Sew Shirt (except Work Shirt) Manufacturing			P	P	P	P	P	P	P	P	P	P	P

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
315233	Womens and Girls Cut and Sew Dress Manufacturing			P	P	P								
321	Wood Product Manufacturing													P
322	Paper Manufacturing (except 3221 - Pulp, Paper and Paperboard Mills)													P
323	Printing and Related Support Activities (Except 323111 - Commercial Printing)													P
323114	Commercial Printing													P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing													P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing													P
326111	Plastics Bag Manufacturing													P
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing													P
326199	All Other Plastics Product Manufacturing													P
327112	Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing													P
332	Fabricated Metal Product Manufacturing													P
333	Machinery Manufacturing													P
334	Computer and Electronic Product Manufacturing Except 334611 Software Reproducing													P
3346	Manufacturing and Reproducing Magnetic and Optical Media													P
335	Electrical Equipment, Appliance, and Component Manufacturing													
335110	Electric Lamp Bulb and Part Manufacturing													P
335121	Residential Electric Lighting Fixture Manufacturing													P
335211	Electric Housewares and Household Fan Manufacturing													P
335312	Motor and Generator Manufacturing													P

ATTACHMENT 6

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

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
336	Transportation Equipment Manufacturing	P												
337	Furniture and Related Product Manufacturing (except as otherwise specified)	P												
337121	Upholstered Household Furniture Manufacturing	P		P	P	P	P	P	P					
337122	Nonupholstered Wood Household Furniture Manufacturing	P		P	P	P	P	P	P					
339	Miscellaneous Manufacturing (except as otherwise specified)	P												
339113	Surgical Appliance and Supplies Manufacturing	P		P	P	P	P	P	P					
339115	Ophthalmic Goods Manufacturing			P	P	P	P	P	P					
339116	Dental Laboratories	P	P	P	P	P	P	P	P					P
42 Wholesale Trade														
423 Merchant Wholesalers, Durable Goods														
423	Merchant Wholesalers, Durable Goods	P								P				P
424	Merchant Wholesalers, Non-Durable Goods (except as otherwise specified)	P								P				P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	P									P			P
424340	Footwear Merchant Wholesalers	P												P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	P												P
424940	Tobacco and Tobacco Product Merchant Wholesalers	P												P
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	P												P
425 Wholesale Electronic Markets and Agents and Brokers														
425110 Business to Business Electronic Markets														
425110	Business to Business Electronic Markets	P									P			P
425120 Wholesale Trade Agents and Brokers														
425120	Wholesale Trade Agents and Brokers	P	P	P	P	P	P	P	P					P
424320	Mens and Boys Clothing and Furnishings Merchant Wholesalers	P												P
424330	Womens, Childrens, and Infants Clothing and Accessories Merchant Wholesalers	P												P
44-45 Retail Trade														

ATTACHMENT 6

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

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve													
		OR-L1	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI						
(2)	Shopping Plaza														
(2)	Shopping Center			P	P	P	P	P	P	P	P	P	P		
(2)	Neighborhood Shopping Center			P	P	P	P	P	P	P	P	P	P		
441	Motor Vehicle and Parts Dealers			P	P	P	P	P	P	P	P	P	P		
441110	New Car Dealers														
441120	Used Car Dealers					P	P	P	P	P	P	P	P		
441210	Recreational Vehicle Dealers														
441221	Motorcycle, ATV, and Personal Watercraft Dealers					P	P	P	P	P	P	P	P		
441222	Boat Dealers					P	P	P	P	P	P	P	P		
441229	All Other Motor Vehicle Dealers														
441310	Automotive Parts and Accessories Stores					P	P	P	P	P	P	P	P		
441320	Tire Dealers					P	P	P	P	P	P	P	P		
442	Furniture and Home Furnishings Stores														
442110	Furniture Stores														
442210	Floor Covering Stores	P		P	P	P	P	P	P	P	P	P	P		
442291	Window Treatment Stores	P		P	P	P	P	P	P	P	P	P	P		
442299	All Other Home Furnishings Stores	P		P	P	P	P	P	P	P	P	P	P		
443	Electronics and Appliance Stores														
443111	Household Appliance Stores														
443112	Radio, Television, and Other Electronics Stores	P		P	P	P	P	P	P	P	P	P	P		P
443120	Computer and Software Stores					P	P	P	P	P	P	P	P		
443130	Camera and Photographic Supplies Stores	P		P	P	P	P	P	P	P	P	P	P		
444	Building Material and Garden Equipment and Supplies Dealers														
444110	Home Centers														
444120	Paint and Wallpaper Stores	P													

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CARRA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
444130	Hardware Stores			P	P	P	P							
444190	Other Building Material Dealers													
444210	Outdoor Power Equipment Stores	P			P	P	P	P	P					
444220	Nurseries, Garden Centers, and Farm Supply Stores			P	P	P	P	P	P					
445 Food and Beverage Stores														
445110	Supermarkets and Other Grocery (except Convenience) Stores			P	P	P	P	P						
445120	Convenience Stores			P	P	P	P	P						
445210	Meat Markets				P	P	P	P						
445220	Fish and Seafood Markets				P	P	P	P						
445230	Fruit and Vegetable Markets				P	P	P	P						
445291	Baked Goods Stores				P	P	P	P						
445292	Confectionery and Nut Stores				P	P	P	P						
445299	All Other Specialty Food Stores				P	P	P	P						
445310	Beer, Wine, and Liquor Stores			P	P	P	P	P						
446 Health and Personal Care Stores														
446110	Pharmacies and Drug Stores				P	P	P	P	P					
446120	Cosmetics, Beauty Supplies, and Perfume Stores		P		P	P	P	P	P					
446130	Optical Goods Stores		P		P	P	P	P	P					
446191	Food (Health) Supplement Stores				P	P	P	P						
446199	All Other Health and Personal Care Stores				P	P	P	P						
447 Gasoline Stations														
447110	Gasoline Stations with Convenience Stores				C	C	C	C						
447190	Other Gasoline Stations				C	C	C	C						
448 Clothing and Clothing Accessories Stores														

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CAFRRA Area and Pinelands National Reserve											
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI				
448110	Mens Clothing Stores			P	P	P	P	P	P	P	P		
448120	Womens Clothing Stores			P	P	P	P	P	P	P	P		
448130	Childrens and Infants' Clothing Stores			P	P	P	P	P	P	P	P		
448140	Family Clothing Stores			P	P	P	P	P	P	P	P		
448150	Clothing Accessories Stores			P	P	P	P	P	P	P	P		
448190	Other Clothing Stores			P	P	P	P	P	P	P	P		
448210	Shoe Stores			P	P	P	P	P	P	P	P		
448310	Jewelry Stores			P	P	P	P	P	P	P	P		
448320	Luggage and Leather Goods Stores			P	P	P	P	P	P	P	P		
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores												
451110	Sporting Goods Stores			P	P	P	P	P	P	P	P		
451120	Hobby, Toy, and Game Stores			P	P	P	P	P	P	P	P		
451130	Sewing, Needlework, and Piece Goods Stores			P	P	P	P	P	P	P	P		
451140	Musical Instrument and Supplies Stores			P	P	P	P	P	P	P	P		
451211	Book Stores			P	P	P	P	P	P	P	P		
451212	News Dealers and Newsstands			P	P	P	P	P	P	P	P		
451220	Prerecorded Tape, Compact Disc, and Record Stores			P	P	P	P	P	P	P	P		
452	General Merchandise Stores												
452111	Department Stores (except Discount Department Stores)			P	P	P	P	P	P	P	P		
452112	Discount Department Stores			P	P	P	P	P	P	P	P		
452910	Warehouse Clubs and Supercenters			P	P	P	P	P	P	P	P		
452990	All Other General Merchandise Stores			P	P	P	P	P	P	P	P		
453	Miscellaneous Retail Stores												
4531	Florists			P	P	P	P	P	P	P	P		
4532	Office Supplies, Stationery, and Gift Stores			P	P	P	P	P	P	P	P		

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve											
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI				
453210	Office Supplies and Stationary Stores			P	P	P	P						
453220	Gift, Novelty, and Souvenir Stores			P	P	P	P						
4533	Used Merchandise Stores			P	P	P	P						
4539	Other Miscellaneous Store Retailers												
453910	Pet and Pet Supplies Stores												
453920	Art Dealers			P	P	P	P						
453930	Manufactured (Mobile) Home Dealers			P	P	P	P						P
453991	Tobacco Stores		P		P	P	P						P
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)			P	P	P	P						
4541	Electronic Shopping and Mail-Order Houses												
4542	Vending Machine Operators												
454390	Other Direct Selling Establishments			P	P	P	P						P
48-49	Transportation and Warehousing												
484110	General Freight Trucking, Local												
484220	Specialized Freight (except Used Goods) Trucking, Local												
484210	Used Household and Office Goods Moving												
485310	Taxi Service												
487110	Scenic and Sightseeing Transportation, Land		P							P			P
488210	Support Activities for Rail Transportation		P										P
488390	Other Support Activities for Water Transportation		P										P
488490	Other Support Activities for Road Transportation												
488510	Freight Transportation Arrangement												
488991	Packing and Crating												
488999	All Other Support Activities for Transportation												

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve													
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI						
518210	Data Processing, Hosting, and Related Services														
519110	News Syndicates	P	P	P	P	P	P	P	P	P					
519120	Libraries and Archives														
519130	Internet Publishing and Broadcasting and Web Search Portals														
519190	All Other Information Services														
52	Finance and Insurance	P	P	P	P	P	P	P	P	P	P	P	P	P	P
53	Real Estate and Rental and Leasing														
531	Real Estate														
5311	Lessors of Real Estate														
532	Rental and Leasing Services														
533	Lessors of Nonfin. Intangible Assets (except Copyrighted Works)														
531110	Lessors of Residential Buildings and Dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531130	Lessors of Miniwarehouses and Self-Storage Units	P													P
531190	Lessors of Other Real Estate Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531210	Offices of Real Estate Agents and Brokers	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531311	Residential Property Managers	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531312	Nonresidential Property Managers	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531320	Offices of Real Estate Appraisers	P	P	P	P	P	P	P	P	P	P	P	P	P	P
531390	Other Activities Related to Real Estate	P	P	P	P	P	P	P	P	P	P	P	P	P	P
532111	Passenger Car Rental														
532112	Passenger Car Leasing														
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	P													
532210	Consumer Electronics and Appliances Rental														

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
SCHEDULE OF PERMITTED USES - SCHEDULE E

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve										
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI			
532220	Formal Wear and Costume Rental			P	P	P						
532230	Video Tape and Disc Rental											
532291	Home Health Equipment Rental											
532292	Recreational Goods Rental	P		P	P	P			P	P	P	P
532299	All Other Consumer Goods Rental											
532310	General Rental Centers			P	P	P			P	P	P	
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing			P	P	P			P	P	P	P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing			P	P	P			P	P	P	P
532420	Office Machinery and Equipment Rental and Leasing			P	P	P			P	P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing											
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P	P	P	P	P			P	P	P	P
541191	Title Abstract and Settlement Offices	P	P	P	P	P			P	P	P	
551111	Offices of Bank Holding Companies	P	P	P	P	P			P	P	P	
551112	Offices of Other Holding Companies	P	P	P	P	P			P	P	P	
54	Professional, Scientific, and Technical Services											
541614	Process, Physical Distribution, and Logistics Consulting Services											
541711	Research and Development in Biotechnology											
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)											
541720	Research and Development in the Social Sciences and Humanities											
541810	Advertising Agencies											

ATTACHMENT 6

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

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve									
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI		
541820	Public Relations Agencies										
541830	Media Buying Agencies										
541840	Media Representatives										
541850	Display Advertising										
541860	Direct Mail Advertising	P									
541870	Advertising Material Distribution Services									P	
541890	Other Services Related to Advertising										
541910	Marketing Research and Public Opinion Polling										
541921	Photography Studios, Portrait	P	P	P	P	P	P	P		P	
541922	Commercial Photography			P	P	P	P	P			
541930	Translation and Interpretation Services										
541940	Veterinary Services										
541213	Tax Preparation Services			P	P	P	P	P			
541990	All Other Professional, Scientific, and Technical Services			P	P	P	P	P	P		
541110	Offices of Lawyers										
541380	Testing Laboratories		P	P	P	P	P		P		
541710	Research and Development in the Physical, Engineering, and Life Sciences	P	P	P	P	P	P			P	
541720	Research and Development in the Social Sciences and Humanities	P	P	P	P	P	P			P	
541211	Offices of Certified Public Accountants	P	P	P	P	P	P			P	
541214	Payroll Services	P	P	P	P	P	P			P	
541219	Other Accounting Services	P	P	P	P	P	P			P	
541310	Architectural Services	P	P	P	P	P	P			P	
541320	Landscape Architectural Services	P	P	P	P	P	P			P	
541330	Engineering Services	P	P	P	P	P	P			P	

ATTACHMENT 6

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

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve										
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI			
541360	Geophysical Surveying and Mapping Services	P	P	P	P	P		P	P	P		
541370	Surveying and Mapping (except Geophysical) Services	P	P	P	P	P		P	P	P		
541380	Testing Laboratories	P	P	P	P	P				P	P	
541611	Administrative Management and General Management Consulting Services	P	P	P	P	P				P	P	
541612	Human Resources and Executive Search Consulting Services	P	P	P	P	P				P	P	
541613	Marketing Consulting Services	P	P	P	P	P				P	P	
541614	Process, Physical Distribution, and Logistics Consulting Services	P	P	P	P	P				P	P	
541618	Other Management Consulting Services	P	P	P	P	P				P	P	
55	Management of Companies and Enterprises											
551111	Offices of Bank Holding Companies	P	P	P	P	P		P	P	P		
551112	Offices of Other Holding Companies	P	P	P	P	P		P	P	P		
561	Administrative and Support Services											
562	Waste Management and Remediation Services											
561110	Office Administrative Services											
561210	Facilities Support Services											
561310	Employment Placement Agencies						P					
561311	Employment Placement Agencies						P		P		P	
561312	Executive Search Services											
561320	Temporary Help Services											
561330	Professional Employer Organizations											
561410	Document Preparation Services											
561421	Telephone Answering Services											

ATTACHMENT 6

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

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAZRA Area and Pinelands National Reserve											
		OR-11	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI				
561422	Telemarketing Bureaus and Other Contact Centers												
561431	Private Mail Centers												
561439	Other Business Service Centers (including Copy Shops)	P		P	P	P	P	P	P			P	
561440	Collection Agencies												
561450	Credit Bureaus												
561491	Repossession Services												
561492	Court Reporting and Stenotype Services												
561499	All Other Business Support Services	P	P	P	P	P	P	P	P	P	P	P	
561510	Travel Agencies												
561591	Convention and Visitors Bureaus	P	P	P	P	P	P	P	P	P	P	P	
561599	All Other Travel Arrangement and Reservation Services												
561611	Investigation Services			P	P	P	P	P	P				
561612	Security Guards and Patrol Services												
561613	Armored Car Services												
561621	Security Systems Services (except Locksmiths)												
561622	Locksmiths	P		P	P	P	P	P	P			P	
561710	Exterminating and Pest Control Services												
561720	Janitorial Services	P								P		P	
561730	Landscaping Services	P								P		P	
561740	Carpet and Upholstery Cleaning Services												
561790	Other Services to Buildings and Dwellings	P		P	P	P	P	P	P			P	
561910	Packaging and Labeling Services	P		P	P	P	P	P	P			P	
561920	Convention and Trade Show Organizers	P		P	P	P	P	P	P			P	
561990	All Other Support Services												
562111	Solid Waste Collection			P	P	P	P	P	P	P	P	P	

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CARFA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
562112	Hazardous Waste Collection													
562119	Other Waste Collection													
562211	Hazardous Waste Treatment and Disposal													
562219	Other Nonhazardous Waste Treatment and Disposal													P
562910	Remediation Services	P												P
562920	Materials Recovery Facilities													
562991	Septic Tank and Related Services	P									P			P
562998	All Other Miscellaneous Waste Management Services			P	P	P								
61	Educational Services													
611	Educational Services													
611310	Colleges, Universities, and Professional Schools													
611410	Business and Secretarial Schools	P	P	P	P	P	P	P						
611420	Computer Training	P	P	P	P	P	P	P						
611430	Professional and Management Development Training	P	P	P	P	P	P	P						
611511	Cosmetology and Barber Schools			P	P	P	P	P		P			P	
611513	Apprenticeship Training	P	P	P	P	P	P	P						
611519	Other Technical and Trade Schools	P	P	P	P	P	P	P						
611610	Fine Arts Schools	P	P	P	P	P	P	P					P	
611620	Sports and Recreation Instruction	P	P	P	P	P	P	P						
611630	Language Schools	P	P	P	P	P	P	P						
611691	Exam Preparation and Tutoring	P	P	P	P	P	P	P						
611692	Automobile Driving Schools	P	P	P	P	P	P	P						
611699	All Other Miscellaneous Schools and Instruction	P	P	P	P	P	P	P						
611710	Educational Support Services	P	P	P	P	P	P	P						

ATTACHMENT 6

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

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
62	Health Care and Social Assistance													
621	Ambulatory Health Care Services													
621111	Offices of Physicians (except Mental Health Specialists)		P	P	P	P	P	P				P		
621112	Offices of Physicians, Mental Health Specialists		P	P	P	P	P	P				P		
621210	Offices of Dentists		P	P	P	P	P	P				P		
621310	Offices of Chiropractors		P	P	P	P	P	P				P		
621320	Offices of Optometrists		P	P	P	P	P	P				P		
621330	Offices of Mental Health Practitioners (except Physicians)		P	P	P	P	P	P				P		
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists		P	P	P	P	P	P				P		
621391	Offices of Podiatrists		P	P	P	P	P	P				P		
621399	Offices of All Other Miscellaneous Health Practitioners		P	P	P	P	P	P				P		
621410	Family Planning Centers		P	P	P	P	P	P				P		
621420	Outpatient Mental Health and Substance Abuse Centers													
621491	HMO Medical Centers													
621492	Kidney Dialysis Centers		P	P	P	P	P	P				P		
621493	Freestanding Ambulatory Surgical and Emergency Centers		P	P	P	P	P	P				P		
621498	All Other Outpatient Care Centers													
621511	Medical Laboratories													
621512	Diagnostic Imaging Centers		P	P	P	P	P	P				P		
621610	Home Health Care Services		P	P	P	P	P	P				P		
621910	Ambulance Services		P	P	P	P	P	P				P		
621991	Blood and Organ Banks		P											P
621999	All Other Miscellaneous Ambulatory Health Care Services													

ATTACHMENT 6

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

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NAICS CODE	2012 NAICS TITLE (1)	CAFERA Area and Pinelands National Reserve													
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI						
622	Hospitals														
623	Nursing and Residential Care Facilities				C										
623110	Nursing Care Facilities														
623210	Residential Mental Retardation Facilities				C		C		C						
624	Social Assistance														
623311	Continuing Care Retirement Communities						C		C						
624310	Vocational Rehabilitation Services	P	P	P	P	P	P	P							P
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
71	Arts, Entertainment, and Recreation														
711110	Theater Companies and Dinner Theaters	P	P	P	P	P	P	P	P	P	P	P	P	P	
711120	Dance Companies														
711130	Musical Groups and Artists														
711190	Other Performing Arts Companies														
711211	Sports Teams and Clubs														
711212	Racetracks														
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities														
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
711510	Independent Artists, Writers, and Performers				P	P	P	P							
712110	Museums														
713120	Amusement Arcades			P	P	P	P	P						P	
713940	Fitness and Recreational Sports Centers														
713950	Bowling Centers	P	P	P	P	P	P	P	P	P	P	P	P	P	P

ATTACHMENT 6

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

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve												
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI					
713990	All Other Amusement and Recreation Industries		X	P	P	P	P	P	P	P				
713910	Golf Courses and Country Clubs	P	P	P	P	P	P	P	P	P	P	P	P	P
72 Accommodation and Food Services														
N/A (2)	Hotel - Convention Centers			P		P	P	P	P	P(3)	P(3)			
721110	Hotels and Motels					P	P	P	P	P(4)	P(4)			
721191	Bed-and-Breakfast Inns					P	P	P	P	P(4)	P(4)			
721199	All Other Traveler Accommodation					P	P	P	P	P(4)	P(4)			
721211	RV (Recreational Vehicle) Parks and Campgrounds					P	P	P	P	P(4)	P(4)			
722511	Full-Service Restaurants													
722513	Limited-Service Restaurants			P	P	P	P	P	P	P	P			
722514	Cafeterias, Grill Buffets, and Buffets			P	P	P	P	P	P	P	P			
722515	Snack and Nonalcoholic Beverage Bars			P	P	P	P	P	P	P	P			
722310	Food Service Contractors			P	P	P	P	P	P	P	P			
722320	Caterers			P	P	P	P	P	P	P	P			
722410	Drinking Places (Alcoholic Beverages)	P	P	P	P	P	P	P	P	P	P	P	P	P
81 Other Services (except Public Administration)														
811111	General Automotive Repair	C		C	C	C	C	C	C					
811112	Automotive Exhaust System Repair	C		C	C	C	C	C	C					C
811113	Automotive Transmission Repair	C		C	C	C	C	C	C					C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	C		C	C	C	C	C	C					C
811121	Automotive Body, Paint, and Interior Repair and Maintenance	C		C	C	C	C	C	C					C
811122	Automotive Glass Replacement Shops	C		C	C	C	C	C	C					C
811191	Automotive Oil Change and Lubrication Shops	C		C	C	C	C	C	C					C

ATTACHMENT 6

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E

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NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve											
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI				
811192	Car Washes	C		C	C	C							
811198	All Other Automotive Repair and Maintenance	C		C	C	C							C
812199	Other Personal Care Services (Except Escort Services, Massage Parlors, Steam Baths, Tattoo Parlors, and Turkish Baths, Which are Prohibited)			P	P	P	P		P	P			
811211	Consumer Electronics Repair and Maintenance			P	P	P	P						
811212	Computer and Office Machine Repair and Maintenance			P	P	P	P						
811213	Communication Equipment Repair and Maintenance			P	P	P	P						
811219	Other Electronic and Precision Equipment Repair and Maintenance												
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance												
811411	Home and Garden Equipment Repair and Maintenance												
811412	Appliance Repair and Maintenance		P										
811420	Reupholstery and Furniture Repair		P										
811430	Footwear and Leather Goods Repair			P	P	P	P		P	P			
811490	Other Personal and Household Goods Repair and Maintenance			P	P	P	P		P	P			
812111	Barber Shops			P	P	P	P		P	P			
812112	Beauty Salons			P	P	P	P		P	P			
812113	Nail Salons			P	P	P	P		P	P			
812191	Diet and Weight Reducing Centers			P	P	P	P		P	P			
812199	Other Personal Care Services			P	P	P	P		P	P			
812210	Funeral Homes and Funeral Services			P	P	P	P		P	P			
812220	Cemeteries and Crematories	P	P	P	P	P	P		P	P			
812310	Coin-Operated Laundries and Drycleaners			P	P	P	P		P	P			
812320	Dry Cleaning and Laundry Services (except Coin-Operated)			P	P	P	P		P	P			

TOWNSHIP OF MANCHESTER
 SCHEDULE OF PERMITTED USES - SCHEDULE E
 P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	CAFRA Area and Pinelands National Reserve									
		OR-L1	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI		
812331	Linen Supply										
812332	Industrial Launderers			P	P	P					
812910	Pet Care (except Veterinary) Services										
812910	Pet Care (except Veterinary) Services Limited to Dog Grooming			P	P	P	P	P			
812921	Photofinishing Laboratories (except One-Hour)										
812922	One-Hour Photofinishing										
812930	Parking Lots and Garages	P	P	P	P	P	P	P	P	P	
812990	All Other Personal Services			P	P	P	P	P	P	P	
813110	Religious Organizations			P	P	P	P	P	P		
813211	Grantmaking Foundations		C	C	C	C	C	C	C		
813212	Voluntary Health Organizations	P	P	P	P	P	P	P	P		
813219	Other Grantmaking and Giving Services			P	P	P	P	P			
813311	Human Rights Organizations										
813312	Environment, Conservation and Wildlife Organizations										
813319	Other Social Advocacy Organizations										
813410	Civic and Social Organizations			X	X	X	X	X			
813910	Business Associations			P	P	P	P	P			
813920	Professional Organizations			P	P	P	P	P			
813930	Labor Unions and Similar Labor Organizations			P	P	P	P	P			
813940	Political Organizations			P	P	P	P	P			
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)			P	P	P	P	P			
92	Public Administration Except 922150 Parole Offices and Probation Offices	P	P	P	P	P	P	P	P	P	

ATTACHMENT 6

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

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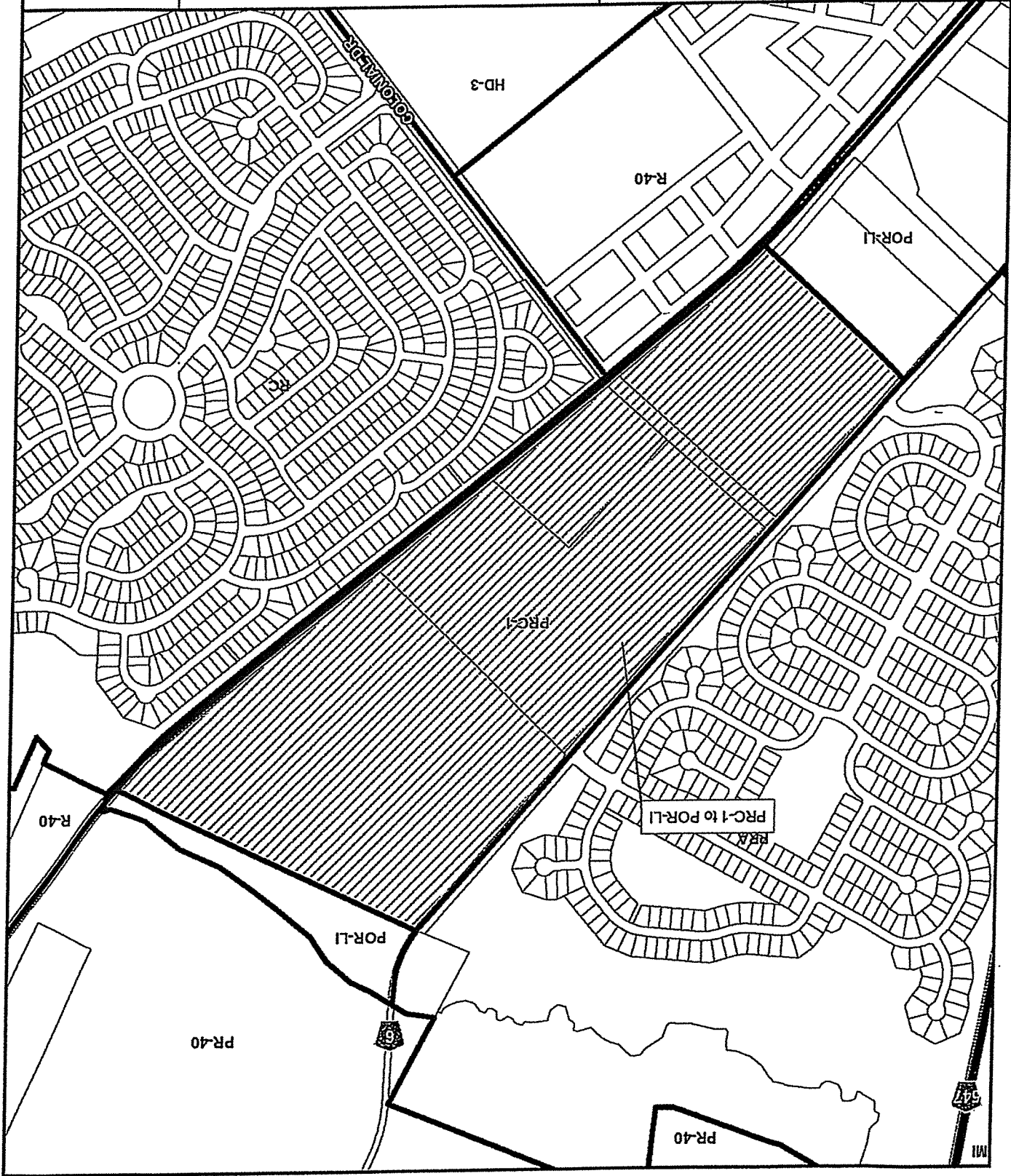
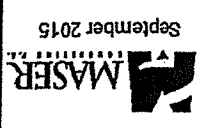
NAICS CODE	2012 NAICS TITLE (1)	CARPA Area and Pinelands National Reserve									
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI		
922150	Parole Offices and Probation Offices			P	P	P	P				
(2)	Public Utilities	C		C	C	C	C	C	C	C	C

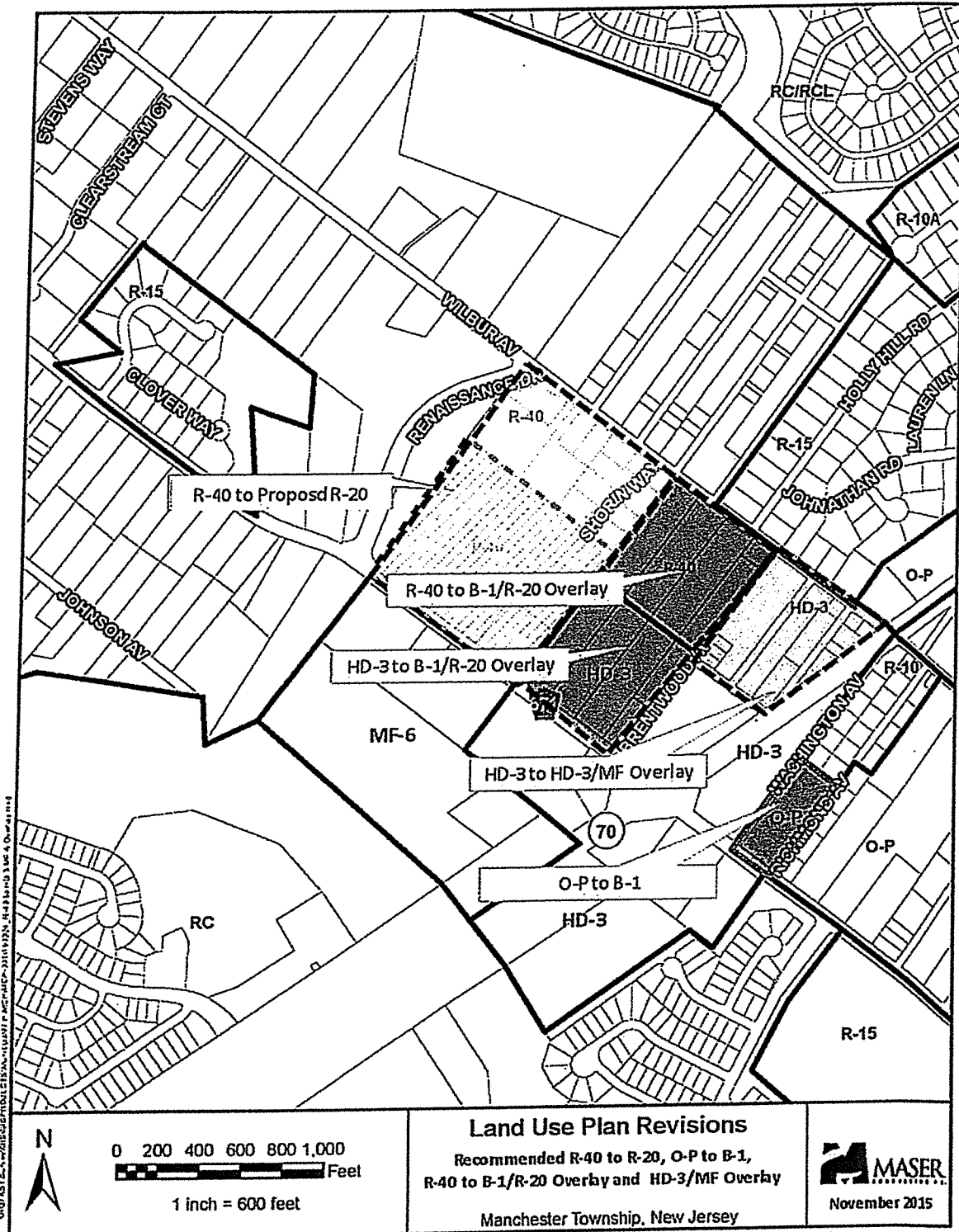
- (1) The 2012 NAICS Code is used by business and government to classify business establishments according to type of economic activity. The NAICS numbering system employs six-digit code at the most detailed industry level. The first five digits are generally (although not always strictly) the same in 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. 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.



0 200 400 600 800 1,000 Feet
1 inch = 700 feet

Land Use Plan Revisions
PRC-1 to POR-LI
Block 72.01, Lot 17
Block 72, Lots 7, 16 and 18
Manchester Township, New Jersey





**RESOLUTION OF THE
MANCHESTER TOWNSHIP PLANNING BOARD
RECOMMENDING ADOPTION OF
ORDINANCES 17-024 and 17-025**

WHEREAS, the Township of Manchester Planning Board ("Planning Board") is a duly constituted Planning Board pursuant to N.J.S.A. 40:55D-23, and Township of Manchester Development Ordinances; and

WHEREAS, the governing body of the Township of Manchester has introduced on first reading the following development regulations:

**Ordinance # 17-024 and 17-025
Introduced by Township Council at first reading on October 23, 2017
Amending Chapter 245 of the Code of the Township of Manchester.**

WHEREAS, in accordance with the requirements of N.J.S.A.40:55D-64, and N.J.S.A. 40:55D-26, the Planning Board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate; and

WHEREAS, the Planning Board held a public hearing on said development regulations in accordance with law to consider the proposed ordinances on November 6, 2017, and has determined them to be consistent with the Master Plan of the Township of Manchester.

NOW, THEREFORE, BE IT RESOLVED on this 6th day of November, 2017 by the Manchester Township Planning Board that Ordinances #17-024 and 17-025 be referred back to

the Township Council and that same be and hereby are recommended for adoption upon second reading and publication in accordance with law.

Motion to approve by Robert Hudak
Seconded by Mr. Vaccaro

ROLL CALL VOTE

Those in Favor Mr. Hudak-yes, Mr. Vaccaro-yes, Chairman Zolezi-yes
Messrs. Barron-yes, Baumeister-yes, Teague-yes

Those Opposed: None

Those Absent: Mr. Foor Mr. Miller

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by The Manchester Township Planning Board at its regular meeting on November 6, 2017 in the Manchester Township Municipal Building.


MARIANNE BORTHWICK
Secretary of the Board