

#17-025

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN,
STATE OF NEW JERSEY REPEALING AND REPLACING ORDINANCE #16-036,
AMENDING CHAPTER 245 OF THE CODE OF THE TOWNSHIP OF MANCHESTER
(PINELANDS)**

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 town 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.

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

Ordinance #16-036 is hereby repealed in its entirety and replaced by Ordinances #17- 024 and #17-025 which separately describe the modifications to the CAFRA and Pinelands Areas of the Township in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 Pinelands Areas Zoning Districts and other sections of Chapter 245, Land Use and Development, of the Code of the Township of Manchester to:

- (1) Reflect the proposed land use changes to the Master Plan Reexamination Report adopted by the Manchester Township Planning Board on August 7, 2017.
- (2) Repeal and replace the Schedules of Permitted Uses (Schedule F, "Pinelands Area Residential-Zoning Districts – Permitted and Conditional Uses", and Schedule G, "Pinelands Area Non-Residential 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) Revert the zoning of Block 72.01, Lot 17 and Block 72, Lots 7, 8, and 16 along Ridgeway Boulevard to POR-LI from its current designation in the PRC-1 zone.
- (6) Increase the maximum building height to three stories and 40 feet in all Pinelands Zoning Districts except for the PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, and WTR-40 districts as detailed in Revised Schedule B, "Pinelands Area Zoning District Schedule".
- (7) Permit townhouse developments on tracts of 10 acres or greater in all Pineland Zoning Districts except for the PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, and WTR-40 districts.
- (8) Permit garden apartments on tracts of 10 acres or greater in all Pinelands Zoning Districts except for the PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, WTR-40 and POR-LI districts at a density of six units per acre, up to a maximum of 120 units. Garden Apartments are permitted in PRC -1 zones but only if the PRC-1 site is located in a Pinelands Regional Growth Area.
- (9) Delete the restriction on drive-up windows.
- (10) Permit planned uses such as Continuing Care Retirement Communities and multi-family residences as conditional uses in the PR-A Zone.

SECTION 2

Article IV, §245-23, Paragraph C, Pinelands Area Zoning Districts is hereby revised as follows:

~~PRC~~ ~~Pinelands Retirement Community~~
~~PRC/RCL~~ ~~Pinelands Retirement Community/Residential Cluster~~
~~PMP~~ ~~Pinelands Mobile Home Park~~

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--
17-025	--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 – PRC-1 to POR-LI – Block 72.01, Lot 17; Block 72, Lots 7, 8 and 16” as set forth in in the 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) PRC-1 to POR-LI

SECTION 3

Article IV Zoning, Attachment 6, Schedule B - “Pinelands Area Residential Zoning Districts Schedule” is hereby revised in accordance with Schedule B “Pinelands Area Residential Zoning Districts Schedule” attached hereto.

Article IV Zoning, Attachment 6, Schedule F - “Pinelands Area Residential Zoning Districts – Permitted and Conditional Uses” is hereby revised in accordance with Schedule F, “Pinelands Area Residential Zoning Districts – Permitted and Conditional Uses” attached hereto.

SECTION 4

Article IV, Attachment 6, Zoning Schedules of Permitted Uses (Schedule F “Pinelands Area Residential Zoning Districts - Permitted and Conditional Uses”, and Schedule G “Pinelands Area Nonresidential Zoning Districts – Permitted and Conditional Uses”) are hereby revised to utilize the 2012 NAICS as listed in the attached charts “Township of Manchester Schedule of Permitted Uses – Schedule F and G”) attached hereto.

§ 245-33 Pinelands Area Zoning Districts, is hereby amended as follows:

E. PR-40 Pinelands Single-Family Residential Zone.

(1) Permitted and Conditional uses. All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands Environmental Standards of § 245-32.

F. PR-A Pinelands Rural Agricultural Zone.

(1) Permitted and Conditional uses.

(a) All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands Environmental Standards of § 245-32.

G. PR-15 Pinelands Single-Family Residential Zone.

All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F), subject to the Pinelands Environmental Standards of § 245-32.

M. BVR-40 Beckerville Village Residential.

(1) Permitted uses. All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands environmental standards of § 245-32.

N. WTRA Whiting Town Rural Agricultural Zone.

(1) Permitted uses. All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands environmental standards of § 245-32. Pinelands development credits may not be applied within this zone; therefore, the density of a planned retirement community may not exceed five dwelling units per acre.

O. WTR-40 Whiting Town Single-Family Residential.

(1) Permitted uses. All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands environmental standards of § 245-32. Pinelands development credits may not be applied within this zone.

P. WTRC Whiting Town Retirement Community.

(1) Permitted uses. All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F) subject to the Pinelands environmental standards of § 245-32.

W. PRC-1 Pinelands Retirement Community.

[Added 5-29-2007 by Ord. No. 07-018]

(1) Permitted and Conditional uses.

(a) All uses and standards as included in the Pinelands Area Residential Zoning District Permitted and Conditional Uses (Schedule F)

(7) Pinelands development credits. Pinelands development credits shall be ~~acquired and redeemed at the rate of one right (0.25 credits) for every 3.33 non-income restricted housing units (30% of all market rate residential units) developed in the PRC-1 Zone~~ purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low and moderate-income households in accordance with applicable state law. Units made affordable for low and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands Development Credits for 30% of all such units.

SECTION 5

Article IV, §245-32 Pinelands Area Development, is hereby amended as follows:

A. – B. (No change)

C. Pinelands development credits. In accordance with N.J.A.C. 7:50-5.41 to 7:50-5.47, Pinelands development credits Program shall be applicable in the Pinelands Area of the Township as follows:

(1) - (7) (No change)

(8) Required use of Pinelands credits. Pinelands development credits shall be used in the following manner only within the Pinelands Area Regional Growth Area of Manchester Township located in the Ridgeway area of the Township northwest of the Southern Branch CONRAIL railroad and northeast of Naval Air Engineering Center - Lakehurst (currently known as Joint Base-McGuire-Dix-Lakehurst and the Borough of Lakehurst:

- (a) To permit development of parcels of land in the PR-40, PR-A, PRC, PRC-1, PR-15, PB-1, POR-LI, PAF-1 and PED-1 Zones according to the density and lot area requirements set forth in § 245-33E, F, G, I, V, and W as well as 245-68 and 245-74 of this chapter;
- (b) When a variance of density or minimum lot area requirements for the PR-A, PR-40, PRC, PRC-1, PMP, PR-15, PB-1, POR-LI, PAF-1 and PED-1 zones within the Pinelands Regional Growth Area is granted by the Township, Pinelands development credits shall be used for all housing units or lots in excess of that otherwise permitted without the variance;
- (c) (No change)
- (d) When a variance or other approval for a residential use in the PB-1 zone or POR-LI zone is granted by the Township, with the exception of those approvals in accordance with Section 245-68 and 245-74 of this chapter, Pinelands development credits shall be used for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size;
- (e) - (g) (No change)

D. - S. (No change)

SECTION 6

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; and in all Pinelands Area Zoning Districts except for PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, WTR-40 and POR-LI. Garden Apartments are also permitted in the PRC -1 district if the site is located in a Pinelands Regional Growth Area. Garden Apartments shall be subject to the conditions as specified below:
- H. Pinelands Development Credits. In the PB-1 and PRC-1 zoning districts, Pinelands Development Credits shall be purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low and moderate-income households in accordance with applicable state law. Units made affordable for low and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands Development Credits for 30% of all such units.

SECTION 7

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. Townhouses may be permitted in all Pinelands Zoning Districts except for PPA, PFA-S, PFA-R, PR-A, PED-1, PED-9, PR-15, WTRA, PR-40, BVR-40, and WTR-40 districts. Townhouses shall be subject to the conditions specified below:

- J. Pinelands Development Credits. In the PB-1, POR-LI and PRC-1 zoning districts, Pinelands Development Credits shall be purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low and moderate-income households in accordance with applicable state law. Units made affordable for low and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands Development Credits for 30% of all such units.

SECTION 8

Article IV, Section 33, Paragraph H, PRC Pinelands Retirement Community, shall hereby be deleted and Paragraph J shall be reserved for future use.

Article IV, Section 33, Paragraph I, PRC/RCL. Pinelands Retirement Community/Residential Cluster, shall hereby be deleted and Paragraph J shall be reserved for future use.

Article IV, Section 33, Paragraph J, Pinelands Mobile Home Park shall hereby be deleted and Paragraph J shall be reserved for future use.

Article IV, Section 33, Paragraph Q, WTR-10AF and WTR-14AF Whiting Town Single-Family Residential Zones shall hereby be deleted and Paragraph Q shall be reserved for future use.

SECTION 9

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

SECTION 10

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 11

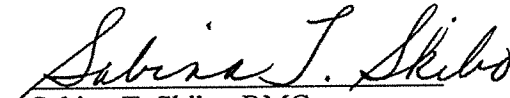
Pursuant to the provisions of N.J.S.A. 40:69A-181(b), this Ordinance shall take effect twenty (20) days after its final passage by the Township Council and approval by the Mayor where such approval is required by law and in accordance with any other laws which may be applicable.

SECTION 12

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 adopted by the Township Council in the Town Hall at 6:00 p.m. on the 13th day of November 2017.


Sabina T. Skibo, RMC
Township Clerk

Manchester Township -Pinelands Area Zoning Map Amendments

Block	Lot(s)	Location	Tax Sheet	From Zone	To Zone
72	7,8,16	2590 Ridgeway Blvd	5	PRC-1	POR-LI
72.01	17	2582 Ridgeway Blvd	5	PRC-1	POR-LI

**Township of Manchester
Appendix 6
Schedule B**

Pinelands Area Zoning Districts Schedule

[Amended 2-22-1999 by Ord. No. 99-001; 6-14-2010 by Ord. No. 02-004; 9-27-2004 by Ord. No. 10-012; 12-12-2011 by Ord. No. 11-025; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. 15-009]

Zone	Notes	Minimum Lot Requirements					Minimum Yard Requirements					Maximum Site Improvement Ratio	Maximum Building Coverage (%)	Maximum Lot Coverage (%)	Maximum Building Height (feet)(2)	Minimum Floor Area (square feet)
		Area (square feet)	Lot Frontage (feet) (1)	Lot Width (feet)	Lot Area (square feet)	Improvable	Principal Building		Accessory Building (2)							
							Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					
PPA	4.6	3.2 acres	200	200	100	50	40	20	20	20	N/A	10%	N/A	35	(3)	
PFA-R	6.8	20 acres	200	200	50	50	40	20	20	20	N/A	10%	N/A	35	(3)	
PFA-S	6.7	20 acres	300	300	100	50	40	20	20	20	N/A	10%	N/A	35	(3)	
PRA	4	1 acre	150	150	27,000	50	30	25	10	15	N/A	25%	N/A	35	(3)	
PRC-1																
PED-1																
PED-9																
PR-40		1 acre	200	200	18,700	50	50	25	25	25	N/A	25%	N/A	35	(3)	
PR-15	5	15,000	100	100	9,600	30	26	12	10	6	N/A	25%	N/A	35	(3)	
PB-1		20,000	125	125	13,500	50	25	20	10	10	0.20	20%	65%	40	1,500	
POR-LI		3 acres	200	200	40,000	75	50	50	20	20	0.2	20%	65%	40	4,000	
MI																

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.
- The minimum floor area for single-family detached residential structures shall be as follows: one bedroom: 1,150 square feet; two bedrooms: 1,250 square feet; three bedrooms: 1,350 square feet; four bedrooms: 1,450 square feet; for each additional bedroom, add 100 square feet. Number of rooms exclusive of main living room, enclosed porch, kitchen, bathrooms, closets and storage space. The minimum first floor area in any two-story house shall not be less than 900 square feet. Accessory uses and other structures shall not exceed 1,000 square feet.
- Minimum lot area in PPA is 3.2 acres in accordance with § 245-32A(4) and one acre in accordance with § 245-32A(6).
- Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be one acre in accordance with § 245-32A(9).
- In accordance with § 245-32M, Scenic, Subsection M(2), a two-hundred-foot setback to be measured from centerline of the street.
- The lot size area requirement for existing lots of record in the PFA-S Zone: Minimum lot area may be reduced to 3.2 acres in accordance with § 245-32A(4) and to one acre in accordance with § 245-32A(6). Developments of two or more units in the PFA-S Zone must be clustered on one-acre lots in accordance with § 245-33C(1)(b) and meet the lot width, yard and coverage requirements of the PRA Zone.
- The lot area requirements for existing lots of record in the PFA-R Zone: Minimum lot area may be reduced to 3.2 acres in accordance with § 245-32A(4) and to one acre in accordance with § 245-32A(6) or the PRA Zone. Developments of two or more units in the PFA-R Zone must be clustered on 40,000 square foot lots in accordance with § 245-33D(1)(b) and meet the lot width, yard and coverage requirements of the PRA Zone.
- Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.

Revised: September 14, 2017

Schedule C
Beckerville Village and Whiting Town Zoning Districts Schedule
(§ 245-33A)

[Amended 11-25-2013 by Ord. No. 13-013; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. No. 15-009]

Zone	Notes	Minimum Lot Requirements				Minimum Yard Requirements						Maximum Building Coverage (%)	Maximum Lot Coverage (%)	Maximum Building Height (feet) ⁷	Minimum Floor Area (square feet) ³
		Area (square feet)	Lot Frontage (feet) ¹	Lot Width (feet)	Improvable Lot Area (square feet)	Principal Building			Accessory Building ²						
						Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)	Side (feet)				
BYR-40	4	40,000	200	200	18,700	50	50	25	25	25	N/A	25	N/A	35	3
WTR-A	4	1 acre	150	150	27,000	50	30	25	10	15	N/A	25	N/A	35	3
(Nonresidential)	5	5 acres	300	300	151,000	75	40	40	20	30	0.10	10	20	35	3
WTR-40	6	40,000	195	195	14,400	50	50	25	25	25	N/A	25	N/A	40	3
WTRC					(See § 245-67, Planned retirement communities; § 245-73, Senior citizen light care; and § 245-75, Continuing care for elderly)										
WTHD		40,000	200	200	18,750	50	30	20	10	20	0.20	20	65	40	2,500
WTB-1		20,000	125	125	13,500	50	25	20	20	20	0.20	20	65	40	1,500
WTO-P		40,000	200	200	18,750	50	50	50	50	50	0.20	20	65	40	2,000

NOTES:

- 1 See definition of "lot frontage" for allowable reductions.
- 2 In all zones, barns, animal shelters and animal pens shall maintain a minimum fifty-foot setback from all property lines.
- 3 The minimum floor area for single-family detached residential structures shall be as follows: one bedroom: 1,150 square feet; two bedrooms: 1,250 square feet; three bedrooms: 1,350 square feet; four bedrooms: 1,450 square feet; for each additional bedroom add 100 square feet. Number of rooms exclusive of main living room, enclosed porch, kitchen, bathrooms, closets and storage space. The minimum first floor area in any two-story house shall not be less than 900 square feet. Accessory uses and other structures shall not exceed 1,000 square feet.
- 4 Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be one acre in accordance with § 245-32A(9).
- 5 Minimum requirements for a nonresidential use.
- 6 Minimum lot area for a residence with an on-site conventional septic system shall be 3.2 acres and with an alternative or innovative system may be 40,000 square feet in accordance with § 245-32A(9).
- 7 Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.

Schedule F
Pinelands Area Residential Zoning Districts -- Permitted and Conditional Uses
 [Amended 2-22-1999 by Ord. No. 99-001; 6-14-2010 by Ord. No. 10-012; 9-8-2014 by Ord. No. 14-016; 7-13-2015 by Ord. No. 15-009]

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

NAICS	Use	Pinelands Area Residential Zoning Districts -- Permitted and Conditional Uses												
		Pinelands Area												
		PPA	PFA-R	PFA-S	PR-A	PR-40	PR-15	PED-1	PED-9	PRC-1	BVR-40	WTR-A	WTR-40	WTRC
Residential														
1	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
2	Mobile homes ³													P
2	Home professional offices													P
Agriculture, forestry, fishing and hunting														
111	Agricultural productions crops			P	P	P	P				P		P	P
541940	Veterinary services	P		P				P	P	P			P	P
541320	Landscape and horticultural services	P		P				P	P	P			P	P
115310	Forestry	P	P	P	P	P		P	P	P			P	P
Services														
721211	Campgrounds													C
6114-5	Vocational schools													
624410	Child day-care services													
712110	Museums and art galleries		P	P										P
813410	Membership organizations		P	P				P	P	P				P
813110	Religious organizations		P	P				P	P	P				P
92	Federal state, county, municipal government/public administration		P	P				P	P	P				P

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
11	Agriculture, Forestry, Fishing and Hunting					
111	Crop Production	P	P	P	P	P
113	Forestry and Logging	P	P	P	P	P
23						
	Construction					
236	Construction of Buildings		P			
237	Heavy and Civil Engineering Construction		P			
238	Specialty Trade Contractors					
238110	Poured Concrete Foundation and Structure Contractors		P			
238120	Structural Steel and Precast Concrete Contractors		P			
238130	Framing Contractors	P	P		P	
238140	Masonry Contractors	P	P		P	
238150	Glass and Glazing Contractors		P			
238160	Roofing Contractors	P	P		P	
238170	Siding Contractors	P	P		P	
238190	Other Foundation, Structure, and Building Exterior Contractors		P			
238210	Electrical Contractors	P	P		P	
238220	Plumbing, Heating, and Air-Conditioning Contractors	P	P		P	
238290	Other Building Equipment Contractors	P			P	
238310	Drywall and Insulation Contractors	P	P		P	
238320	Paint and Wall Covering Contractors	P	P		P	
238330	Flooring Contractors	P	P		P	
238340	Tile and Terrazzo Contractors	P	P		P	
238350	Finish Carpentry Contractors	P	P		P	
238390	Other Building Finishing Contractors	P	P		P	

**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-LJ	WTHD	WTB-1	WTO-P	
238910	Site Preparation Contractors	P	P		P	X	
238990	All Other Specialty Trade Contractors	P	P		P		
31-33 Manufacturing							
311	Food Manufacturing						
311330	Confectionery Manufacturing from Purchased Chocolate	P		P	P		
311340	Nonchocolate Confectionery Manufacturing	P		P	P		
311811	Retail Bakeries	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		P				
313311	Broadwoven Fabric Finishing Mills		P				
313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills		P				
314121	Curtain and Drapery Mills	P	P	P	P		
314129	Other Household Textile Product Mills	P	P	P	P		
314911	Textile Bag Mills		P				
314912	Canvas and Related Product Mills		P				
314999	All Other Miscellaneous Textile Product Mills	P	P	P	P	P	
315-316	Apparel Manufacturing						
315211	Mens and Boys Cut and Sew Apparel Contractors	P				P	
315222	Men's and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing	P		P	P	P	
315223	Mens and Boys Cut and Sew Shirt (except Work Shirt) Manufacturing	P		P	P	P	

**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	FOR-LI	WTHD	WTB-1	WTO-P
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	P	P	P	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		P	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	P	P	P	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		P	P	P

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
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	
337122	Nonupholstered Wood Household Furniture Manufacturing	P	P	P	P	
339	Miscellaneous Manufacturing (except as otherwise specified)		P			
339113	Surgical Appliance and Supplies Manufacturing	P	P	P	P	
339115	Ophthalmic Goods Manufacturing	P		P	P	
339116	Dental Laboratories	P	P	P	P	P

42	Wholesale Trade					
423	Merchant Wholesalers, Durable Goods		P			
424	Merchant Wholesalers, Non-Durable Goods (except as otherwise specified)		P			
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers		P			
424340	Footwear Merchant Wholesalers		P			
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers		P			
424940	Tobacco and Tobacco Product Merchant Wholesalers		P			
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers		P			
425	Wholesale Electronic Markets and Agents and Brokers					
425110	Business to Business Electronic Markets		P			
425120	Wholesale Trade Agents and Brokers	P	P	P	P	P
424320	Mens and Boys Clothing and Furnishings Merchant Wholesalers		P			
424330	Womens, Childrens, and Infants Clothing and Accessories Merchant Wholesalers		P			

44-45 Retail Trade

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

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

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands			Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P	
444130	Hardware Stores	P		P			
444190	Other Building Material Dealers				P		
444210	Outdoor Power Equipment Stores		P				
444220	Nurseries, Garden Centers, and Farm Supply Stores	P		P			
445	Food and Beverage Stores	P		P	P		
445110	Supermarkets and Other Grocery (except Convenience) Stores	P		P	P		
445120	Convenience Stores	P		P	P		
445210	Meat Markets	P		P	P		
445220	Fish and Seafood Markets	P		P	P		
445230	Fruit and Vegetable Markets	P		P	P		
445291	Baked Goods Stores	P		P	P		
445292	Confectionery and Nut Stores	P		P	P		
445299	All Other Specialty Food Stores	P		P	P		
445310	Beer, Wine, and Liquor Stores	P		P	P		
446	Health and Personal Care Stores						
446110	Pharmacies and Drug Stores	P		P	P	P	
446120	Cosmetics, Beauty Supplies, and Perfume Stores	P	P	P	P		
446130	Optical Goods Stores	P	P	P	P		
446191	Food (Health) Supplement Stores	P		P	P		
446199	All Other Health and Personal Care Stores	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 G**

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands			Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P	
448110	Men's Clothing Stores	P		P	P		
448120	Women's Clothing Stores	P		P	P		
448130	Children's and Infants' Clothing Stores	P		P	P		
448140	Family Clothing Stores	P	P	P	P		
448150	Clothing Accessories Stores	P	P	P	P		
448190	Other Clothing Stores	P	P	P	P		
448210	Shoe Stores	P		P	P		
448310	Jewelry Stores	P		P	P		
448320	Luggage and Leather Goods Stores	P	P	P	P		
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores						
451110	Sporting Goods Stores	P	P	P	P		
451120	Hobby, Toy, and Game Stores	P		P	P		
451130	Sewing, Needlework, and Piece Goods Stores	P	P	P	P		
451140	Musical Instrument and Supplies Stores	P		P	P		
451211	Book Stores	P		P	P		
451212	News Dealers and Newsstands	P		P	P		
451220	Prerecorded Tape, Compact Disc, and Record Stores	P		P	P		
452	General Merchandise Stores						
452111	Department Stores (except Discount Department Stores)	P		P	P		
452112	Discount Department Stores	P		P	P		
452910	Warehouse Clubs and Supercenters	P		P	P		
452990	All Other General Merchandise Stores	P		P	P		
453	Miscellaneous Retail Stores						
4531	Florists						
4532	Office Supplies, Stationery, and Gift Stores	P	P	P	P		

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands			Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P	
453210	Office Supplies and Stationary Stores	P		P	P		
453220	Gift, Novelty, and Souvenir Stores	P		P	P		
4533	Used Merchandise Stores	P		P	P		
4539	Other Miscellaneous Store Retailers						
453910	Pet and Pet Supplies Stores	P		P	P		
453920	Art Dealers	P		P	P		
453930	Manufactured (Mobile) Home Dealers	P	P	P	P		
453991	Tobacco Stores	P	P	P			
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	P		P	P		
4541	Electronic Shopping and Mail-Order Houses						
4542	Vending Machine Operators						
454390	Other Direct Selling Establishments	P		P	P		

48-49 Transportation and Warehousing							
484110	General Freight Trucking, Local		P				
484220	Specialized Freight (except Used Goods) Trucking, Local		P				
484210	Used Household and Office Goods Moving		P				
485310	Taxi Service		P				
487110	Scenic and Sightseeing Transportation, Land		P				
488210	Support Activities for Rail Transportation		P				
488390	Other Support Activities for Water Transportation						
488490	Other Support Activities for Road Transportation						
488510	Freight Transportation Arrangement						
488991	Packing and Crating						
488999	All Other Support Activities for Transportation						

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTFB-1	WTO-P
491110	Postal Service		P			
493110	General Warehousing and Storage		P			
493120	Refrigerated Warehousing and Storage		P			P
51	Information					
511110	Newspaper Publishers		P			
511120	Periodical Publishers		P			
511130	Book Publishers					
511140	Directory and Mailing List Publishers	P	P	P	P	P
511210	Software Publishers	P	P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)					
512191	Teleproduction and Other Postproduction Services	P	P	P	P	P
515111	Radio Networks	P	P	P	P	P
515112	Radio Stations	P	P	P	P	P
515120	Television Broadcasting	P	P	P	P	P
515210	Cable and Other Subscription Programming	P	P	P	P	P
517110	Wired Telecommunications Carriers	P	P	P	P	P
517210	Wireless Telecommunications Carriers (except Satellite)		C			
517211	Paging					
517212	Cellular and Other Wireless Telecommunications	P	P	P	P	P
517310	Telecommunications Resellers		C			
517410	Satellite Telecommunications	P	P	P	P	P
517510	Cable and Other Program Distribution	P	P	P	P	P
517910	Other Telecommunications					
518111	Internet Service Providers	P	P	P	P	P

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
518210	Data Processing, Hosting, and Related Services					
519110	News Syndicates					
519120	Libraries and Archives	P	P	P	P	P
519130	Internet Publishing and Broadcasting and Web Search Portals					
519190	All Other Information Services					
52	Finance and Insurance					
53	Real Estate and Rental and Leasing	P	P	P	P	P
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					
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	P		P	P	P
531130	Lessors of Miniwarehouses and Self-Storage Units	P		P	P	P
531190	Lessors of Other Real Estate Property	P	P			
531210	Offices of Real Estate Agents and Brokers	P		P	P	P
531311	Residential Property Managers	P		P	P	P
531312	Nonresidential Property Managers	P		P	P	P
531320	Offices of Real Estate Appraisers	P		P	P	P
531390	Other Activities Related to Real Estate	P		P	P	P
532111	Passenger Car Rental	P		P	P	P
532112	Passenger Car Leasing			P	P	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing			P	P	
532210	Consumer Electronics and Appliances Rental		P	P	P	

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands			Whiting Town		
		PB-1	POR-LI	WTBD	WTB-1	WTO-P	
532220	Formal Wear and Costume Rental			P	P		
532230	Video Tape and Disc Rental						
532291	Home Health Equipment Rental		P	P	P		
532292	Recreational Goods Rental						
532299	All Other Consumer Goods Rental						
532310	General Rental Centers			P	P		
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing		P	P	P		
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing		P	P	P		
532420	Office Machinery and Equipment Rental and Leasing		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	
541191	Title Abstract and Settlement Offices	P		P	P	P	
551111	Offices of Bank Holding Companies	P		P	P	P	
551112	Offices of Other Holding Companies	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						

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
541820	Public Relations Agencies					
541830	Media Buying Agencies					
541840	Media Representatives					
541850	Display Advertising					
541860	Direct Mail Advertising					
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
541922	Commercial Photography	P		P		
541930	Translation and Interpretation Services					
541940	Veterinary Services					
541213	Tax Preparation Services	P		P	P	
541990	All Other Professional, Scientific, and Technical Services	P		P	P	
541110	Offices of Lawyers	P		P	P	
541380	Testing Laboratories	P		P	P	P
541710	Research and Development in the Physical, Engineering, and Life Sciences	P	P	P	P	P
541720	Research and Development in the Social Sciences and Humanities					
541211	Offices of Certified Public Accountants	P	P	P	P	P
541214	Payroll Services	P	P	P	P	P
541219	Other Accounting Services	P	P	P	P	P
541310	Architectural Services	P	P	P	P	P
541320	Landscape Architectural Services	P	P	P	P	P
541330	Engineering Services	P	P	P	P	P

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

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NAICS CODE	2012 NAICS TITLE (U)	Pinelands			Whiting Town		
		PB-1	POR-LI	WTED	WTB-1	WTO-P	
541360	Geophysical Surveying and Mapping Services	P	P	P	P	P	
541370	Surveying and Mapping (except Geophysical) Services	P	P	P	P	P	
541380	Testing Laboratories	P	P	P	P	P	
541611	Administrative Management and General Management Consulting Services	P	P	P	P	P	
541612	Human Resources and Executive Search Consulting Services	P	P	P	P	P	
541613	Marketing Consulting Services	P	P	P	P	P	
541614	Process, Physical Distribution, and Logistics Consulting Services	P	P	P	P	P	
541618	Other Management Consulting Services	P	P	P	P	P	
55	Management of Companies and Enterprises						
551111	Offices of Bank Holding Companies	P	P	P	P	P	
551112	Offices of Other Holding Companies	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						
561311	Employment Placement Agencies	P		P	P	P	
561312	Executive Search Services						
561320	Temporary Help Services						
561330	Professional Employer Organizations						
561410	Document Preparation Services						
561421	Telephone Answering Services						

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
561422	Telemarketing Bureaus and Other Contact Centers					
561431	Private Mail Centers	P				
561439	Other Business Service Centers (including Copy Shops)		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
561510	Travel Agencies	P	P	P	P	P
561591	Convention and Visitors Bureaus					
561599	All Other Travel Arrangement and Reservation Services	P		P	P	
561611	Investigation Services					
561612	Security Guards and Patrol Services					
561613	Armored Car Services					
561621	Security Systems Services (except Locksmiths)	P		P	P	
561622	Locksmiths	P		P	P	
561710	Exterminating and Pest Control Services		P			
561720	Janitorial Services		P			
561730	Landscaping Services					
561740	Carpet and Upholstery Cleaning Services					
561790	Other Services to Buildings and Dwellings	P	P	P	P	
561910	Packaging and Labeling Services	P	P	P	P	
561920	Convention and Trade Show Organizers	P	P			P
561990	All Other Support Services					
562111	Solid Waste Collection	P		P	P	

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
562112	Hazardous Waste Collection					
562119	Other Waste Collection					
562211	Hazardous Waste Treatment and Disposal					
562219	Other Nonhazardous Waste Treatment and Disposal					
562910	Remediation Services		P			
562920	Materials Recovery Facilities					
562991	Septic Tank and Related Services	X	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
611420	Computer Training	P	P	P	P	P
611430	Professional and Management Development Training	P	P	P	P	P
611511	Cosmetology and Barber Schools	P		P	P	
611513	Apprenticeship Training	P	P	P	P	P
611519	Other Technical and Trade Schools	P	P	P	P	P
611610	Fine Arts Schools	P	P	P	P	P
611620	Sports and Recreation Instruction	P	P	P	P	P
611630	Language Schools	P	P	P	P	P
611691	Exam Preparation and Tutoring	P	P	P	P	P
611692	Automobile Driving Schools	P	P	P	P	P
611699	All Other Miscellaneous Schools and Instruction	P	P	P	P	P
611710	Educational Support Services	P	P	P	P	P

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

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

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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-JJ	WTHD	WTB-1	WTO-P
622	Hospitals		P	C		
623	Nursing and Residential Care Facilities					
623110	Nursing Care Facilities					
623210	Residential Mental Retardation Facilities			C	P	P

624	Social Assistance					
623311	Continuing Care Retirement Communities					
624310	Vocational Rehabilitation Services	P	P	P	P	P
624410	Child Day Care Services	C	C	C	C	C

71	Arts, Entertainment, and Recreation							
711110	Theater Companies and Dinner Theaters	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
711510	Independent Artists, Writers, and Performers	P						
712110	Museums	P						
713120	Amusement Arcades							
713940	Fitness and Recreational Sports Centers	P	P	P	P	P	P	P
713950	Bowling Centers	P						

**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
713990	All Other Amusement and Recreation Industries	P		P	P	
713910	Golf Courses and Country Clubs	P	P	P	P	P

72 Accommodation and Food Services

N/A (2)	Hotel - Convention Centers						
721110	Hotels and Motels				P		
721191	Bed-and-Breakfast Inns				P		
721199	All Other Traveler Accommodation				P		
721211	RV (Recreational Vehicle) Parks and Campgrounds				P		
722511	Full-Service Restaurants			C			
722513	Limited-Service Restaurants	P		P	P	P	P
722514	Cafeterias, Grill Buffets, and Buffets	P		P	P	P	P
722515	Snack and Nonalcoholic Beverage Bars	P		P	P	P	P
722310	Food Service Contractors	P		P	P	P	P
722320	Caterers	P		P	P	P	P
722410	Drinking Places (Alcoholic Beverages)	P	P	P	P	P	P

81 Other Services (except Public Administration)

811111	General Automotive Repair	C	C	C	C	C	
811112	Automotive Exhaust System Repair	C	C	C	C	C	
811113	Automotive Transmission Repair	C	C	C	C	C	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	C	C	C	C	C	
811121	Automotive Body, Paint, and Interior Repair and Maintenance	C	C	C	C	C	
811122	Automotive Glass Replacement Shops	C	C	C	C	C	
811191	Automotive Oil Change and Lubrication Shops	C	C	C	C	C	

**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	
811192	Car Washes	C	C	C	C		
811198	All Other Automotive Repair and Maintenance	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		
811211	Consumer Electronics Repair and Maintenance	P		P	P		
811212	Computer and Office Machine Repair and Maintenance	P		P	P		
811213	Communication Equipment Repair and Maintenance	P		P	P		
811219	Other Electronic and Precision Equipment Repair and Maintenance	P		P	P		
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		
811490	Other Personal and Household Goods Repair and Maintenance	P		P	P		
812111	Barber Shops	P		P	P		
812112	Beauty Salons	P		P	P		
812113	Nail Salons	P		P	P		
812191	Diet and Weight Reducing Centers	P		P	P		
812199	Other Personal Care Services	P		P	P		
812210	Funeral Homes and Funeral Services	P		P	P		
812220	Cemeteries and Crematories	P		P	P		
812310	Coin-Operated Laundries and Drycleaners	P	P	P	P	P	
812320	Dry Cleaning and Laundry Services (except Coin-Operated)	P		P	P		

**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	
812331	Linen Supply	P		P	P		
812332	Industrial Launderers						
812910	Pet Care (except Veterinary) Services		P	P			
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	P	P	P	P	P	
812930	Parking Lots and Garages	P		P	P		
812990	All Other Personal Services	P		P	P		
813110	Religious Organizations	C		C	C	C	
813211	Grantmaking Foundations	P	P	P	P	P	
813212	Voluntary Health Organizations	P		P	P		
813219	Other Grantmaking and Giving Services						
813311	Human Rights Organizations						
813312	Environment, Conservation and Wildlife Organizations						
813319	Other Social Advocacy Organizations	X		X	X		
813410	Civic and Social Organizations	P		P	P		
813910	Business Associations	P		P	P		
813920	Professional Organizations	P		P	P		
813930	Labor Unions and Similar Labor Organizations	P		P	P		
813940	Political Organizations	P		P	P		
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)						
92	Public Administration Except 922150 Parole Offices and Probation Offices	P	P	P	P	P	

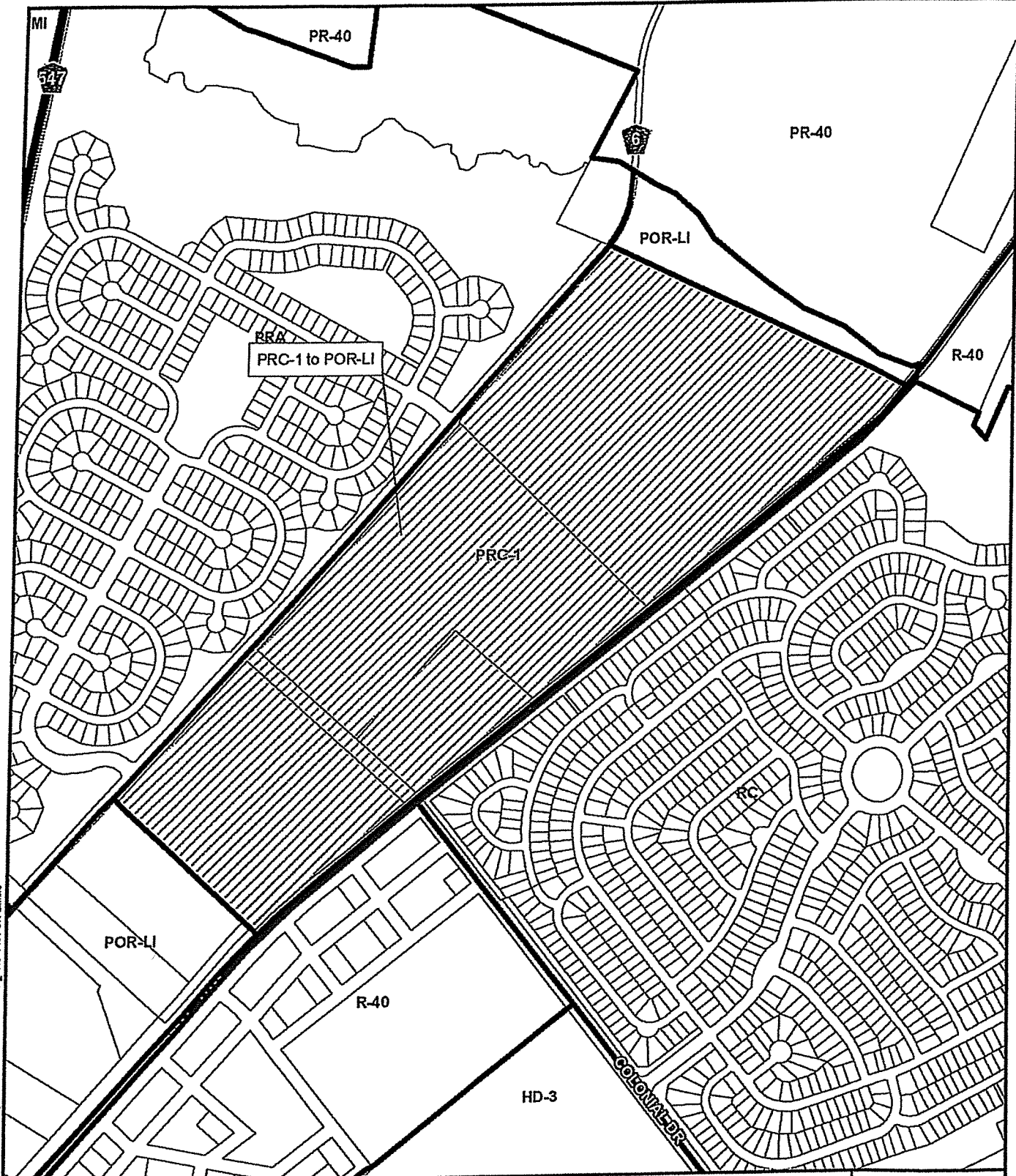
**TOWNSHIP OF MANCHESTER
SCHEDULE OF PERMITTED USES - SCHEDULE G**

P = Permitted Use; C = Conditional Use

NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
922150	Parole Offices and Probation Offices	P		P	P	
(2)	Public Utilities					

- (1) The 2012 NAICS Code is used by business and government to classify business establishments according to type of economic (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 Hotel-Convention Centers shall contain a minimum of 100 hotel rooms as
- (3) Hotels and Motels shall contain a minimum of 25 hotel or motel rooms as defined in §245-8.
- (4)

\\NFAS15\svr\gis\GIS\PROJECTS\uninc\p17a\p17a\p17a\PRC-1 to POR-LI.mxd



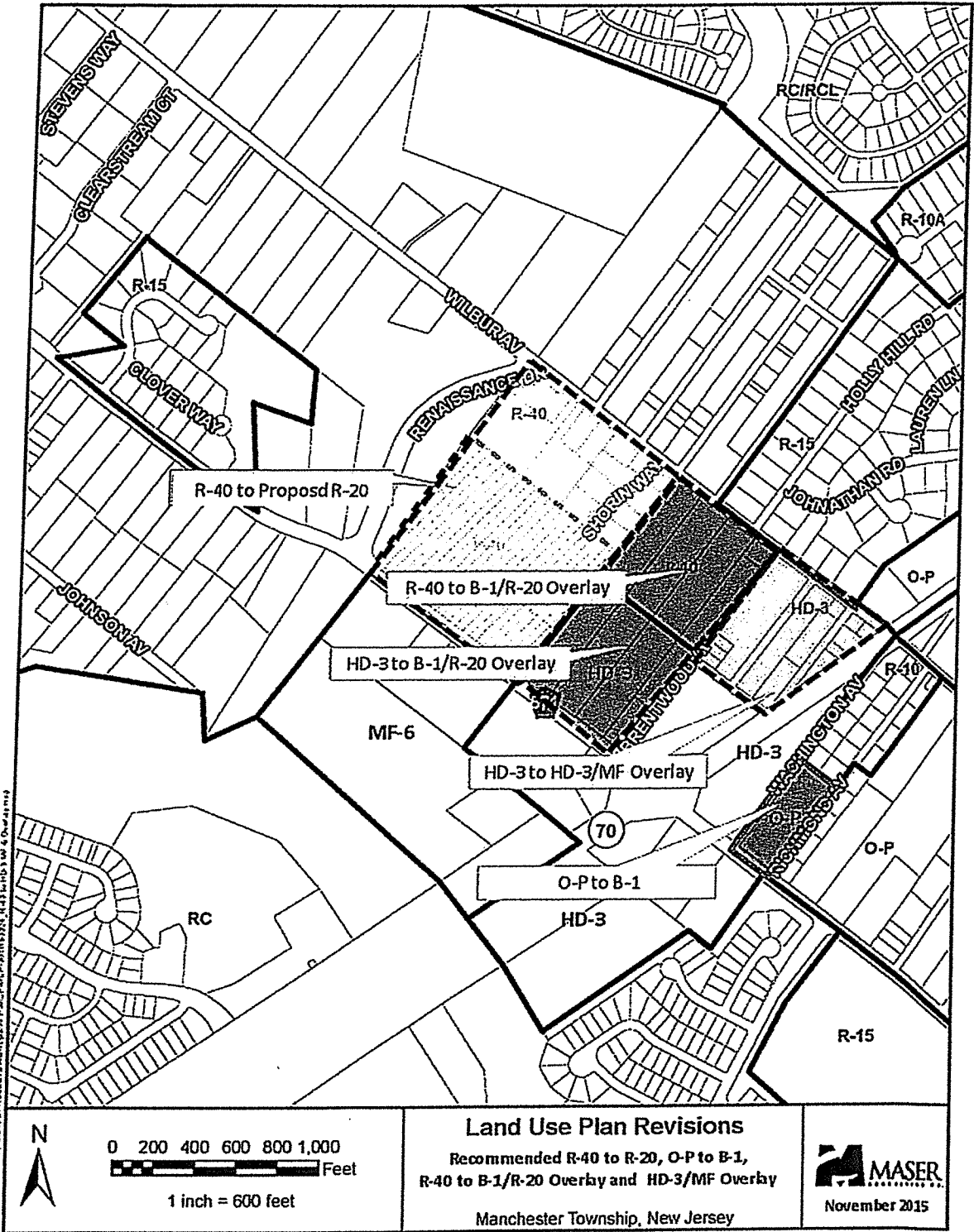
0 200 400 600 800 1,000
 Feet
 1 inch = 700 feet

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



September 2015



DATE PLOTTED: 11/10/15 11:58 AM PROJECT: 20150225_MPR_R40toR20andO-PtoB-1.dwg

**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