

# MASTER PLAN REEXAMINATION REPORT

Township of Manchester  
Ocean County, New Jersey

Adopted by the  
Manchester Township  
Planning Board:  
August 7, 2017

Prepared by:



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The Original of this Report was Signed and Sealed in Accordance with N.J.S.A. 45:14A-12



## Introduction

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

*“The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board and the municipal clerk of each adjoining municipality.”*

The Township of Manchester last adopted a Master Plan Reexamination Report on April 8, 2014. The Planning Board also adopted Addenda to the Master Plan Reexamination Report on July 7, 2014 and February 25, 2016. This Master Plan Reexamination Report incorporates the findings and recommendations of the July 7, 2014 and February 25, 2016 Addenda, along with any additional findings and recommendations based on changes that have occurred since 2014.

The purpose of a Reexamination Report, prepared in accordance with the Municipal Land Use Law, is to periodically reexamine the master plan, zoning and land use and development regulations of a municipality to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations that will address proposed changes in development goals, the impact of development within the municipality and the impact of planning and development regulations by Ocean County, the State of New Jersey and the Federal government. This reexamination of the Township of Manchester Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1 et al., into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

It is important that a Master Plan be kept up-to-date and flexible so that it can respond to changing conditions and reflect the current land use policies of the municipality. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. The aforementioned requirements of the Municipal Land Use Law are addressed in the sections of this report that follow.

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The following section of the Master Plan Reexamination Report examines the major problems and objectives relating to land development in the Township of Manchester that were included in the 2014 Master Plan and identifies the extent to which such problems or objectives have changed.

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p><b>Master Plan</b></p>	
<p>1. <u>Unified Master Plan Document</u> - The 2010 Master Plan Reexamination Report noted that the Township Master Plan was comprised of separate documents that were adopted and/or amended over an extended period of time. It was recommended that the Planning Board prepare an updated Master Plan to incorporate the various Master Plan elements into a unified Master Plan document.</p>	<p>The 2014 Master Plan Reexamination Report notes that a composite Master Plan was prepared to incorporate various Master Plan Elements into a unified document. The complete Master Plan document, dated December 5, 2011, was placed on the Township website.</p>
<p>2. <u>Housing Plan</u> - The 2010 Master Plan Reexamination Report noted that a revised Housing Plan Element will be required to be prepared by the Township in response to amended affordable housing legislation, Court orders and/or COAH approval of new Round 3 Rules. The 2014 Reexamination Report stated that the Township will continue to monitor any amendments to or adoption of new COAH Rules.</p>	<p>The Township is in the process of preparing a new Housing Element and Fair Share Plan to address the requirements of the Court order. The Township filed a petition to the Court for a Declaratory Judgement on or before July 7, 2015. The Court granted the Township temporary immunity by Order dated August 28, 2015, which has since been extended. The Township entered into Settlement Agreement with the Fair Share Housing Center (“FSHC”) on February 7, 2017 and with the Manchester Development Group (“MDG”) on February 17, 2017. The Court approved both Settlement Agreements on April 7, 2017. The Township is in the process of adopting an updated Housing Element &amp; Fair Share Plan, which will implement the terms of the Settlement Agreements to address the Third Round obligations. The Township has also adopted Ordinance 17-008, which rezones the MDG property from PRC-1 to PAF-1, in accordance with the Settlement Agreement with MDG.</p>
<p>3. <u>Recycling Plan</u> - A Recycling Plan Element was prepared in response to the revised mandatory recycling regulations by the NJDEP and by the amended Ocean County Solid Waste Management Plan.</p>	<p>The Recycling Plan has been reviewed by the Township Recycling Coordinator for consistency with the Recycling Chapter of the Township Code adopted by Ordinance No. 10-012 on June 14, 2010, and current and proposed revised Township recycling rules and procedures. The finalized draft was submitted to the Planning Board for adoption.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>4. <u>Solar and Wind Energy Zoning</u> –Several new laws related to solar and wind energy were recommended to be addressed in the Township Master Plan and Land Use and Development Regulations. The Conservation Plan Element of the Master Plan was recommended to be updated and expanded to include the references to the solar and wind energy regulations.</p>	<p>The Township adopted Ordinance No. 11-026 on December 12, 2011, which established regulations for solar and small wind energy facilities in the CAFRA/Pinelands National Reserve area.</p>
<p><b>Land Use and Development Ordinance (Zoning)</b></p>	
<p>It was recommended that the Land Use and Development Chapter of the Township Code be reviewed and, where necessary, updated. Specific changes that were recommended include:</p>	
<p>1. Review and amend the Land Use and Development Chapter to include and conform to updates to the New Jersey Residential Site Improvement Standards.</p>	<p>This recommendation is still valid.</p>
<p>2. Amend the Chapter to include the latest statutory changes for solar and small wind energy systems.</p>	<p>The Township adopted Ordinance No. 11-026 on December 12, 2011, which established regulations for solar and small wind energy facilities in the CAFRA/Pinelands National Reserve area.</p>
<p>3. N.J.A.C. 7:15, Water Quality Management Planning, section 7:15-5.25(g)3, required municipalities to adopt an ordinance that prevents new disturbance and regulates existing development or activities in “riparian zones”. Riparian zones extend between 50 and 300 feet along stream, lake and other water bodies depending on their soil and environmental characteristics.</p>	<p>It was recommended that the Land Use and Development Regulations be amended and that a map delineating “riparian zones” be prepared to protect the streams, ponds, lakes, and other surface water bodies of Manchester Township in compliance with the NJDEP Water Quality Management Regulations for designated NJDEP riparian areas.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>4. <u>Heritage Minerals Tract</u>                      It was recommended that an ordinance be drafted to create a C-Conservation Zone and a PC-Pinelands Conservation Zone, and to amend the Zoning Map in conformance with the Builder’s Remedy Consent Order and Stipulation of Settlement in the matter of Hovsons, Inc. v. Township of Manchester (Docket No. OCN-L-4357-93PW entered by Honorable Eugene D. Serpentelli, A.J.S.C. The C-Conservation Zone and the PC-Pinelands Conservation Zone would consist of portions of blocks and lots commonly referred to as the Heritage Minerals Tract currently zoned PFA-S and FA-S. The rezoning would exclude a 995.4 acre “Development Area” zoned RC-2 and additional acreage associated with access ways from N.J. Routes 70 and Colonial Drive / N.J. Route 37.</p>	<p>On June 2, 2014, the Planning Board conducted a Public Hearing on a report entitled “Planning Investigation of the Heritage Minerals Tract Site (Block 75.01, Lot 1 and Block 44, Lot 16) For a Determination of Suitability to be Designated an Area in Need of Redevelopment In Accordance with N.J.S.A. 40A:12A-1 et seq.” Following the hearing, the Planning Board determined that the Heritage Minerals Tract qualifies as a “Non-Condensation Area in Need of Redevelopment” and further approved forwarding the Planning Report and the Board’s determination that the Heritage Minerals Tract be considered for redevelopment to the Township Council for its review and consideration in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.</p> <p>In June 2015, the Township formed a Heritage Minerals Working Group (“HMWG”), made up of political and community leaders to steer and review the redevelopment plan envisioned by the developer. The new plan being presented included 6,543 homes proposed and 1 million square feet of commercial space and 1 million square feet of industrial space.</p> <p>The Redevelopment Plan was prepared for the Heritage Minerals Tract Site with a Town Center concept, consisting of mixed-use development combined with a wide variety of housing types as well as commercial and light industrial uses. The Planning Board recommended on June 6, 2016 that the Governing Body adopt the Redevelopment Plan for Heritage Minerals. The Township Council adopted Ordinance No. 16-022 on June 13, 2016 to implement the Redevelopment Plan. However, on June 20, 2016 Mayor Palmer vetoed the Ordinance. The veto was based on input from the NJDEP that development beyond the 2004 settlement agreement’s 1,000 acre footprint would be extremely difficult given the various environmental issues, permit requirements, and effects on the threatened and endangered species. The Township is currently in negotiations with Hovsons to re-consider the 2004 settlement agreement and come up with a plan that would respect the 2004 settlement footprint but that does work in the Township’s best interest.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>5. It was recommended that the northern portion of Block 70, Lot 23 currently shown on the Zone Map as MI – Military Installation be revised to PFA-S consistent with the Pinelands Comprehensive Management Plan.</p>	<p>The zoning was amended prior to the 2014 Master Plan Reexamination Report.</p>
<p>6. A cluster zoning provision was adopted by the Pinelands Commission through amendments to the Pinelands Comprehensive Management Plan (CMP) which mandated that municipalities enact zoning ordinance in conformance with the cluster provisions. The Township prepared conforming cluster regulations and Zoning Map changes in and around Roosevelt City amending the PFA-S Pinelands Forest Area Sending and PFA-R Pinelands Forest Area Receiving Zones based on the CMP cluster regulations. A map of the proposed lots to be rezoned was attached to that report.</p>	<p>The Township adopted Ordinance #11-025 on November 28, 2011 and Ordinance #12-015 on June 23, 2012, which established Pinelands Area Cluster regulations and revisions consistent with the Pinelands Comprehensive Management Plan amendments and established a PFA-R Pinelands Forest Area- Residential Cluster Zone adjacent to Roosevelt City.</p>
<p>7. A recommendation was made to rezone Block 46.01, lots 1.01 and 1.03 consisting of a total of 51.67 acres located at the southeastern corner of Route 37 and Colonial Drive diagonally across Route 37 from the Municipal Building. The property was proposed to be rezoned from TC - Town Center to MF – Multi-Family Housing at a density of 10 dwelling units per acre with a 20 percent affordable housing component. A map of the proposed lots to be rezoned was attached to the report.</p>	<p>Recommendation is still valid. The properties are currently zoned TC Town Center.</p>
<p>8. It was recommended that Block 72, Lot 7 consisting of approximately 54.88 acres be rezoned from PRC-1 to POR-LI. This parcel was acquired on June 6, 2008 by the County of Ocean for the purpose of establishing a County Garage and other County administrative office.</p>	<p>Recommendation is still valid. The property is currently zoned PRC-1. The Zoning Map identifies the property as a County of Ocean facility.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>9. It was recommended that Block 79, Lot 31 consisting of approximately 26.08 acres be rezoned from BVR-40 Beckerville Village Residential to BVMF Beckerville Village Multi-Family to reflect the existing Manchester Apartment affordable housing development and to permit future expansion of affordable housing units provided the site can be serviced by an on-site sewage treatment facility. Such a facility would be designed to replace the existing on-site community septic systems for the existing 57 affordable housing units located on the property.</p>	<p>Recommendation is still valid. The property is currently zoned BVR-40.</p>
<p>10. Block 52, Lots 2 and 4 and Block 30, Lots 1.01 and 1.02 are recommended to be revised from HD-3 (Highway Development - 3 Acres) to a new MF-6 Multi-Family-6 planning and Zone. This area is located at the southwest corner of Route 70 and Route 571 behind the existing Quick Check convenience store/gas station property. The site contains wetlands to the rear, south side of the property. It also contains the JCP&amp;L right-of-way along the west side of the property. This change is recommended due to the depth of the property and limited frontage on CR 571 and N.J. 70. The upland portion of the site is suitable for multi-family residential development.</p> <p>The MF-6 zone would permit a maximum density of six (6) multi-family dwelling units per acre of developable upland, including townhouses, condominium units and/or apartments, with a maximum height of 2 ½ stories. Access to the site would be from Route 70 and Route 571.</p> <p>A change to the New Jersey State Plan designation for the site was formally recommended by the Township. The proposed change is from a Planning Area 5 to Planning Area 2 since only a portion of the site is environmentally sensitive.</p>	<p>The MF-6 Zone was created by Ord. No. 14-015 on September 8, 2014.</p> <p>The MF-6 Zone permits multifamily residential units, including rental apartments, at a density of 6 units per acre.</p> <p>This State Plan change is still pending approval by the New Jersey State Planning Commission.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>11. As was noted in the November 1, 2010 Reexamination Report, Block 72, Lot 7 located east of Ridgeway Boulevard and south of the Ridgeway Branch of the Toms River, was acquired by the County of Ocean on June 6, 2008. This 50.88 acre vacant parcel is proposed to be a site for a highway maintenance and administrative facility. This site was rezoned PRC-1, Planned Retirement Community, from POR-LI, Pinelands Office Research and Light Industrial, by Ordinance #05-53 on November 28, 2005, in conjunction with a Consent Order and Stipulation of Settlement in the matter of Hovsons, Inc. vs. the Township of Manchester (Docket No. OCN-L-4357-93PW). At the time this parcel and adjacent parcels along Manchester Boulevard were being considered to be developed for retirement community single family and multi-family housing units. With the current Ocean County ownership and proposed use for a highway maintenance and administrative facility, it is recommended that this parcel be rezoned to POR-LI which would be consistent with proposed future County garage, storage facilities and administrative activities.</p>	<p>Recommendation is still valid. The property is currently zoned PRC-1. The Zoning Map identifies the property as a County of Ocean facility.</p>
<p>12. The Township has worked with the Pinelands Commission staff to correct inconsistencies in the Pinelands version of the Township Zone Map compared with what is currently shown on the Manchester Zoning Map. The Pinelands has made several revisions to the Pinelands Comprehensive Management Plan (CMP) where mapping inconsistencies were found. The chart and map shown in Appendix 2 of the 2014 Reexamination Report identifies the location of the proposed revisions to the Township Zone Map.</p>	<p>These inconsistencies were corrected as part of the Zoning Map adopted on May 26, 2015 via Ordinance No. 15-009.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>13. The Township will recommend to the Pinelands Commission that additional revisions to the Pinelands Copy of the Township Zone Map, as shown in Appendix 3 of the 2014 Reexamination Report, including:</p> <ul style="list-style-type: none"> <li>a. Block 98, Lot 7 (portion) (Tax Sheet 18) – The Pinelands Commission mapping shows the southern portion of the lot as WTRC. The Township will request approval from the Pinelands Commission to revise the Zone Map so that all of Lot 7 is within the WTB-1 Zone. Lot 7 is assessed in its entirety as a commercial property. (Owner is Albos, LLC).</li> <li>b. Block 87, Lot 1 (portion); Block 87, Lot 10 (portion) (Tax Sheet 17) – The Pinelands Commission mapping shows the southern portion of Lots 1 and 10 as PFA-S. These lots are owned by Pine Ridge at Crestwood. Block 89, Lot 11 (portion) is owned by Pine Ridge South. The Township would request that the portions of these lots currently zoned PFA-S be approved by the Pinelands Commission as WTRC since they are developed and are under the ownership of Pine Ridge and Pine Ridge South retirement communities respectively.</li> </ul>	<p>Block 98, Lot 7 was rezoned WTB-1 as part of the Zoning Map adopted on May 26, 2015 via Ordinance No. 15-009.</p> <p>Block 87, Lot 1 and Block 87, Lot 10 were rezoned WTRC as part of the Zoning Map adopted on May 26, 2015 via Ordinance No. 15-009.</p>

<p><b>A. Problems &amp; Objectives Identified in the 2014 Master Plan Reexamination Report</b></p>	<p><b>B. Extent to which such Problems and Objectives have been reduced or have increased</b></p>
<p>14. <b>Undersized Lots Planning Report – Pine Lake Park</b>                      A Planning Report was prepared in May 2012 that analyzed undersized lots in Pine Lake Park. The Report evaluated the potential development of undersized lots, the character of development, and existing zoning regulations in Pine Lake Park. It also provided guidelines for applicants and the Zoning Board of Adjustment for reviewing undersized lots based upon the Dallmeyer vs. Lacey Township Board of Adjustment Superior Court decision (219 N.J. Super. 134 decided April 15, 1987) which established guidelines for municipal boards of adjustment reviews of undersized lots. The May 2012 Report provided potential solutions for evaluating and developing undersized lots in the Pine Lake Park area and presented a recommendation to amend the Land Use and Development Chapter of the Township Code by adding a floor area ratio (F.A.R.) standard in the R-10 Residential Zone for the historic Pine Lake Park area. In June 2013 the Council adopted the recommended Ordinance.</p>	<p>The Township adopted Ordinance #13-005 on June 24, 2013, which established regulations and review procedures for undersized lots in the R-10 Residential Zone for Pine Lake Park including maximum building height and maximum lot coverage standards.</p>

## C. Recommended Changes in the Master Plan and Development Regulations to effectuate Municipal Redevelopment Plans

The 2014 Reexamination Report stated that there have been no major changes in the underlying assumptions, policies and objectives forming the basis for the Master Plan and Land Use Ordinance since the adoption of the 2010 Reexamination Report.

Similarly, there have been no major changes in the underlying assumptions, policies and objectives forming the basis for the Master Plan and Land Use Ordinance since the adoption of the 2014 Reexamination Report, with the exception of the changes to COAH, as discussed below.

### Council on Affordable Housing (COAH):

The Manchester Housing Plan Element was originally adopted on October 18, 1993 and was amended in its entirety on August 29, 1995 to incorporate 1990 U.S. Census and other updated statistical data and incorporated previously adopted components of the Land Use Plan Element and amendments to the Municipal Land Use Ordinance which provide for affordable housing option sites and inclusionary housing requirements. The Housing Plan Element was again amended on March 15, 1999 to incorporate updated statistical data and inclusion of the Beckerville Apartments as a component of the Plan.

In October of 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements in New Jersey. The Third Round methodology, adopted in September 2008, requires that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round

obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH gave new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008) that made significant changes to COAH's rules.

In 2009, appeals were filed regarding the new Third Round rules' methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. Oral argument occurred in November 2012 and an order was finally issued by the Supreme Court on September 26, 2013. The Supreme Court ruled that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the Fair Housing Act (FHA) and the Mount Laurel doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months. In March 2014, the N.J. Supreme Court extended the deadline for adoption of rules to November 2014.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allows low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. It also will provide a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

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The Court's implementing order did not take effect for 90 days to allow the courts to set up a system for the cases. During the first 30 days following the effective date, through June 8, 2015, judges accepted applications only from towns seeking protection from lawsuits by demonstrating compliance with COAH's guidelines. The Township filed a petition to the Court for a Declaratory Judgment on or before June 8, 2015. The Court granted temporary immunity from builders remedy lawsuits for Manchester Township. The Township is currently in the process of preparing a Housing Element and Fair Share Plan to address the Court Order consistent with the terms of the Settlement Agreements.

## D. Specific Changes Recommended for the Master Plan or Development Regulations

The following section identifies specific recommendations for the Master Plan or development regulation, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared

1. Subsequent to April 7, 2014 Ordinance #05-43 was deemed to be invalid by the Superior Court Appellate Division (Docket No. A-2814-11T, A-2958-12T4, A-595B-12T4) on June 3, 2014 due to a lack of proper notice to adjoining municipalities pursuant to N.J.S.A. 40:55D-62.1 of the Municipal Land Use Law. Ordinance #05-043 provided for the following:
  - a. To clarify the definitions of "shopping center" and improvable lot area.
  - b. To add shopping plazas, shopping centers and neighborhood shopping centers as permitted uses within the B-1, HD-3, HD-3A, HD-10 and TC Zoning Districts.

- c. To revise the specifications for concrete requirements for sidewalks and bikeways, driveways and parking facilities and curbing.

The Planning Board review and recommended approval of Ordinance #05-43 prior to its adoption in accordance with the Municipal Land Use Law. The Planning Board recommends that the provisions of Ordinance #05-43 be readopted by the Township Council in order that shopping centers, shopping plazas and neighborhood shopping centers that currently exist and that may be developed in the future are clearly intended to be permitted in the business and commercial zones noted above. Ordinance #05-43 is consistent with the Master Plan of the Township and the goals and objectives for future development in the Township. A copy of Ordinance #05-43 is attached.

The Planning Board recommends that the permitted uses within the commercial, business and industrial zones within the Township Land Use and Development Regulations be updated and revised from the 1987 Standard Industrial Classification (SIC) to the current North American Industrial Classification System (NAICS). The NAICS provides an expanded classification of uses and revised definitions. The NAICS is currently used by the Internal Revenue Service and by the State of New Jersey for classifying business, industrial, professional, service and other uses.

Based on recommendations by the Commercial Development Advisory Committee ("CDAC"), the following changes are recommended for the Master Plan and Land Use Regulations:

2. The Schedule of Permitted Uses Chart (Schedules D, E, F & G) codified at Chapter 245 Attachment 6:6 – 6:16, is recommended to be revised to utilize the 2012 NAICS code in place of the SIC code. The CDAC Subcommittee reviewed the permitted "P" uses and the "C" conditional uses in the Schedule of Permitted Uses. The CDAC recommends that

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- Schedules D, E, F & G be repealed entirely and replaced with the corresponding schedules attached in the appendix of this report.
3. Pursuant to §245-25R, churches are permitted on lots not less than two acres in size, but there are no other standards. It is recommended that Conditional Use standards be added for "Religious Use Organizations", which would apply to all houses of worship. The standards should include a minimum of 4 acres, a front yard setback equal to the greater of the front setback of the zone where the site is located or 50 feet, and require such uses to be located on a state, county or major collector road.
  4. Conditional use standards are recommended to be added for public and private elementary, intermediate and secondary schools so as to ensure sites of sufficient size for necessary facilities and that such schools are licensed by the State of New Jersey with a curriculum approved by the New Jersey Department of Education.
  5. Conditional use standards are recommended for child day care centers/nursery schools that define them and differentiate them from public or private elementary schools and ensure sites of sufficient size for parking and buffers.
  6. Pursuant to §245-62, hospitals and nursing homes are permitted conditional uses in the HD-3, HD-10, RA and WTHD Zones with a maximum permitted height of 100 feet. In order to foster economic growth, but control excess building height, it is recommended to eliminate the 100 foot height limitation for hospitals in the conditional uses section, which would subject any future hospital or nursing home use to the proposed height of three stories and 40 feet in the nonresidential zones listed in Item 8 below.
  7. It is recommended that the zoning for Block 72.01, Lot 17 and Block 72, Lots 7, 16 and 18 located on Ridgeway Blvd be returned to the original zoning designation of POR-LI from the currently designated PRC-I.
  8. The Planning Board acknowledges the intent of the recommendations of the CDAC to enhance opportunities for economic development, especially on vacant property in areas where land uses transition from residential to commercial near major intersections. However, the Board is also mindful of the need to protect the quiet character of existing residential neighborhoods from excess traffic, lighting and noise from more intense uses such as commercial or high density residential. The Planning Board also accepts the recommendation of its Master Plan Subcommittee that the existing R-40 zoning designation of large properties fronting on route 571 contributes to traffic congestion through the necessity of multiple driveways. Conversely, the R-15 zoning, while enabling lots to be arranged along new residential streets, contributes to the burden on the school system. Additionally, the Master Plan Subcommittee has noted the existing of 20,000 square foot lots on Wilbur Avenue, as well as the subdivision on Shorin Way, all of which are substandard in the R-40 Zone, and has recommended that a new R-20 district be created based on a 20,000 square foot minimum lot size. The Planning Board has thus determined that Block 21, Lots 1, 2, and 2.01, located on Route 571 between Route 70 and Renaissance Blvd, should not be zoned HD-3, as recommended by the CDAC, because of the existing single family neighborhood along Wilbur Avenue that backs up to the tract. The same concern for preserving the character of that neighborhood was expressed by the Board regarding a Multifamily (MF) Overlay for the tract. It is therefore recommended that the density be increased, but the single family use retained and that the tract be rezoned from R-40 to R-20, and that the R-20 district be extended to include the Shorin Way subdivision and the other lots along Wilbur Avenue that abut Block 21 Lot 1. See "Land Use Plan Revisions Map – Recommended R-40 to R-20, O-P to B-1, R-40 to B-1/R-20 Overlay and HD-3/MF Overlay" in the Appendix.
  9. Currently Block 21, Lots 620, 621 and 1712 are in two zoning districts with the zone line between the R-40 Zone and HD-3 Zone running

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through the middle of the block between Wilbur and Ridgeway Avenues. The Planning Board recommends that the HD-3 (which requires 3 acres and allows more intensive commercial uses) be changed to B-1 (Business 1 District, which requires 1 acre and has less intensive uses) and that the Zone line of the proposed B-1 Zone be moved back to the centerline of Wilbur Avenue so that Lots 620 and 621 are entirely within the B-1 Zone, which would also include Lots 622, 1707, and the remainder of 1712 (See “Land Use Plan Revisions Map – Recommended R-40 to R-20, O-P to B-1, R-40 to B-1/R-20 Overlay and HD-3/MF Overlay” in the Appendix). These changes are recommended to recognize that the level of traffic congestion at the intersection of Route 70 and 571 suggests that the intensity of commercial uses decrease on properties further from the intersection, both north and south on Route 571. It is also noted that the subject lots are under multiple ownership that hinders their consolidation for development under HD-3 standards, but are less restricted for smaller, less intensive uses under B-1 standards. The R-20 Overlay will enable additional marketability of the subject lots under the newly recommended R-20 Zone. Likewise, the Board recommends that Block 5, Lot 2059, located between Washington and Richmond Avenues with frontage on Route 571 near its intersection with Route 70, be rezoned from O-P to B-1. This parcel has frontage on Route 571, but is not large enough for HD-3 zoning and is adjacent to R-10 zoning. This zoning would enable smaller, less intensive commercial uses at a location further from Route 70, but adjacent to HD-3 uses. However, the Board also recommends that such a change to the Zoning Map be coordinated with enhanced landscape buffer regulations that would increase the buffer between the B-1 Zone and abutting residential zones from the current 50 feet to 75 feet when existing vegetation of sufficient density and viability, as determined by the 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.

10. An MF Overlay would apply to all of Blocks 16, 17 and 20 (bounded by Route 70, Wilbur Avenue, Evelyn Street and Brentwood Avenue) as shown on the “Land Use Plan Revisions Map – Recommended R-40 to R-20, O-P to B-1, R-40 to B-1/R-20 Overlay and HD-3/MF Overlay” in the Appendix. These changes will increase the potential to provide affordable housing in the Township, as well as to reinforce the properties around the intersection of Ridgeway Road and Route 70 as a neighborhood “node” with higher density residential uses in close proximity to retail goods and services, without impacting the single family character of the Wilbur Avenue neighborhood.
11. It is recommended that the maximum building height be increased to 3 stories and 40 feet in all HD, MF, B, LI, OP PB-1, POR-LI, WTB-1, WTO-P, and WTHD Zoning Districts.
12. In the MF Zones, the maximum permitted density is recommended to be retained at six dwelling units per developable (net) acre, as defined in the current MF-6 Zoning District. However, for tracts of 10 acres or greater, the MF regulations would be amended to permit Townhouse Developments in accordance with Section 245-74. Other forms of multifamily development would also be permitted on tracts of ten acres or greater, but only at six dwelling units per developable acre. The definition of “Developable acre” in Section 245-31(S-2c) should be moved to Section 245-8, “Definitions; word usage” as follows:

“DEVELOPABLE ACRE

Land which is not designated as freshwater wetlands or floodplains; land areas with slopes of 15% or greater and lands which are restricted by deeds, easements or other covenants which prohibit or restrict residential structures.”

With this change it will no longer be necessary to have a separate MF-6 Zone and the existing MF-6 District and the MF Overlay Districts proposed in this would all become MF Districts or Overlays with a

## Township of Manchester

density of 6 dwelling units per developable acre, except that Townhouse Developments would be permitted on tracts of ten or more acres in accordance with the provisions of Section 245-74. Townhouse Developments should also be listed as a Conditional Use in non-residential zones, with one of the conditions to be that the site be located on a major roadway (arterial road as identified in the Master Plan) and another condition to be that the tract have at least 500 feet of frontage to minimize driveway cuts.

13. It is recommended that the restriction on drive-up windows pursuant to §245-65B(4) be deleted.
14. It is recommended that the Township investigate and pursue Plan Endorsement, Center Designation or an some alternative program that would allow the maximum impervious coverage to be increase from 30 percent to 70 percent under the CAFRA regulations.
15. While townhouses are permitted in the MF zones as a form of multifamily development, Section 245-74 of the Land Use and Development Ordinance provides for Townhouse Developments on tracts of at least 50 acres where Townhouse Developments are permitted. To the extent that townhouses are a type of multifamily housing and are already permitted in the MF zones on much smaller tracts in accordance with the separate provisions of the MF District, there is question as to the need for a minimum tract area of 50 acres for Townhouse Developments in Section 245-74. Townhouse developments are permitted as a Conditional Use in several zoning districts, including the Retirement Community zones, but a reduction to a 10 acre minimum tract would seem reasonable, provided that there is an expectation that the development would comply with the Affordable Housing provisions of the Code and incorporate affordable units into the project. However, as many of the development standards in Section 245-74 were based on the current 50 acre minimum tract size, the zoning amendment to reduce the tract area should include modifications to the development standards that would be more appropriate for a tract

of 10 acres. Also, the language regarding affordable housing requirements, such as currently found in the MF-6 and TC Districts, will need to be incorporated into Section 245-74 in order to require an affordable housing set-aside in future Townhouse Developments.

16. The Planning Board also accepts the Master Plan Subcommittee's recommendation to recognize the transitional nature of certain land uses, such as campgrounds, mobile home parks and golf courses on large tracts zoned RA and to provide for their re-use. It is recommended that planned uses, such as Continuing Care Retirement Communities (such as Silverwood on Route 37) be permitted as a Conditional Use in the RA Zone that with conditions similar to those proposed to be added to Townhouse Developments that require frontage and access from an arterial road and appropriate frontage requirements.
17. The Township entered into a Settlement Agreement with the Manchester Development Group (MDG) on February 17, 2017. The Court approved the Settlement Agreement on April 7, 2017. The Township adopted Ordinance 17-008, which rezones the MDG property from PRC-1 to PAF-1, in accordance with the Settlement Agreement with MDG. The PRC-1 zone permitted a maximum of 300 age-restricted market-rate units plus 15 affordable units, for a total of 315 units on the MDG tract. The proposed development under the PAF-1 zone would consist of 323 non-age-restricted, market-rate units and 81 affordable rental units, for a total of 404 units.

The majority of the density increase is to accommodate the additional affordable units. There will only be 23 additional market-rate units and 66 additional affordable units as compared to the prior plan. The overall gross density for the project is proposed at 4.3 units per acre, which is a slight increase from the current zoning, which would allow for 3.2 units per acre. Despite the change in density and removal of the age-restriction, the site is still being used for multi-family affordable housing purposes, which is consistent with the Master Plan recommendations.

**E. Recommended Changes in the Master Plan and Development Regulations to effectuate Municipal Redevelopment Plans**

The Planning Board found two areas in Manchester Township may require redevelopment in the future in accordance with N.J.S.A. 40A:12A et seq., the Local Redevelopment and Housing Law, consisting of the Heritage Minerals Tract and the Ridgeway Boulevard Industrial Area.

**1. Ridgeway Boulevard Industrial Area**

A portion of Ridgeway Boulevard was first identified as an area for potential redevelopment in the November 1, 2004 Reexamination Report. That Report included the following:

“The Planning Board finds that only one area in Manchester may require redevelopment in accordance with N.J.S.A. 40A:12A et seq., The Local Redevelopment and Housing Law. The area is located along Ridgeway Boulevard and includes existing industrial uses located there that are not compatible with the development of adjacent residential retirement community development in Leisure Knoll and proposed future development of The Retreat at Manchester [*now River Pointe*]. No action is presently proposed subject to the ability of Pulte Homes or other developer to secure those properties listed in the Mount Laurel Stipulation of Settlement entered on June 22, 2004.”

The properties identified in 2004 for potential redevelopment included:

Block 71	Lots 10, 11, 12 and 16
Block 72	Lots 7, 8, 16,
Block 72.01	Lots 9, 10.01, 13, 14.01, 14.02, 14.03, 15, and 17

One of the largest properties, Block 72 Lot 7 totaling 54.88 acres, was acquired by the County of Ocean for a highway maintenance and administrative facilities on June 6, 2008 as noted in paragraph D 2 above. This property would be excluded if the Ridgeway Boulevard industrial properties are again considered for redevelopment in the future.

**2. Heritage Minerals Tract**

The “Heritage Minerals Tract” is owned by Hovsons, Inc. with one minor exception. It is comprised of Block 75.01, Lot 1 consisting of approximately 3,767 acres, Lot 2 consisting of 9.10 acres, Lot 4 consisting of 0.87 acres, Lot 6 consisting of 8.60 acres and Lot 11 consisting of 12.10 acres. One small lot surrounded by the Heritage Minerals properties is Block 75.35 Lot 51 consisting of 0.18 acres is owned by a separate owner. These properties are located southeast of N.J. Route 70 and south of the Consolidated Rail Line. An additional property owned by Hovsons, Inc. adjacent to the larger tract is Block 44 Lot 16 consisting of approximately 24.28 acres located on N.J. Route 37 north of the Consolidated Rail Line. The overall “Heritage Minerals Tract” redevelopment study area (including Block 44 Lot 16 and Block 75.35 Lot 51) is 3,822.13 acres.

The Township Council adopted Resolution #14-066 on January 27, 2014 authorizing the Planning Board to undertake a preliminary investigation to determine whether the Heritage Minerals Tract is “an

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area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Redevelopment Law.

As directed by the Planning Board, an Area in Need of Redevelopment Planning was prepared by Thomas Planning Associates, L.L.C., dated May 1, 2014. The designation of the Heritage Minerals Tract properties for redevelopment is for a “Non-Condensation Redevelopment Area” under N.J.S.A. 40A:12A-6 as amended by Chapter 159 of the Laws of 2013, approved on September 6, 2013.

The investigation of the Heritage Mineral Tract Study Area has identified the requisite conditions prescribed under N.J.S.A. 40A:12A-5d and other mitigating factors that are sufficient to designate the Heritage Minerals Tract site properties (Block 75.01, Lots 1, 2, 4, 6 and 11; and Block 44, Lot 16), as an Area in Need of Redevelopment. Based on the existing Study Area conditions, the criterion specified under N.J.S.A. 40A:12A-5 that may be applied to the Heritage Minerals Tract are as follows:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are

detrimental to the safety, health, morals, or welfare of the community.

- d. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- e. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Historically, the Heritage Minerals Tract in Block 75.01 has been maintained as a unified property tract by private owners and as a unified regulatory tract by the NJDEP, the State Planning Commission, by the Superior Court in the Builders Remedy Settlement and by the Federal Court Stipulation of Settlement. While the LRHL permits designation of a portion of a site for redevelopment, the scale of the Heritage Tract coupled with the opportunity to identify upland development areas, circulation and public utilities routes and conservation and/or preservation of environmentally sensitive areas can best be accomplished within the context of a comprehensive development plan for the entire Tract. Recognition of the comprehensive planning approach for the Heritage Tract was recognized by the State Planning Commission, the NJDEP and the Pinelands Commission in November 2004 during the public hearings

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on the modifications to the State Development and Redevelopment Plan.

The Superior Court in Ocean County has retained jurisdiction of the Mount Laurel Builder's Remedy Lawsuits including Block 75.01 Lots 1, 2, 6 and 11 in the matter of Hovsons and Stavola Construction Materials, Inc. bearing the caption and docket: Hovsons, Inc. v. Township of Manchester, Docket No. OCN-L-3457-93PW (the Hovsons Action), which includes the Heritage Minerals Tract.

Due to the Mayor's veto of the Redevelopment Plan for the Heritage Minerals site, there is currently no Redevelopment Plan to be incorporated into the Township Master Plan. However, the Township is still in negotiations with Hovsons to develop a more realistic and economically feasible plan. A new Redevelopment Plan may be prepared in the future which could then be incorporated into the Township's Master Plan and development regulations.

## Appendix

Appendix 1 - Ordinance No. 05-043

Appendix 2 - Recommended Land Use Revisions

Appendix 3 - Recommended Bulk Chart (Schedule A)

Appendix 4 - Recommended Permitted Uses Chart (Schedules D, E, F & G)

Appendix 1 - Ordinance No. 05-043

#05- 043

**AN ORDINANCE AMENDING CHAPTER XXXV, LAND USE AND DEVELOPMENT REGULATIONS, OF THE REVISED GENERAL ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN AND STATE OF NEW JERSEY**

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

**I**

**PURPOSES:** The purposes of this Ordinance are to amend Chapter XXXV, Municipal Land Use and Development Regulations are:

1. To clarify the definitions of “shopping center” and “improvable lot area”,
2. To add shopping plazas, shopping centers and neighborhood shopping centers as permitted uses within the B-1, HD-3, HD-3A, HD-10 and TC zoning districts and,
3. To revise the specifications for concrete requirements for sidewalks and bikeways, driveways and parking facilities and curbing

**Note:** Additions are shown as underlined, deletions are shown as [~~struck through in brackets~~]. New sections are noted.

**II**

Article 2, DEFINITIONS, Section 35-8, Definitions, “Improvable Lot Area” and “Shopping Center” are hereby amended as follows:

**Improvable Lot Area** shall mean the area of a lot for the placement of principal and accessory buildings, off-street parking lots, and off-street loading areas which is located within the building envelope delineated by the required yards or buffers of the zone district for principal structures and which is not encroached upon by a critical area or an existing or proposed public right-of-way. The exclusion of wetlands and any required wetlands transition area from the improvable lot area requirement shall be subject to pre-emption with respect to permits or exemptions issued by the New Jersey Department of Environmental pursuant to N.J.A.C. 7:7A et seq., Freshwater Wetlands Protection Act Rules.

**Shopping Center, Neighborhood Shopping Center, Shopping Plaza** shall mean a group of commercial establishments planned, developed and managed as a unit in utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading space, and utilities and central sanitary treatment facilities. A shopping center may include establishments that are operated independently from each other within the same overall structure or a single establishment that provides a variety of separate commercial activities such as groceries, bakery, garden center, auto services and/or other commercial activities that are permitted uses, permitted accessory uses or conditional uses within the zoning district.

**III**

Article 4, Zoning, Schedule E, CAFRA Area & Pinelands National Reserve Area Non-Residential Zoning Districts Permitted and Conditional Uses, is hereby amended as follows:

Under the heading “RETAIL TRADE” Schedule E is amended to add rows for “Shopping Plaza, Shopping Center and Neighborhood Shopping Center” and Note (2) under NOTES at the bottom of the Schedule is amended as follows:

SIC Code (1)	USE	CAFRA Area & Pinelands National Reserve Area							
		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI
(2)	<u>SHOPPING PLAZA</u>			P	P	P	P	P	P
(2)	<u>SHOPPING CENTER</u>			P	P	P	P	P	P
(2)	<u>NEIGHBORHOOD SHOPPING CENTER</u>			P	P	P	P	P	P

NOTES:

- (1) No Change.
- (2) Uses not classified by SIC Code. Permitted uses within shopping plazas, shopping centers and neighborhood shopping centers shall include all uses permitted within the zoning district in which the shopping plaza, shopping center or neighborhood shopping center is located.
- (3) and (4) No Change.

**IV**

Article 4, Zoning, Schedule G, Pinelands Area Non-Residential Zoning Districts Permitted and Conditional Uses, is hereby amended as follows:

Under the heading “RETAIL TRADE” Schedule G in the row titled “Plaza” the term “PLAZA is amended to read “SHOPPING PLAZA” and Note (2) under NOTES at the bottom of the Schedule is amended as follows:

SIC Code (1)	USE	Pinelands Area		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
(2)	<u>SHOPPING PLAZA</u>	P		P	P	
(2)	<u>SHOPPING CENTER</u>	P		P	P	
(2)	<u>NEIGHBORHOOD SHOPPING CENTER</u>	P		P	P	

NOTES:

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(1) No Change.

(2) Uses not classified by SIC Code. Permitted uses within shopping plazas, shopping centers and neighborhood shopping centers shall include all uses permitted within the zoning district in which the shopping plaza, shopping center or neighborhood shopping center is located.

(3) and (4) No Change.

V

Article 9, Improvements, Requirements And Design Standards, Section 35-85. Streets, Sections 35-85.12, Sidewalks, 35-85.14, Drive-ways and Parking Facilities, and 35-85.15, Cubing, are hereby amended as follows:

**35-85.12 Sidewalk and Bikeway Construction Standards**

**35-85.12. Sidewalks and Bikeways.** Sidewalks and bikeways shall be a minimum of four (4) feet wide by four (4) inches ~~[deep]~~ thick except ~~[driveway areas which shall be]~~ at points of vehicular crossing, where they shall be at least six (6) inches ~~[deep and]~~ thick. At vehicular crossings, concrete sidewalks shall be reinforced with six (6) inch welded wire fabric mesh or an equivalent. The concrete [mix] shall be [1-2-4 and all conditions for curbs shall apply] air-entrained NJDOT Class B concrete having a 28-day verification strength of 4,500 p.s.i. [Concrete for walks shall have a minimum compressive strength at twenty eight (28) days for 2500 lbs-per-square-inch.] The finish shall be with a wood float followed by brushing with a set, soft-haired brush to a neat and workmanlike surface. Expansion joints one-half (1/2) inch wide shall be provided at intervals of twenty (20) feet. Surface grooves shall be cut at right angles to the line of sidewalk at intervals equal to its width. Exposed edges shall be neatly rounded to a radius of one-half (1/2) inch. Handicap ramps shall be provided as required by ~~[state-law]~~ the Americans with Disabilities Act. Graded areas shall be planted with grass or treated with other suitable ground cover, and their width and cross slope shall correspond to that of sidewalks.

**35-85.14. Driveways and Parking Facilities.** All off-street parking facilities shall be constructed on two (2) inch thick bituminous material or in the event concrete driveways are to be utilized, then the final thickness shall be six (6) inches with materials as outlined in this Chapter. All driveway and driveway apron surfaces shall be constructed of NJDOT Class B concrete, air entrained, to develop a twenty eight (28) day strength of 5,000 p.s.i. When rolled curb and gutter is utilized, it must conform ~~[conforming]~~ to the applicable detail ~~[thereto]~~ in the N.J.D.O.T. Standard Specification on a properly compacted gravel base, consisting of road gravel consisting of a final compacted thickness of three (3) inches. Alternate surface treatment may be utilized subject to the approval of the Approving Agency.

**35-85.15. Curbing.** Concrete curbs shall be constructed on each side of the roadway according to the following specifications and in accordance with requirements ~~[of Section 605, Curbs]~~, for curbs of the New Jersey State Department of Transportation Standard Specifications. ~~[except that the]~~ Concrete for ~~[the]~~ curb

and combination curbs and gutters shall be constructed of NJDOT Class B concrete, air entrained, concrete to develop a twenty eight (28) day strength of [3000] 5,000 p.s.i. When rolled curb and gutter conforming to the detail ~~[thereto]~~ in the Standard Specification may be substituted for the standard concrete curb in Planned Retirement Communities. Construction of rolled curb and gutter shall include the wrapped curb face transition at least ten (1) feet in length for easement to the standard curb face batter. Rolled curb and gutter shall conform in all respects to the specifications herein for standard curbs. The top of the standard curb shall generally be set to a grade of two (2) inches above the center line pavement grade. However, a minimum of two (2%) percent cross slope shall be maintained. The curb shall be of concrete, shall be six (6) inches at the bottom and eighteen (18) inches in depth. Where drainage inlets are constructed, but curbs are not required, curbing must be provided at least ten (10) feet on each side of the inlet, set back one (1) foot from the extension of the pavement edge.

VI

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

VII

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

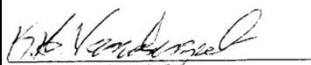
VIII

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. A copy of this Ordinance shall be filed with the Manchester Township Tax Assessor, Zoning Officer, Planning Board, Board of Adjustment, Planner and Engineer; the Ocean County Planning Board; and the Pinelands Commission.

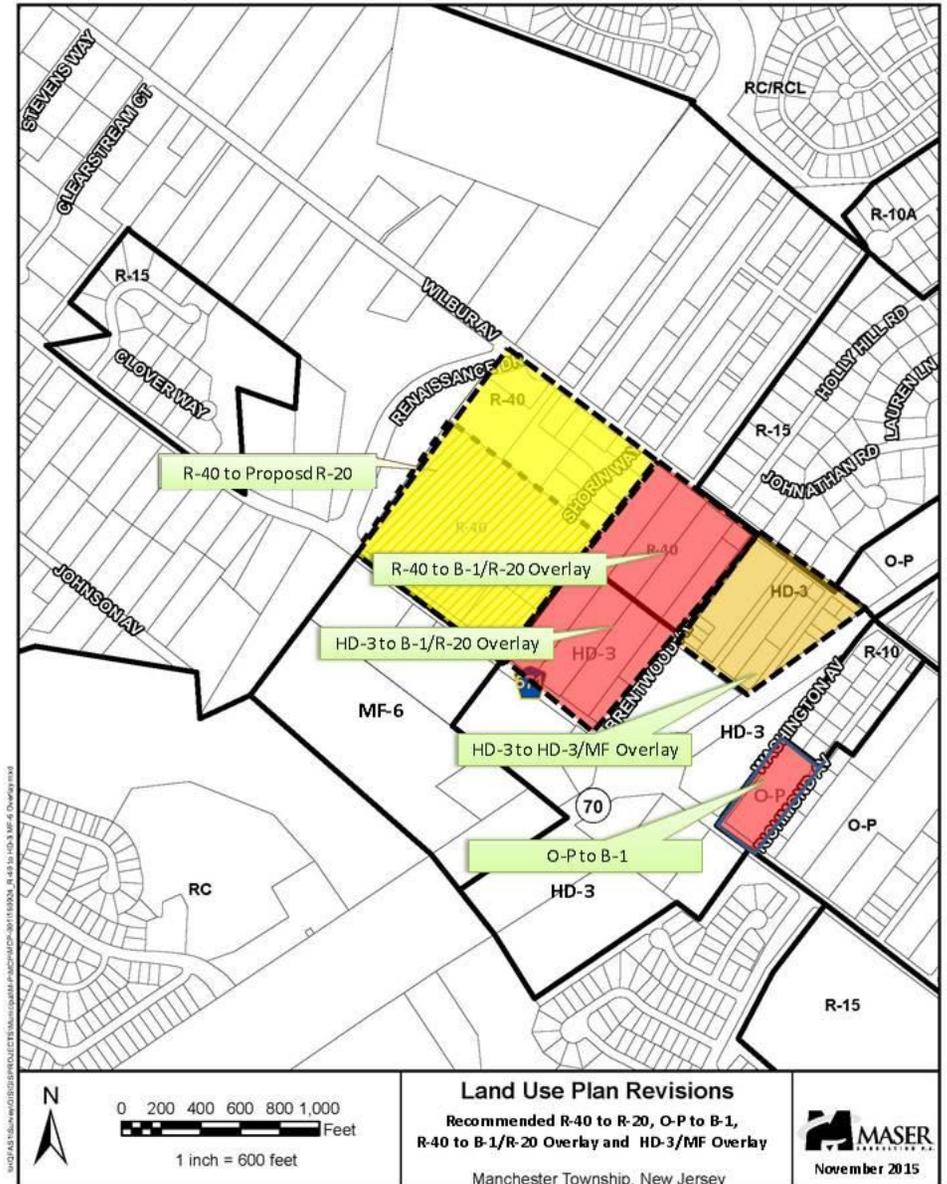
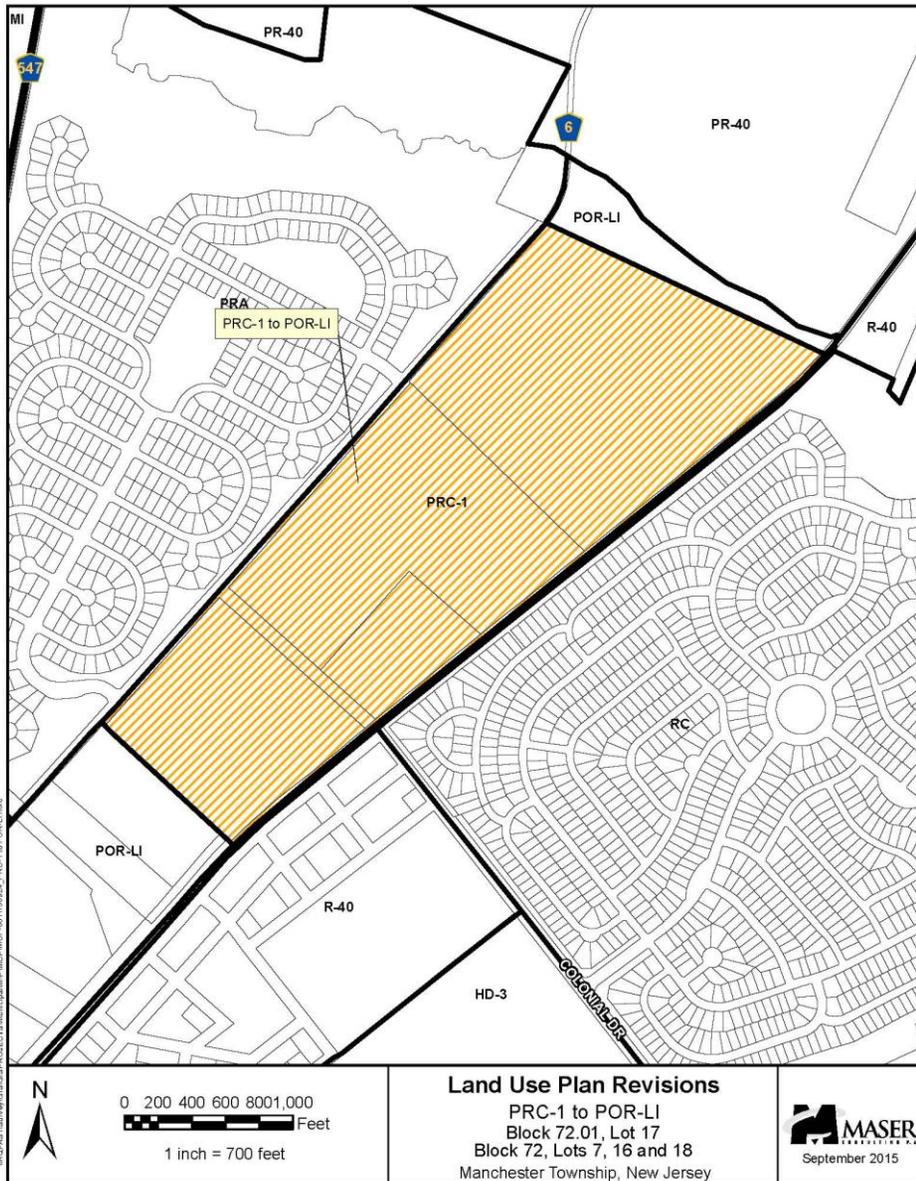
NOTICE

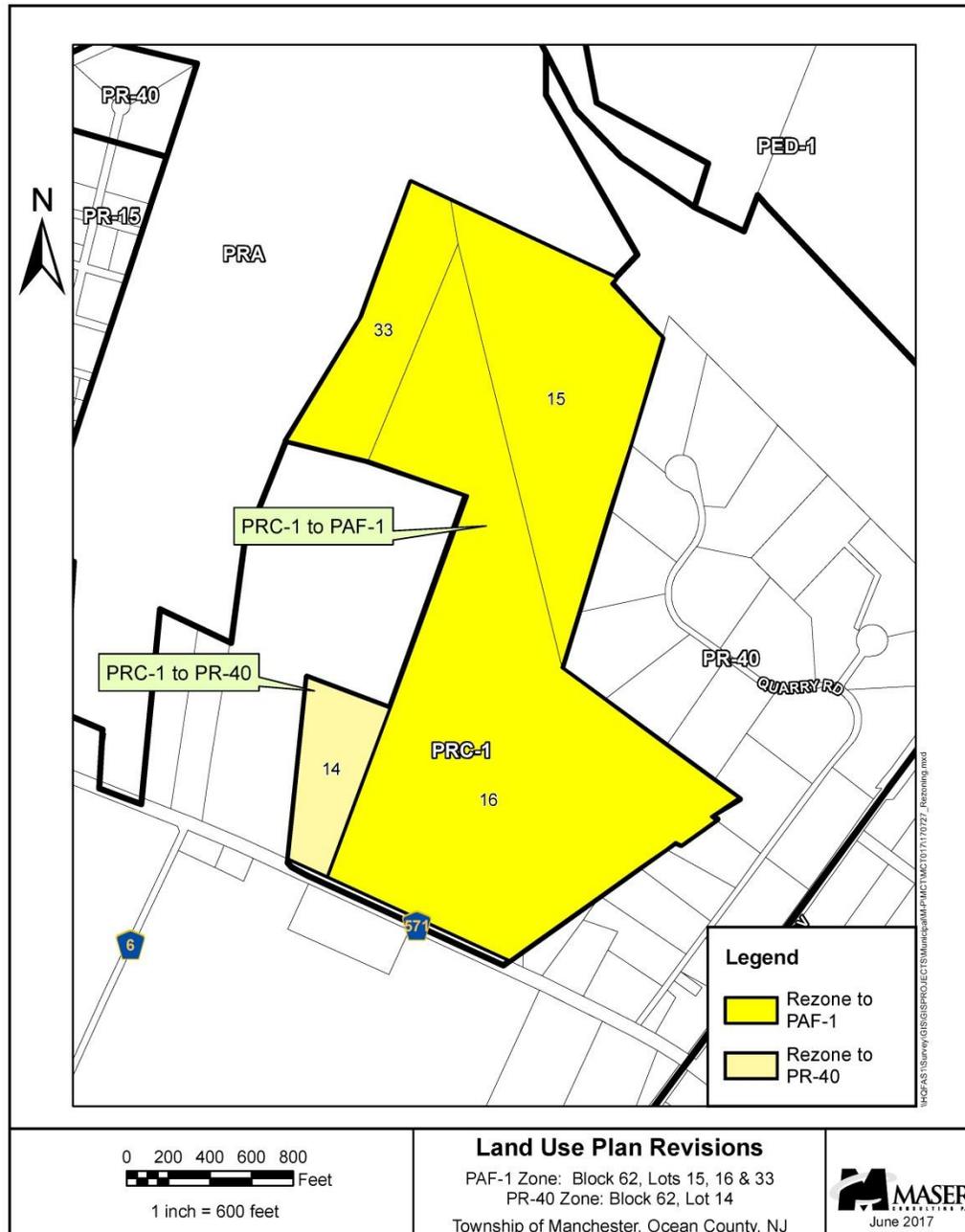
**PUBLIC NOTICE** is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 27<sup>th</sup> day of **June, 2005** and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 7:00 p.m. on **July 25, 2005**. At such time and place or any time or place to which said meeting may be adjourned; all persons interested will be given an opportunity to be heard concerning said ordinance.

  
**MARIE S. PELLECCCHIA, RMC**  
 Manchester Township Clerk

  
**K. H. Vanderziel**  
 Council President

Appendix 2 - Recommended Land Use Revisions





**Appendix 3 - Recommended Bulk Chart  
(Schedule A)**

**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]

Schedule A-CAFRA Area and Pinelands National Reserve Area Zoning Districts Schedule																
Zone	Notes	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			Accessory Building (2)							
						Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)						
RA		1 acre	150	150	27,000	50	30	25	10	15	N/A	25%	25%	2.5	35	
R-40		40,000	200	200	18,700	50	50	25	25	25	N/A	25%	25%	2.5	35	
R-20	(12)	20,000	100	125	11,200	40	40	15	10	10	N/A	25%	25%	2.5	35	
R-15	(9)	15,000	100	100	9,600	30	26	12	10	6	N/A	25%	30%	2.5	35	
R-14	(9)	14,000	100	100	8,800	30	26	12	10	6	N/A	25%	30%	2.5	35	
R-10	(9)(10)	10,000	100	100	5,800	30	26	10	5	5	N/A	25%	35%	2.5	35	
R-10A	(9)	10,000	75	75	6,300	30	26	10	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)														
MF-AF		See Section 245-311, MF-AF Multifamily-Affordable Housing														
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	0.20	20%	65%	3	40	4,000
O-P	(4)	40,000	200	200	18,750	50 (4)	50 (4)	50	50	50	0.20	20%	65%	3	40	2,000
B-1		1 acre	150	150	20,000	50	25	20	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	0.18	18%	65%	N/A 3.0	40 35	15,000
HD-3A	(5)	3 acres	300	300	40,000	100	100	(5)	100	(5)	0.18	18%	65%	N/A 3.0	40 35	15,000
HD-10	(6)	10 acres	500	500	200,000	400	75	75	50	50	0.15	15%	80%	N/A 3.0	40 38	60,000
TC		10 acres	500	500	200,000	100	75	75	50	50	0.15	15%	60%	N/A	35	60,000
LI		3 acres	250	250	107,400	100	50	50	50	50	0.20	20%	65%	3	40	15,000
FA-R		20 acres	200	200	1 acre	50	50	40	20	20	N/A	10%	N/A	N/A	35	
FA-S		20 acres	300	300	1 acre	100	50	40	20	20	N/A	10%	N/A	N/A	35	

**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. Reserved
4. Minimum rear and / or side yard shall be 60 feet when yard is adjacent to residential zoning districts.
5. Minimum side yard setbacks of HD-3A District are 100 feet along western and northern property lines and 15 feet along eastern property line.
6. Planned commercial development option permitted on a minimum forty-acre tract area. Planned commercial lots must comply with the HD-3 Zoning District regulations.
7. Maximum building height for an accessory garage shall be 16 feet. All other accessory buildings shall have a maximum height of 12 feet.
8. Maximum building height for a single-family residence shall be 35 feet measured from average grade plane.
9. 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.
10. Undersized lots shall be subject to building height limitations set forth in §245-31E(6)(b).

11. The HD-3/MF-6 Overlay shall be subject to the regulations of §245-31 T.

12. For development of 10 lots or more, bulk requirement is average of 20,000 square feet.

**Appendix 3 - Recommended Permitted Uses Chart  
(Schedules D, E, F & G)**

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

**KEY:**

P = Permitted use.

C = Conditional use.

SIC Code <sup>1</sup>	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	MF-AF	RC	MF-6	MF	MP
<b>Residential</b>																
<sup>2</sup>	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<sup>2</sup>	Single-family attached dwellings	P										P	P	P	P	
<sup>2</sup>	Multifamily dwellings	P										P			P	
<sup>2</sup>	Planned retirement community												C			
<sup>2</sup>	Mobile homes <sup>3</sup>															
<sup>2</sup>	Home professionals		P													
<b>Agriculture, forestry and hunting</b>																
721211	Recreational campgrounds			C												
54190	Veterinary services		P	P												
561730	Landscape and horticultural services		P	P												
115310	Forestry	P	P	P												
<b>Services/educational/other</b>																
623	Nursing homes		C	C												
622	Hospitals			C												
611	Vocational schools	P														
624410	Child day-care services	P														
712110	Museums and art galleries	P	P													
813	Membership organizations (exc. 813110)	P	P													
813110	Religious organizations <sup>8</sup>	P	P	P							P	P	P	P	P	
0	Federal, state, county, municipal government/public administration	P	P	P	P								P	P	P	
<sup>2</sup>	Utilities		C	C												

**NOTES:**

<sup>1</sup> 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.

<sup>2</sup> Uses not classified by NAICS Code.

<sup>3</sup> Manufactured housing is permitted in all residential zones subject to the Uniform Construction Code.

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**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
<b>11</b>	<b>Agriculture, Forestry, Fishing and Hunting</b>								
111	Crop Production	P	P						P
113	Forestry and Logging	P	P				P	P	P
<b>23</b>	<b>Construction</b>								
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	P	P			P
238140	Masonry Contractors	P		P	P	P			P
238150	Glass and Glazing Contractors	P							P
238160	Roofing Contractors	P		P	P	P			P
238170	Siding Contractors	P		P	P	P			P
238190	Other Foundation, Structure, and Building Exterior Contractors	P							P
238210	Electrical Contractors	P		P	P	P			P
238220	Plumbing, Heating, and Air-Conditioning Contractors	P		P	P	P			P
238290	Other Building Equipment Contractors			P	P	P			
238310	Drywall and Insulation Contractors	P		P	P	P			P
238320	Paint and Wall Covering Contractors	P		P	P	P			P
238330	Flooring Contractors	P		P	P	P			P
238340	Tile and Terrazzo Contractors	P		P	P	P			P
238350	Finish Carpentry Contractors	P		P	P	P			P
238390	Other Building Finishing Contractors	P		P	P	P			P

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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
238910	Site Preparation Contractors	P		P	P	P	P	P	P
238990	All Other Specialty Trade Contractors	P		P	P	P	P	P	P

**31-33 Manufacturing**

<b>311</b>	<b>Food Manufacturing</b>								
311330	Confectionery Manufacturing from Purchased Chocolate			P	P	P		P	
311340	Nonchocolate Confectionery Manufacturing			P	P	P		P	
311811	Retail Bakeries			P	P	P		P	
311812	Commercial Bakeries	P							P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing	P							P
311821	Cookie and Cracker Manufacturing	P							P
311919	Other Snack Food Manufacturing	P							P
<b>313-314</b>	<b>Textile and Products Mills</b>								
313222	Schiffli Machine Embroidery	P							P
313311	Broadwoven Fabric Finishing Mills	P					P		P
313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills	P					P		P
314121	Curtain and Drapery Mills	P		P	P	P	P		P
314129	Other Household Textile Product Mills	P		P	P	P	P		P
314911	Textile Bag Mills	P							P
314912	Canvas and Related Product Mills	P							P
314999	All Other Miscellaneous Textile Product Mills	P		P	P	P	P	P	P
<b>315-316</b>	<b>Apparel Manufacturing</b>								
315211	Mens and Boys Cut and Sew Apparel Contractors			P	P	P			
315222	Men's and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing			P	P	P	P	P	
315223	Mens and Boys Cut and Sew Shirt (except Work Shirt) Manufacturing			P	P	P	P	P	

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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	P	P	
321	Wood Product Manufacturing	P							P
322	Paper Manufacturing (except 3221 - Pulp, Paper and Paperboard Mills)	P							P
323	Printing and Related Support Activities (Except 323111 - Commercial Printing)	P							P
323114	Commerical Printing	P	P	P	P	P	P	P	P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing	P							P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing	P							P
326111	Plastics Bag Manufacturing	P							P
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing	P							P
326199	All Other Plastics Product Manufacturing	P							P
327112	Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing			P	P	P	P		
332	Fabricated Metal Product Manufacturing	P							P
333	Machinery Manufacturing	P							P
334	Computer and Electronic Product Manufacturing Except 334611 Software Reproducing	P							P
3346	Manufacturing and Reproducing Magnetic and Optical Media	P	P	P	P	P	P	P	
<b>335</b>	<b>Electrical Equipment, Appliance, and Component Manufacturing</b>								
335110	Electric Lamp Bulb and Part Manufacturing	P							P
335121	Residential Electric Lighting Fixture Manufacturing	P							P
335211	Electric Housewares and Household Fan Manufacturing	P							P
335312	Motor and Generator Manufacturing			P	P	P			

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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							P
337	Furniture and Related Product Manufacturing (except as otherwise specified)	P							P
337121	Upholstered Household Furniture Manufacturing	P		P	P	P	P		P
337122	Nonupholstered Wood Household Furniture Manufacturing	P		P	P	P	P		P
339	Miscellaneous Manufacturing (except as otherwise specified)	P							P
339113	Surgical Appliance and Supplies Manufacturing	P		P	P	P	P		P
339115	Ophthalmic Goods Manufacturing			P	P	P	P		
339116	Dental Laboratories	P	P	P	P	P			P
<b>42 Wholesale Trade</b>									
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
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
<b>425 Wholesale Electronic Markets and Agents and Brokers</b>									
425110	Business to Business Electronic Markets	P					P		P
425120	Wholesale Trade Agents and Brokers	P	P	P	P	P	P	P	P
424320	Mens and Boys Clothing and Furnishings Merchant Wholesalers	P					P		P
424330	Womens, Childrens, and Infants Clothing and Accessories Merchant Wholesalers	P					P		P
<b>44-45 Retail Trade</b>									

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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
(2)	Shopping Plaza			P	P	P	P	P	
(2)	Shopping Center			P	P	P	P	P	
(2)	Neighborhood Shopping Center			P	P	P	P	P	
<b>441</b>	<b>Motor Vehicle and Parts Dealers</b>								
441110	New Car Dealers				P	P	P		
441120	Used Car Dealers								
441210	Recreational Vehicle Dealers				P	P			
441221	Motorcycle, ATV, and Personal Watercraft Dealers				P	P			
441222	Boat Dealers				P	P			
441229	All Other Motor Vehicle Dealers								
441310	Automotive Parts and Accessories Stores			P	P	P	P	P	
441320	Tire Dealers			P	P	P	P	P	
<b>442</b>	<b>Furniture and Home Furnishings Stores</b>								
442110	Furniture Stores	P		P	P	P	P		
442210	Floor Covering Stores	P		P	P	P	P		
442291	Window Treatment Stores	P		P	P	P	P		
442299	All Other Home Furnishings Stores	P		P	P	P	P		
<b>443</b>	<b>Electronics and Appliance Stores</b>								
443111	Household Appliance Stores	P		P	P	P	P		P
443112	Radio, Television, and Other Electronics Stores			P	P	P	P		
443120	Computer and Software Stores	P	P	P	P	P	P	P	
443130	Camera and Photographic Supplies Stores			P	P	P			
<b>444</b>	<b>Building Material and Garden Equipment and Supplies Dealers</b>								
444110	Home Centers	P			P	P	P		P
444120	Paint and Wallpaper Stores	P			P	P	P		P

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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
444130	Hardware Stores			P	P	P	P		P
444190	Other Building Material Dealers	P			P	P	P		P
444210	Outdoor Power Equipment Stores			P	P	P	P		P
444220	Nurseries, Garden Centers, and Farm Supply Stores			P	P	P	P		P
<b>445 Food and Beverage Stores</b>									
445110	Supermarkets and Other Grocery (except Convenience) Stores			P	P	P		P	
445120	Convenience Stores			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	P	
445299	All Other Specialty Food Stores			P	P	P	P	P	
445310	Beer, Wine, and Liquor Stores			P	P	P	P		
<b>446 Health and Personal Care Stores</b>									
446110	Pharmacies and Drug Stores			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		
<b>447 Gasoline Stations</b>									
447110	Gasoline Stations with Convenience Stores			C	C	C		C	
447190	Other Gasoline Stations			C	C	C		C	
<b>448 Clothing and Clothing Accessories Stores</b>									

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

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		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			P	P	P	P		
453920	Art Dealers	P		P	P	P	P		P
453930	Manufactured (Mobile) Home Dealers	P			P	P	P		P
453991	Tobacco Stores			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	
<b>48-49 Transportation and Warehousing</b>									
484110	General Freight Trucking, Local								
484220	Specialized Freight (except Used Goods) Trucking, Local								
484210	Used Household and Office Goods Moving								
485310	Taxi Service	P					P		P
487110	Scenic and Sightseeing Transportation, Land	P							P
488210	Support Activities for Rail Transportation	P							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								

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		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI
491110	Postal Service	P							P
493110	General Warehousing and Storage	P							P
493120	Refrigerated Warehousing and Storage	P	P						P
<b>51</b>	<b>Information</b>								
511110	Newspaper Publishers	P							P
511120	Periodical Publishers	P							P
511130	Book Publishers								
511140	Directory and Mailing List Publishers	P	P	P	P	P	P	P	
511210	Software Publishers	P	P	P	P	P	P	P	
512131	Motion Picture Theaters (except Drive-Ins)								
512191	Teleproduction and Other Postproduction Services	P	P	P	P	P	P	P	P
515111	Radio Networks	P	P	P	P	P	P	P	P
515112	Radio Stations	P	P	P	P	P	P	P	P
515120	Television Broadcasting	P	P	P	P	P	P	P	P
515210	Cable and Other Subscription Programming	P	P	P	P	P	P	P	P
517110	Wired Telecommunications Carriers	P	P	P	P	P	P	P	P
517210	Wireless Telecommunications Carriers (except Satellite)								C
517211	Paging	P	P	P	P	P	P	P	P
517212	Cellular and Other Wireless Telecommunications								C
517310	Telecommunications Resellers	P	P	P	P	P	P	P	P
517410	Satellite Telecommunications	P	P	P	P	P	P	P	P
517510	Cable and Other Program Distribution								
517910	Other Telecommunications								
518111	Internet Service Providers	P	P	P	P	P	P	P	

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		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	
519120	Libraries and Archives								
519130	Internet Publishing and Broadcasting and Web Search Portals								
519190	All Other Information Services								
<b>52</b>	<b>Finance and Insurance</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
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	
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	P	P	P	P	P	P	P	
531130	Lessors of Miniwarehouses and Self-Storage Units	P					P		P
531190	Lessors of Other Real Estate Property	P	P	P	P	P	P	P	
531210	Offices of Real Estate Agents and Brokers	P	P	P	P	P	P	P	
531311	Residential Property Managers	P	P	P	P	P	P	P	
531312	Nonresidential Property Managers	P	P	P	P	P	P	P	
531320	Offices of Real Estate Appraisers	P	P	P	P	P	P	P	
531390	Other Activities Related to Real Estate	P	P	P	P	P	P	P	
532111	Passenger Car Rental			P	P	P	P		
532112	Passenger Car Leasing			P	P	P	P		
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	P		P	P	P	P		P
532210	Consumer Electronics and Appliances Rental			P	P	P	P	P	P

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		OR-LI	O-P	B-1	HD-3	HD-3A	HD-10	TC	LI
532220	Formal Wear and Costume Rental			P	P	P	P	P	
532230	Video Tape and Disc Rental								
532291	Home Health Equipment Rental	P		P	P	P	P	P	P
532292	Recreational Goods Rental								
532299	All Other Consumer Goods Rental			P	P	P	P	P	
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
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing			P	P	P	P	P	P
532420	Office Machinery and Equipment Rental and Leasing			P	P	P	P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing			P	P	P	P	P	P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P	P	P	P	P	P	P	
541191	Title Abstract and Settlement Offices	P	P	P	P	P	P	P	
551111	Offices of Bank Holding Companies	P	P	P	P	P	P	P	
551112	Offices of Other Holding Companies	P	P	P	P	P	P	P	
<b>54</b>	<b>Professional, Scientific, and Technical Services</b>								
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								

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		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							P
541870	Advertising Material Distribution Services								
541890	Other Services Related to Advertising								
541910	Marketing Research and Public Opinion Polling	P	P	P	P	P			P
541921	Photography Studios, Portrait			P	P	P	P	P	
541922	Commercial Photography								
541930	Translation and Interpretation Services								
541940	Veterinary Services			P	P	P	P		
541213	Tax Preparation Services			P	P	P	P	P	
541990	All Other Professional, Scientific, and Technical Services			P	P	P	P	P	
541110	Offices of Lawyers		P	P	P	P		P	
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
541720	Research and Development in the Social Sciences and Humanities	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

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		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
541370	Surveying and Mapping (except Geophysical) Services	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
<b>55</b>	<b>Management of Companies and Enterprises</b>								
551111	Offices of Bank Holding Companies	P	P	P	P	P	P	P	
551112	Offices of Other Holding Companies	P	P	P	P	P	P	P	
<b>561</b>	<b>Administrative and Support Services</b>								
562	Waste Management and Remediation Services								
561110	Office Administrative Services								
561210	Facilities Support Services								
561310	Employment Placement Agencies			P	P	P	P	P	
561311	Employment Placement Agencies								
561312	Executive Search Services								
561320	Temporary Help Services								
561330	Professional Employer Organizations								
561410	Document Preparation Services								
561421	Telephone Answering Services								

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**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
561422	Telemarketing Bureaus and Other Contact Centers								
561431	Private Mail Centers	P		P	P	P	P		P
561439	Other Business Service Centers (including Copy Shops)								
561440	Collection Agencies								
561450	Credit Bureaus								
561491	Repossession Services								
561492	Court Reporting and Stenotype Services	P	P	P	P	P	P	P	P
561499	All Other Business Support Services								
561510	Travel Agencies	P	P	P	P	P	P	P	P
561591	Convention and Visitors Bureaus								
561599	All Other Travel Arrangement and Reservation Services			P	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	P	P		P
561622	Locksmiths			P	P	P			
561710	Exterminating and Pest Control Services	P					P		P
561720	Janitorial Services	P					P		P
561730	Landscaping Services								P
561740	Carpet and Upholstery Cleaning Services	P		P	P	P			P
561790	Other Services to Buildings and Dwellings	P		P	P	P	P		P
561910	Packaging and Labeling Services	P		P	P	P			P
561920	Convention and Trade Show Organizers								
561990	All Other Support Services			P	P	P	P	P	
562111	Solid Waste Collection								

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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
562112	Hazardous Waste Collection								
562119	Other Waste Collection								
562211	Hazardous Waste Treatment and Disposal								P
562219	Other Nonhazardous Waste Treatment and Disposal								
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			
<b>61</b>	<b>Educational Services</b>								
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	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		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			

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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
<b>62</b>	<b>Health Care and Social Assistance</b>								
<b>621</b>	<b>Ambulatory Health Care Services</b>								
621111	Offices of Physicians (except Mental Health Specialists)		P	P	P	P		P	
621112	Offices of Physicians, Mental Health Specialists		P	P	P	P		P	
621210	Offices of Dentists		P	P	P	P		P	
621310	Offices of Chiropractors		P	P	P	P		P	
621320	Offices of Optometrists		P	P	P	P		P	
621330	Offices of Mental Health Practitioners (except Physicians)		P	P	P	P		P	
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists		P	P	P	P		P	
621391	Offices of Podiatrists		P	P	P	P		P	
621399	Offices of All Other Miscellaneous Health Practitioners		P	P	P	P		P	
621410	Family Planning Centers								
621420	Outpatient Mental Health and Substance Abuse Centers								
621491	HMO Medical Centers		P	P	P	P		P	
621492	Kidney Dialysis Centers								
621493	Freestanding Ambulatory Surgical and Emergency Centers	P	P	P	P	P		P	P
621498	All Other Outpatient Care Centers								
621511	Medical Laboratories	P	P		P	P			P
621512	Diagnostic Imaging Centers	P	P		P	P			P
621610	Home Health Care Services	P	P	P	P	P			
621910	Ambulance Services	P							P
621991	Blood and Organ Banks								
621999	All Other Miscellaneous Ambulatory Health Care Services								

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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
<b>622</b>	<b>Hospitals</b>				C		C		
<b>623</b>	<b>Nursing and Residential Care Facilities</b>								
623110	Nursing Care Facilities				C	C	C		
623210	Residential Mental Retardation Facilities								
<b>624</b>	<b>Social Assistance</b>								
623311	Continuing Care Retirement Communities				C	C			
624310	Vocational Rehabilitation Services	P	P	P	P	P			P
624410	Child Day Care Services	C	C	C	C	C	C	C	C
<b>71</b>	<b>Arts, Entertainment, and Recreation</b>								
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	P
711510	Independent Artists, Writers, and Performers			P	P	P			
712110	Museums		P	P	P	P		P	
713120	Amusement Arcades								
713940	Fitness and Recreational Sports Centers	P	P	P	P	P	P	P	P
713950	Bowling Centers			P	P	P	P	P	

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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-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	
713910	Golf Courses and Country Clubs	P	P	P	P	P	P	P	P
<b>72 Accommodation and Food Services</b>									
N/A (2)	Hotel - Convention Centers		P		P	P	P(3)	P(3)	
721110	Hotels and Motels				P	P	P(4)	P(4)	
721191	Bed-and-Breakfast Inns				P	P	P(4)	P(4)	
721199	All Other Traveler Accommodation				P	P	P(4)	P(4)	
721211	RV (Recreational Vehicle) Parks and Campgrounds								
722511	Full-Service Restaurants		P	P	P	P	P	P	
722513	Limited-Service Restaurants		P	P	P	P	P	P	
722514	Cafeterias, Grill Buffets, and Buffets		P	P	P	P	P	P	
722515	Snack and Nonalcoholic Beverage Bars		P	P	P	P	P	P	
722310	Food Service Contractors		P	P	P	P	P	P	
722320	Caterers	P	P	P	P	P	P	P	
722410	Drinking Places (Alcoholic Beverages)		P	P	P	P	P	P	
<b>81 Other Services (except Public Administration)</b>									
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

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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-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	
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								
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	
811490	Other Personal and Household Goods Repair and Maintenance			P	P	P			
812111	Barber Shops			P	P	P	P	P	
812112	Beauty Salons			P	P	P	P	P	
812113	Nail Salons			P	P	P	P	P	
812191	Diet and Weight Reducing Centers			P	P	P	P	P	
812199	Other Personal Care Services			P	P	P	P	P	
812210	Funeral Homes and Funeral Services			P	P	P	P		
812220	Cemeteries and Crematories	P	P	P	P	P	P	P	
812310	Coin-Operated Laundries and Drycleaners			P	P	P			
812320	Dry Cleaning and Laundry Services (except Coin-Operated)			P	P	P	P	P	

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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
812331	Linen Supply			P	P	P			
812332	Industrial Launderers								
812910	Pet Care (except Veterinary) Services			P	P	P	P		
812910	Pet Care (except Veterinary) Services Limited to Dog Grooming			P	P	P	P		
812921	Photofinishing Laboratories (except One-Hour)								
812922	One-Hour Photofinishing	P	P	P	P	P	P	P	P
812930	Parking Lots and Garages			P	P	P	P	P	
812990	All Other Personal Services			P	P	P	P	P	
813110	Religious Organizations			P	P	P	P	P	
813211	Grantmaking Foundations		C	C	C	C	C	C	
813212	Voluntary Health Organizations	P	P	P	P	P	P	P	
813219	Other Grantmaking and Giving Services			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		
813910	Business Associations			P	P	P	P		
813920	Professional Organizations			P	P	P	P		
813930	Labor Unions and Similar Labor Organizations			P	P	P	P		
813940	Political Organizations			P	P	P	P		
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)								
<b>92</b>	<b>Public Administration</b> Except 922150 Parole Offices and Probation Offices	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

**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
922150	Parole Offices and Probation Offices			P	P	P	P		
(2)	Public Utilities	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.
- (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 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.

## 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
<b>11</b>	<b>Agriculture, Forestry, Fishing and Hunting</b>					
111	Crop Production	P	P	P	P	P
113	Forestry and Logging	P	P	P	P	P
<b>23</b>	<b>Construction</b>					
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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	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	
315223	Mens and Boys Cut and Sew Shirt (except Work Shirt) Manufacturing	P		P	P	

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-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	Commerical 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
<b>335</b>	<b>Electrical Equipment, Appliance, and Component Manufacturing</b>					
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	

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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

**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	
<b>441</b>	<b>Motor Vehicle and Parts Dealers</b>					
441110	New Car Dealers			P		
441120	Used Car Dealers					
44210	Recreational Vehicle Dealers			P		
44221	Motorcycle, ATV, and Personal Watercraft Dealers			P		
44222	Boat Dealers			P		
44229	All Other Motor Vehicle Dealers					
441310	Automotive Parts and Accessories Stores	P		P	P	
441320	Tire Dealers	P		P	P	
<b>442</b>	<b>Furniture and Home Furnishings Stores</b>					
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	
<b>443</b>	<b>Electronics and Appliance Stores</b>					
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	
<b>444</b>	<b>Building Material and Garden Equipment and Supplies Dealers</b>					
444110	Home Centers		P	P		
444120	Paint and Wallpaper Stores		P	P		

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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	P	
444190	Other Building Material Dealers		P	P		
444210	Outdoor Power Equipment Stores	P		P	P	
444220	Nurseries, Garden Centers, and Farm Supply Stores	P		P	P	
<b>445 Food and Beverage Stores</b>						
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	
<b>446 Health and Personal Care Stores</b>						
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	
<b>447 Gasoline Stations</b>						
447110	Gasoline Stations with Convenience Stores	C		C	C	
447190	Other Gasoline Stations	C		C	C	
<b>448 Clothing and Clothing Accessories Stores</b>						

**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	P	
448320	Luggage and Leather Goods Stores	P	P	P	P	
<b>451 Sporting Goods, Hobby, Musical Instrument, and Book Stores</b>						
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	
<b>452 General Merchandise Stores</b>						
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	
<b>453 Miscellaneous Retail Stores</b>						
4531	Florists	P	P	P	P	
4532	Office Supplies, Stationery, and Gift Stores					

## 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
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	P	
453930	Manufactured (Mobile) Home Dealers		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  
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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-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	P	P	P	P	P
517212	Cellular and Other Wireless Telecommunications		C			
517310	Telecommunications Resellers	P	P	P	P	P
517410	Satellite Telecommunications	P	P	P	P	P
517510	Cable and Other Program Distribution					
517910	Other Telecommunications					
518111	Internet Service Providers	P	P	P	P	P

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**P = Permitted Use; C = Conditional Use**

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	P	P	P	P	P
519120	Libraries and Archives					
519130	Internet Publishing and Broadcasting and Web Search Portals					
519190	All Other Information Services					

<b>52</b>	<b>Finance and Insurance</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
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
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	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
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	
532112	Passenger Car Leasing			P	P	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing		P	P	P	
532210	Consumer Electronics and Appliances Rental		P	P	P	

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	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			P	P	
532310	General Rental Centers		P	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		P	P	P	
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
<b>54</b>	<b>Professional, Scientific, and Technical Services</b>					
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					

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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		P			
541870	Advertising Material Distribution Services					
541890	Other Services Related to Advertising					
541910	Marketing Research and Public Opinion Polling	P	P	P		P
541921	Photography Studios, Portrait	P		P		
541922	Commercial Photography					
541930	Translation and Interpretation Services					
541940	Veterinary Services	P		P	P	
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	P
541380	Testing Laboratories	P	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	P	P	P	P	P
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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	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	P		P	P	
561311	Employment Placement Agencies					
561312	Executive Search Services					
561320	Temporary Help Services					
561330	Professional Employer Organizations					
561410	Document Preparation Services					
561421	Telephone Answering Services					

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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	P	P	P	
561439	Other Business Service Centers (including Copy Shops)					
561440	Collection Agencies					
561450	Credit Bureaus					
561491	Repossession Services					
561492	Court Reporting and Stenotype Services	P	P	P	P	P
561499	All Other Business Support Services					
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	P	P	P	P	
561790	Other Services to Buildings and Dwellings	P	P	P	P	
561910	Packaging and Labeling Services	P	P			P
561920	Convention and Trade Show Organizers					
561990	All Other Support Services	P		P	P	
562111	Solid Waste Collection					

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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	
<b>61</b>	<b>Educational Services</b>					
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

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NAICS CODE	2012 NAICS TITLE (1)	Pinelands		Whiting Town		
		PB-1	POR-LI	WTHD	WTB-1	WTO-P
<b>62</b>	<b>Health Care and Social Assistance</b>					
<b>621</b>	<b>Ambulatory Health Care Services</b>					
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					
621420	Outpatient Mental Health and Substance Abuse Centers					
621491	HMO Medical Centers	P		P	P	P
621492	Kidney Dialysis Centers					
621493	Freestanding Ambulatory Surgical and Emergency Centers	P	P	P	P	P
621498	All Other Outpatient Care Centers					
621511	Medical Laboratories		P	P		P
621512	Diagnostic Imaging Centers		P	P		P
621610	Home Health Care Services	P	P	P	P	P
621910	Ambulance Services		P			
621991	Blood and Organ Banks					
621999	All Other Miscellaneous Ambulatory Health Care Services					

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

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

**71 Arts, Entertainment, and Recreation**

711110	Theater Companies and Dinner Theaters	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
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	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
711510	Independent Artists, Writers, and Performers	<b>P</b>		<b>P</b>	<b>P</b>	
712110	Museums	<b>P</b>		<b>P</b>	<b>P</b>	<b>P</b>
713120	Amusement Arcades					
713940	Fitness and Recreational Sports Centers	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
713950	Bowling Centers	<b>P</b>		<b>P</b>	<b>P</b>	

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

**81 Other Services (except Public Administration)**

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

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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					
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	P	P
812310	Coin-Operated Laundries and Drycleaners	P		P	P	
812320	Dry Cleaning and Laundry Services (except Coin-Operated)	P		P	P	

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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)					
<b>92</b>	<b>Public Administration</b> Except 922150 Parole Offices and Probation Offices	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

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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
- (3) Hotel-Convention Centers shall contain a minimum of 100 hotel rooms as
- (4) Hotels and Motels shall contain a minimum of 25 hotel or motel rooms as defined in §245-8.