

# Municipal Self-Assessment Report

Township of Manchester  
Ocean County, New Jersey



January 13, 2020

Prepared by:



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## INTRODUCTION

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The Township of Manchester is seeking Plan Endorsement from the New Jersey State Planning Commission (“NJSPC”). Plan Endorsement is the voluntary review process designed to ensure the coordination and consistency between state, county and municipal planning efforts to achieve the goals and policies of the State Planning Act.

The State Development and Redevelopment Plan (“SDRP” or “State Plan”) is the guidance document for achieving these goals and objectives and provides the template for intergovernmental coordination. The State Planning Act requires the State Planning Commission to adopt a State Plan every ten years. The current SDRP was adopted in March 2001, which amended the previous plan adopted in 1992. In 2010, the State released a new Draft State Strategic Plan, which went through public comment and hearing. The Draft Final State Strategic Plan was approved in November 2011 but failed final adoption in 2012. The 2012 State Strategic Plan does not include a map, nor does it include planning area designations, as the 2001 SDRP does. As the 2012 State Strategic Plan was never adopted, the 2001 SDRP remains the current state plan.

## PURPOSE OF PLAN ENDORSEMENT

The purpose of Plan Endorsement is to establish consistency among municipal, county, regional and state agencies with each other and with the State Plan. The goals of plan endorsement are as follows:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan. (The New Jersey State Development and Redevelopment Plan, 2001, page 14).
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

## BENEFITS OF PLAN ENDORSEMENT

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. A benefits package will be put together at the time of the Action Plan so that the municipality and State agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State’s resources, and what the State needs to do to dedicate resources and

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earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks state financial and technical assistance.

## PLAN ENDORSEMENT PROCESS

Plan Endorsement involves a 10 step process with specific timeframes in which the State has to respond. The Township has already completed Steps 1 and 2, and this report is Step 3. The steps are as follows:

- ✓ Step 1: Pre-Petition
- ✓ Step 2: Plan Endorsement Advisory Committee
- ✓ **Step 3: Municipal Self-Assessment Report**
- Step 4: State Opportunities & Constraints Assessment
- Step 5: Community Visioning
- Step 6: Consistency Review
- Step 7: Action Plan Implementation
- Step 8: OPA Recommendation Report / Draft Planning & Implementation Agreement (PIA)
- Step 9: State Planning Commission Endorsement
- Step 10: Monitoring and Benefits

## MUNICIPAL SELF-ASSESSMENT

The purpose of this report is to review the existing conditions, demographic trends, and inventory of resources in Manchester Township and assess the consistency of the municipal planning and zoning documents with the State Plan. The report follows the municipal self-assessment template prepared by the former NJ Office of Smart Growth (“NJOSG”) in August 2007.

This report will provide valuable information on the key characteristics of the population, housing and economic conditions, public facilities and services, transportation, water and sewer infrastructure, and natural cultural and recreational resources within the municipality. By identifying the existing conditions, the community can better understand its assets and challenges to better inform the community visioning process. The report will also include any proposed changes to the State Plan Policy Map with a description of how such changes are consistent with local and state planning objectives.

Manchester Township is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan. The Township also seeks to establish Town Center designation along the Route 70 and Route 37 corridors in the Township. This area contains many existing commercial uses and is adjacent to the Toms River Regional Centers. The Township believes that center designation would be a catalyst for economic growth in the Township, allowing for increased density to create a walkable downtown environment to serve residents and seasonal tourists.

The Township’s vision is for a mixed-use Town Center core established along the crossroads of Route 37 and Colonial Drive, where the Township has already adopted a TC Town Center Zone District. The 2011 Township Master Plan provides the following discussion of the vision for the TC Town Center District:

**TC-Town Center:** Since the initial development of the current municipal complex, there has been discussions about the development of a Town Center for Manchester. The Master Plan recognizes this long-term proposal and has designated the area along both sides of Colonial

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Drive from Route 70 south of Route 37 to the railroad tracks at the Manchester High School as a Town Center. The focal point of the Town Center is the Municipal Complex, Police Building, Library and First Aid Squad. Two bank buildings already exist at Route 37 and Colonial Drive. The Town Center would provide for an expansion of the existing municipal and banking uses with the development of professional offices, including medical offices, restaurants, pharmacies and specialty shops. As a result of the CAFRA regulations and limitations on impervious surface coverage, it is proposed that multi-family housing be permitted in the Town Center as a development option use on a minimum tract area of 30 acres with direct access to Route 37 and Colonial Drive (See Multi-Family Development). Mixed use development would also be permitted. An overall development plan for large parcels should be required in order to assure designation of access ways, common circulation plans, etc. The Town Center includes a total of 233 acres.

The Township's 2017 Master Plan Reexamination Report recommended that the Township investigate and pursue Plan Endorsement, Center Designation, or some alternative program, that would allow the maximum impervious coverage to be increase from 30 percent to 70 percent under the CAFRA regulations.

## **LOCATION AND REGIONAL CONTEXT**

This section of the report describes the general location and context of the community, including significant manmade or natural features (e.g. roads, parks, and rivers), bordering municipalities, and any regional jurisdiction (e.g. Pinelands, Highlands, Meadowlands, CAFRA).

### **Municipal Overview**

Manchester Township contains approximately 82.4 square miles (or 52,756.5 acres), situated in the north-central part of Ocean County, New Jersey. Manchester's northern and western boundaries are formed by the Brendan T. Byrne State Forest, Joint Base McGuire-Dix-Lakehurst, and the Manchester Wildlife Management Area. Manchester Township shares municipal borders with the Townships of Plumsted, Jackson, Toms River, Berkeley, and Lacey in Ocean County, as well as Woodland and Pemberton Townships in Burlington County. Additionally, the Borough of Lakehurst is surrounded by Manchester Township and situated in the north-eastern part of the Township.

The Township is readily accessible to the regional highway network serving the New York and Philadelphia metropolitan areas. Manchester Township's primary thoroughfares are County Road 539, NJ State Highway Route 70, and NJ State Highway Route 37. Route 70 traverses the Township in a northeasterly/southwesterly direction, whereas CR 539 and Route 37 cross through Manchester in a southeasterly/northwesterly direction.

Manchester Township is predominantly rural with compact suburban developments spread throughout the Township. As of 2017, Manchester Township has an estimated population of 43,251 residents and estimated 3,849 jobs. Manchester Township expects to see growth of 1,291 new housing units and 910 new jobs by 2025.

A large portion of Manchester Township is environmentally sensitive and constrained from development. About 28.3 percent (or 14,939.3 acres) of Manchester Township are environmentally constrained, pursuant to COAH's rules (N.J.A.C. 5:93-4.2(e)), including 10,249 acres of wetlands and associated buffers; 11,762 acres within the FEMA Special Flood Hazard Area; 82.2 acres of steep slopes and 666.6 acres of open water. These figures include overlapping areas of constraints.

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In addition, according to the New Jersey Department of Environmental Protection (“NJDEP”) Landscape Rank Map, 78.8 percent of Manchester Township (41,588 acres) is identified as critical wildlife habitat for threatened and endangered species in Ranks 3, 4 and 5. There are also 108 acres of confirmed vernal habitat per NJDEP mapping. Manchester Township has a total of 3,971.1 acres within the following Natural Heritage Priority Sites: Blacks Branch, Crossley, Forked River Mountain Macrosite, Fort Dix Line Site, Pasadena Goose Pond, Pole Bridge Branch, West Plains Fireshed Macrosite, Whitesbog Spung Sandhill, Whitesbog Upper Reservoir Road, and Whiting Clay Pits.

According to the 2017 Update to the Open Space, Recreation and Conservation Element of the Master Plan, Manchester has a total of 24,602 acres (46.6 percent) of dedicated public park and recreation land, including 22,009 acres of State of New Jersey Forests and Wildlife Management Areas, 1,349 acres of Ocean County Parks and 1,064 acres of parkland owned by the Township. Additionally, there are 1,481 acres of private/nonprofit open space/ recreation facilities, including 497.6 acres purchased by the Nature Conservancy.

Manchester Township provides sanitary sewerage service to major developed portions of the Township. The Township provides a sewerage collection system; the sewerage then flows into regional interceptors to the Ocean County Utility Authority (“OCUA”) Central Regional Treatment Plant in Berkeley Township. There are two regional interceptors serving Manchester Township: the Crestwood Interceptor and the Union Branch Interceptor. The Crestwood Interceptor serves most of the Pinelands Whiting Town Area, including all of the Whiting Town retirement communities and nearly all businesses in the Whiting area. The Union Branch Interceptor serves the entire eastern portion of Manchester Township and a portion of Jackson Township.

Manchester’s drinking water is operated by the Manchester Township Water Utility with ten wells, seven which draw from the Kirkwood-Cohansey Aquifer, and three which draw from the Potomac-Raritan-Magothy Aquifer.

### **Regional Jurisdictions**

The State of New Jersey has established several areas within the State for extra protection: the Pinelands Area, the Coastal Zone, the New Jersey Meadowlands, and the Highlands Region. Rules and regulations have been promulgated by the State to regulate development in these areas. Manchester Township is located within the regulatory jurisdictions of the Pinelands Commission and the NJDEP Coastal Area Facilities Regulatory Act (CAFRA). The Pinelands Comprehensive Management Plan regulates and limits development in approximately 73 percent of the Township. The remaining 27 percent of the Township is located within and regulated by CAFRA.

### **Pinelands Management Area**

The authority to regulate development in the NJ Pinelands derives from the Pinelands Protection Act (N.J.S.A. 13:18A). This Act established the boundaries of the Pinelands Area and its sub-areas: the Pinelands Protection area, the Pinelands Preservation area, and the Pinelands National Reserve. The Act also created the NJ Pinelands Commission, which is the regulatory agency for development in the Pinelands Area. Development in the Pinelands is regulated under the Pinelands Comprehensive Management Plan (“CMP”) (see N.J.A.C. 7:50).

As shown on **Map 1 – Regional Planning Areas**, the Pinelands CMP designates the following areas within Manchester Township: 17,701 acres of Preservation Area, 147 acres of Rural Development Area, 9,527 acres

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of Forest Area, 4,965 acres of Federal or Military Facility, 4,402 acres of Pinelands Town (Whiting), 168 acres of Pinelands Village (Beckerville), and 1,679 acres of Regional Growth Area. The eastern corner of the Township is the only area not located in a Pinelands Management Area. The majority of the lands within the Pinelands Area of Manchester Township are environmentally constrained and/or preserved as open space.

On July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township applicable to that portion of the municipality located in the state-designated Pinelands Area. All subsequent master plan and zoning amendments have been certified by the Pinelands Commission.

### *Pinelands National Reserve*

The Pinelands National Reserve (“PNR”) is an area located outside of the regulated Pinelands Area. In Manchester Township, the PNR contains 8,342 acres located to the south of the railroad right-of-way, east of the JCP&L utility right-of-way and west of Route 37. The PNR in Manchester is completely overlapped by the CAFRA Coastal Zone.

The Pinelands National Reserve is a federally designated area consisting of approximately one million acres of land, established under Section 502 of the National Parks and Recreation Act of 1978 (PL 95-625). Under a Memorandum of Agreement between the NJ Pinelands Commission and the NJDEP Land Use Regulation Program, the NJDEP is the lead agency in review of development applications in the Pinelands National Reserve Area. The NJ Pinelands Commission is a reviewing agency and may provide comments on development in this area.

Pursuant to N.J.A.C. 7:50-3.39(b), the Township of Manchester voluntarily requested that the Pinelands Commission review the master plan and land use ordinance for the areas outside of the Pinelands Area but within the PNR to certify compliance with the Pinelands CMP. In response to comments from Pinelands staff, the Township adopted Ordinance 18-035, amending Chapter 245 (Land Use and Development) by revising zoning district boundaries within the PNR. The Pinelands Commission adopted Resolution No. PC4-19-15 on April 12, 2019 certifying that the Manchester master plan and land use ordinance are in substantial compliance with the CMP. The Pinelands Land Capability Map was also amended as part of the certification process, which now shows the PNR in Manchester Township as 5,132 acres of Forest Area, 1,623 acres of Regional Growth Area, and 1,587 acres of Pinelands Town (Crestwood Village).

### *State Development and Redevelopment Plan*

The 2001 SDRP established eight policy planning goals to guide development activity in the State. Of these eight goals, a number are particularly relevant to the physical conditions of Manchester Township and the Township’s focus on its center and protection of the environs through ‘smart growth’ planning tools. The eight goals can be summarized as follows:

- Goal #1: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan.
- Goal #2: Conserve the state’s natural resources and systems by promoting ecologically sound development and redevelopment in the Suburban Planning Area and by accommodating

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environmentally designed development and redevelopment in Centers in the Environmentally Sensitive Planning Area.

- Goal #3: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector.
- Goal #4: Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion.
- Goal #5: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services.
- Goal #6: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need.
- Goal #7: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques.
- Goal #8: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner.

The SDRP established planning areas throughout the State that share common development and environmental characteristics. These planning areas serve as the framework for application of the policies of the State Plan. Each planning area has policy objectives that guide growth. These objectives are intended to guide local and regional planning, to establish a system of Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserved green space. The five planning areas are as follows:

- **Metropolitan Planning Area: PA1**

Provide for much of the State's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

- **Suburban Planning Area: PA2**

Provide for much of the State's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

- **Fringe Planning Area: PA3**

Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.

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- **Rural Planning Area: PA4 and Rural/Environmentally Sensitive Planning Area: PA4B**

Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.

- **Environmentally Sensitive Planning Area: PA5 and Environmentally Sensitive/Barrier Islands Planning Area: PA5B**

Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

According to the SDRP Policy Map, 8,009 acres of Manchester Township are situated in the PA2 Suburban Planning Area, 4,352 acres in the PA5 Environmentally Sensitive Planning Area, and 1,806 acres in State Park. The SDRP Policy Map does not classify planning areas within the Pinelands Management Area, but does include planning areas within the Pinelands National Reserve. (See **Map 1 – Regional Planning Areas.**)

### *Coastal Zone*

The three major coastal statutes regulating the development in the Coastal Zone are the Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq), the Waterfront Development Law (N.J.S.A. 12:5-1 et seq.) and the Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19). The Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq) allows the regulation of activities in freshwater wetlands within the Coastal Zone, as well as in other parts of the state. The Flood Hazard Area Control Act Rules (N.J.A.C. 7:13-1 et seq.) regulate activities in floodplains and streams.

The Federal Coastal Zone Management Act of 1972 (16 U.S.C. ch. 33 § 1451 et seq) gave states the authority to devise strategies and policies to manage development and use of coastal land and water areas. The State of New Jersey adopted the Coastal Area Facilities Review Act (CAFRA) to manage development in the Coastal Zone. As described in N.J.S.A. 13:19, the CAFRA boundary in Manchester Township begins at the Toms River Township boundary, traverses southwesterly along the tracks of the Central Railroad of New Jersey (now Conrail) to its junctions with the tracks of the Pennsylvania Railroad near Whiting, thence easterly along the tracks of the Pennsylvania Railroad to the Berkeley Township boundary. The coastal area lies to the east and north of this boundary, as shown on the **Map 1 - Regulatory Jurisdictions.**

The Coastal Permit Program Rules (N.J.A.C. 7:7) and the Coastal Zone Management Rules (N.J.A.C. 7:7E) are the implementing rules and regulations for CAFRA. Nearly all development located within 150 feet of the mean high-water line of a tidal water body is subject to these regulations. Jurisdictional thresholds are higher between 150 and 500 feet from the mean high-water line and higher still beyond 500 feet.

The development intensity allowed by the coastal regulations varies according to planning area in the Coastal Zone. The greatest impervious coverage is allowed in designated CAFRA centers, which can be designated as Urban Centers, Regional Centers, Towns, Villages and Hamlets.

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The most intensive development is allowed in regional centers, with less impervious cover allowable in Town Centers, the Villages and still less in Hamlets. Lands outside of CAFRA centers are divided into the following CAFRA planning areas:

- Metropolitan Planning Area
- Suburban Planning Area
- Coastal Fringe Planning Area
- Coastal Rural Planning Area
- Coastal Environmentally Sensitive Planning Area

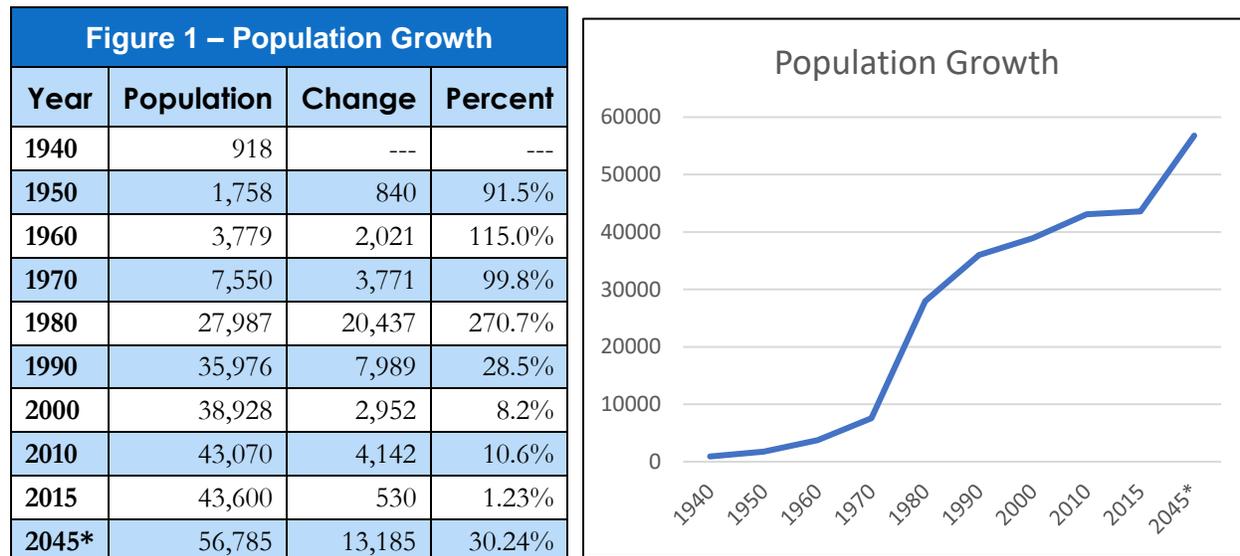
## DEMOGRAPHICS

This section provides the background of local demographics in comparison to other local, County or State jurisdictions.

### Population

Manchester Township was incorporated in 1865 from Dover Township (now Toms River Township). The Township was a sparsely populated rural community from the 1800s until the 1960s. As shown in **Figure 1**, Manchester Township’s population has increased drastically over the past fifty years. The single largest period of growth in Manchester was between 1970 and 1980, when the Township grew by 20,437 people. This represents a 270 percent increase from the previous decade. Since 1980, Manchester has continued to grow and has added approximately 15,246 residents since 1980, or roughly 35 percent of its population. The slowest period of growth for the Township was between 1990 and 2000, when only 2,952 residents were added. Between 2000 and 2010, 4,142 residents were added. As of 2015, the Township has 43,600 residents, an increase of only 530 residents since the 2010 Census. Manchester’s population growth appears to have stabilized since its explosive growth period between 1960 and 1990.

The North Jersey Transportation Planning Authority (“NJTPA”) projects that Manchester Township will grow to 56,785 residents by the year 2045, representing a 30.24 percent increase over the 2015 population.



Sources:

2010 Census Table DP-1 & 2015 ACS Table DP05; <http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>;

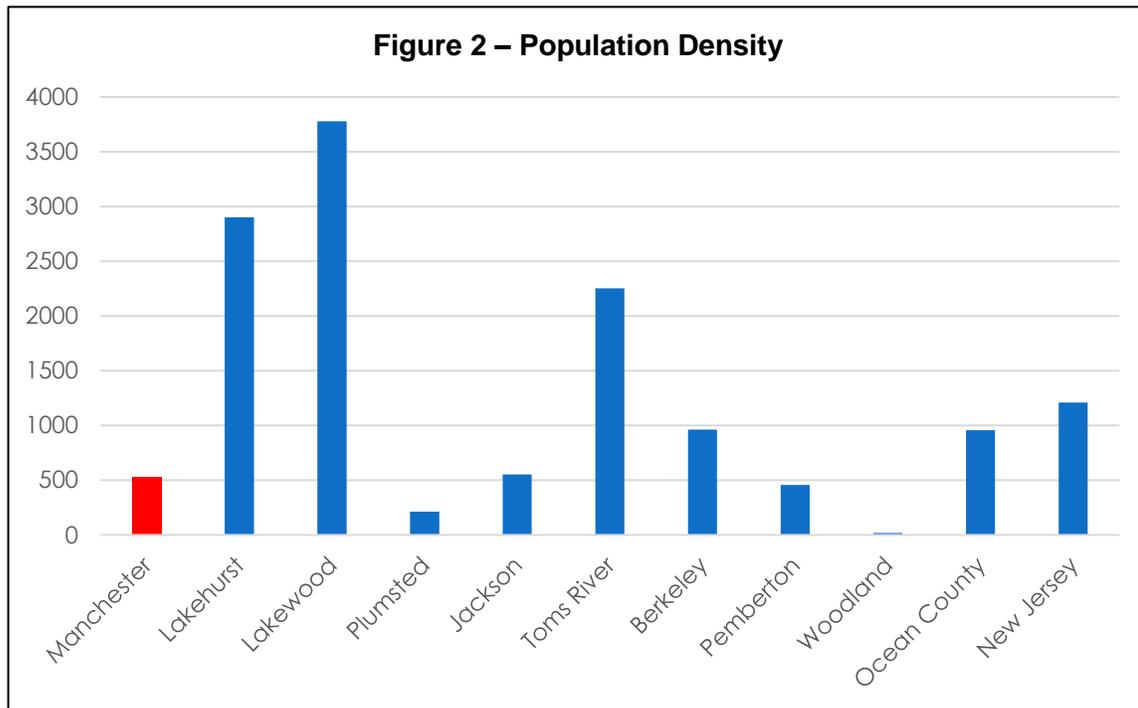
\*2045 NJTPA Population Forecast by County and Municipality

### Population Density

The 2010 Census was used to determine population density. As shown in **Figure 2**, Manchester’s population density of 527.7 persons per square mile is well below that of Ocean County and New Jersey as a whole, 957 and 1,210.1 persons per square mile, respectively. Compared to its neighbors, Manchester is one of the sparsest populated municipalities in the Ocean/Burlington County region. Only two of its neighbors, Plumsted to the

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north and the Township of Woodland (Burlington County), have a lower density, with 212.1 and 18.9 persons per square mile, respectively. Lakehurst Borough, which is surrounded by Manchester, has a population density of 2,900.8 persons per square mile, almost six times denser than Manchester. The neighboring municipality that has the greatest population density is the Township of Lakewood with 3,777.7 persons per square mile. Jackson and Pemberton are fairly similar in density to Manchester.



Household Characteristics

**Figure 3** compares various household characteristics of Manchester Township to the County and State. Being a prominent retirement community, the average household size of Manchester (1.89 persons per household) is predictably smaller than that of Ocean County’s (2.53) or New Jersey’s (2.84). Of Manchester’s 39,609 residents age 16 or older, only 15,581 people are in the labor force, indicating that greater than 60 percent of the population is either retired, in school, or are otherwise not employed and not seeking employment.

The poverty rate is lower in Manchester when compared to Ocean County and New Jersey. Manchester’s poverty rate is 8.5 percent, Ocean County’s poverty rate is 10.9 percent and New Jersey’s rate is 10.7 percent.

The median household income of Manchester is \$41,689.00, significantly lower than Ocean County’s median household income of \$65,771.00 and New Jersey’s median household income of \$76,475.00.

Of the nearly 20,000 housing units in Manchester, over 60 percent are owned outright with no mortgage. This is almost double the ownership rate compared to New Jersey (32 percent) and Ocean County (38 percent).

The smaller household size, higher unemployment rate, lower poverty rate, and lower median household income reflect the characteristics of the predominant 65-and-older-population, which is more likely to be retired and living on a fixed income.

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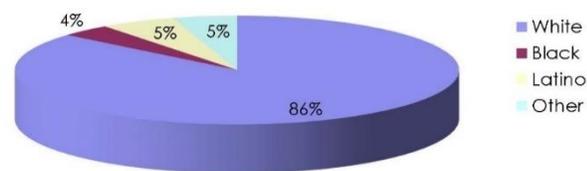
Figure 3 – Household Characteristics			
	Manchester	Ocean County	New Jersey
Households	22,957	223,135	3,199,111
Average Household Size	1.89	2.53	2.84
Housing Units	25,835	281,171	35,95,055
Housing units without a mortgage	32.1%	38.6%	61.9%
Home Ownership Rate	0.86	0.80	0.64
Vacancy Rate	0.8	1.9	1.7
Median Household Income	\$41,689.00	\$65,771.00	\$76,475.00
Per Capita Income	\$32,011.00	\$33,312.00	\$39,069.00
Poverty Rate	8.5%	10.9%	10.7%
Unemployment Rate	9.2%	6.7%	7.0%

Source: 2013-2017 ACS 5-Year Estimates B25001; S1101; DP04; B19301

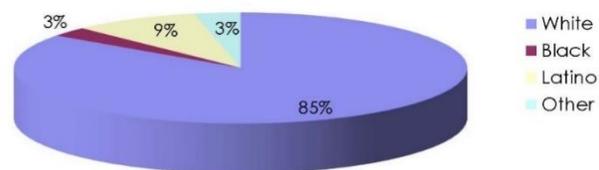
**Race**

Manchester Township’s racial diversity is consistent with Ocean County but less diverse than the State overall. Manchester’s and Ocean County’s populations are proportionally 85 percent white, compared to the State of New Jersey, which is 56 percent white. Of the Township’s 43,418 residents, 86 percent (37,402 residents) identified as white, while 4 percent (1,606 residents) identified as black, 5 percent (2,371 residents) identified as Latino, and 5 percent (2,039 residents) identified with another race. (See Figure 4.)

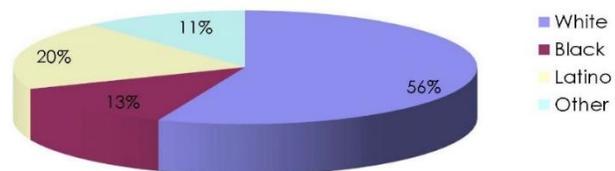
**Figure 4 – Racial Diversity**  
Municipality Racial/Ethnic Breakdown



County Racial/Ethnic Breakdown



New Jersey Racial/Ethnic Breakdown



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**Age Distribution**

Manchester Township is a popular retirement community with over 7,000 age-restricted housing units in the municipality. This has resulted in a higher median age in Manchester than other communities.

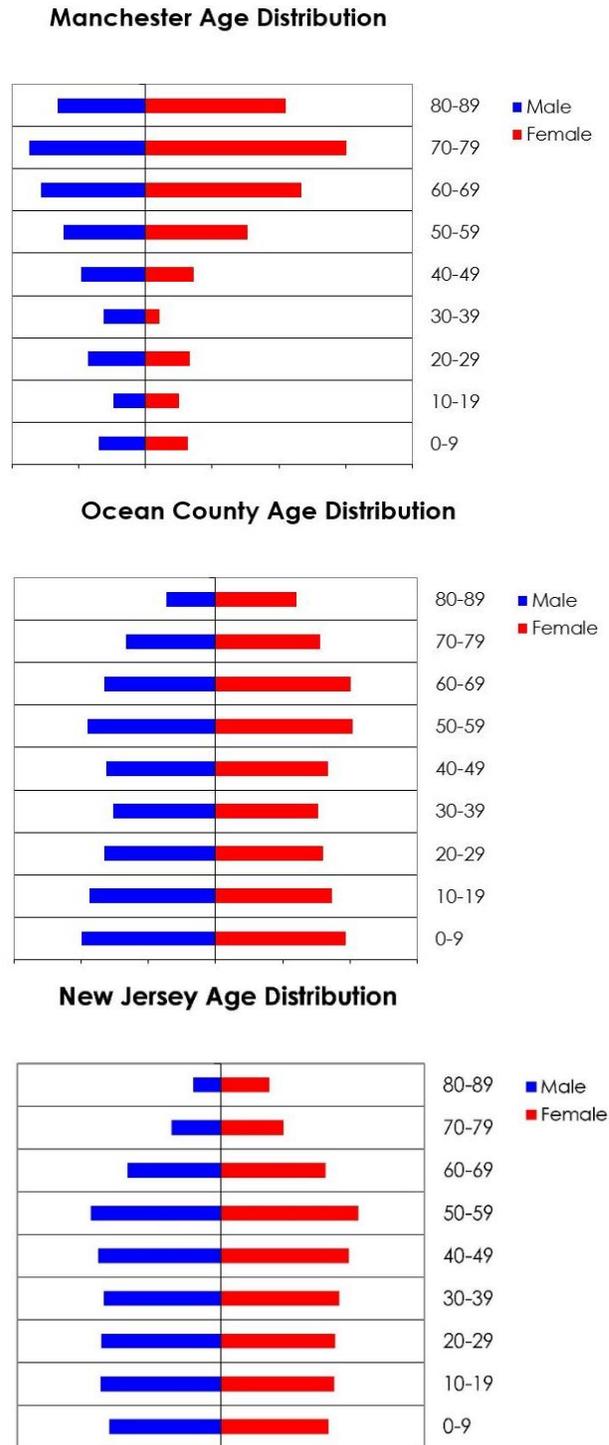
Manchester has a median age of 63.7 years; the male median age being 59.4 years and the female median age being 66.6 years. Ocean County has a median age of 42.9 years (male: 40.2; female: 45.5) and New Jersey has a median age of 39.6 years (male: 38; female: 41.2).

Manchester Township has also the oldest population compared to all its neighboring municipalities. At a median age of 60.3 years, Berkley Township has the second oldest population, followed by Woodland Township (46), Toms River Township (44), Jackson Township (43.3), Plumsted Township (40.6), Lakehurst Borough (34.2), and Lakewood (20.6).

Almost half (48 percent) of Manchester’s total population is age 65 or older, while only 10 percent of the population is age 18 or younger. Almost two-thirds (63 percent) of the population is age 55 or older.

**Figure 5** shows the age distribution charts by gender for Manchester Township, Ocean County, and New Jersey.

**Figure 5 – Age Distribution**



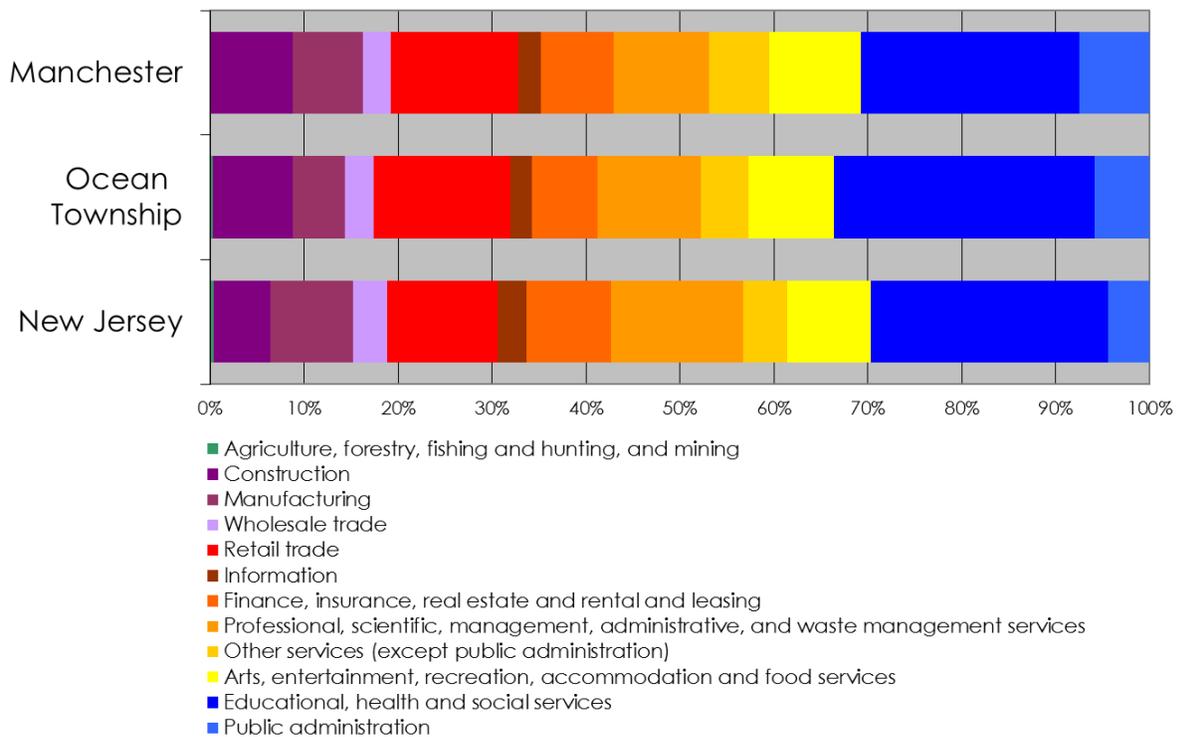
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**Industry**

As shown in **Figure 6**, Manchester Township, Ocean County and New Jersey share the same top three employment industries: 1) education, health, and social services; 2) retail trade; and 3) professional, scientific, management, administrative, and waste management services. Ocean County holds the largest share of those employed in education at 26 percent, while New Jersey’s education workforce makes up 24 percent of the state’s overall employment, and Manchester’s education workforce makes up 22 percent of its overall employment. Ocean County has the largest share of those employed in retail trade (14 percent), followed by Manchester (13 percent) and New Jersey (11 percent). Employment in professional, scientific, management, administrative, and waste management services is greatest in New Jersey as a whole (13 percent) and makes up the same share of those employed in both Ocean County and Manchester (10 percent).

Agriculture, forestry, fishing and hunting, and mining make up the smallest share of employment across Manchester, Ocean County, and New Jersey, all comprising less than one (1) percent of each workforce. Overall, Manchester has similar trends in employment that reflect both county-wide and state-wide employment.

**Figure 6 – Workers by Industry**



## Township of Manchester

Housing Type

According to the 2017 ACS, there are 25,835 housing units in Manchester Township, including single-family detached, single-family attached (i.e. townhomes), multi-family dwellings and mobile homes (see **Figure 7**). More than half of the housing stock consists of single-family detached dwellings. Single-family attached townhouse units comprised more than a quarter of the housing stock. Duplexes account for 2.5 percent of the housing stock. Multi-family dwellings (3 or more units) account for 9 percent of the housing in Manchester.

The 1,977 mobile homes in Manchester represent 31 percent of the 6,386 mobile homes in all of Ocean County and 5 percent of the 33,830 mobile homes in the entire State.

<b>Figure 7 – Housing Type by Units in Structure</b>		
<b>Unit Type</b>	<b>Units</b>	<b>Percent</b>
Single-Family, Detached	12,830	49.7%
Single-Family, Attached	7,057	27.3%
Two-Family	649	2.5%
3 or 4 Units	1,633	6.3%
5 to 9 Units	401	1.6%
10 to 19 Units	294	1.1%
20 or more Units	983	3.8%
Mobile Home	1,977	7.7%
Other (Boat, RV, van, etc.)	11	0.04%
<b>Total</b>	<b>25,835</b>	<b>100%</b>

Source: 2017 ACS Table DP04

Occupancy Status

The ACS estimated that there were 22,957 occupied units (89 percent) and 2,878 (11 percent) vacant housing units in 2017. The vast majority of occupied units are owner-occupied. As **Figure 8** shows, most of vacancies are classified as “other”. For the vacant units that are classified, the majority are seasonal, recreational or occasional use.

<b>Figure 8 – Occupancy Status</b>		
	<b>Households</b>	<b>Percent</b>
<b>Occupied Total</b>	<b>22,957</b>	<b>88.86%</b>
Owner Occupied	19,761	76.49%
Renter Occupied	3,196	12.37%
<b>Vacant Total</b>	<b>2,878</b>	<b>11.14%</b>
For rent	128	0.50%
Rented, not occupied	0	0.00%
For Sale	158	0.61%
Sold, not occupied	62	0.24%
Seasonal/recreational	574	2.22%
Other	1,956	7.57%
<b>Total</b>	<b>25,835</b>	<b>100%</b>

Source: 2017 ACS Tables DP04 & B25004

## Township of Manchester

**Value & Rent of Housing Stock**

**Figure 9** shows that nearly half of Manchester's 19,761 owner-occupied housing units are valued under \$100,000 and 20 percent are valued at less than \$50,000. The median value of all owner-occupied homes is \$126,900, which is a fraction of the median value of homes in Ocean County (\$267,900) and State-wide (\$321,100).

<b>Figure 9 – Value of Owner Occupied Units</b>		
<b>Value</b>	<b>Number of Units</b>	<b>Percent</b>
Less than \$50,000	4,102	20.8%
\$50,000 to \$99,999	4,388	22.2%
\$100,000 to \$149,999	2,782	14.1%
\$150,000 to \$199,999	2,011	10.2%
\$200,000 to \$299,999	3,725	18.9%
\$300,000 to \$499,999	2,419	12.2%
\$500,000 to \$999,999	260	1.3%
\$1,000,000 or more	74	0.4%
<b>Total</b>	<b>19,761</b>	<b>100.00%</b>
Source: 2017 ACS Table DP04		

As shown in **Figure 10**, the 2017 estimated median gross rent for the Township is \$1,142, which is slightly lower than the median rent in Ocean County (\$1,368) and Statewide (\$1,249).

<b>Figure 10 – Cost of Rentals</b>		
<b>Cost</b>	<b>Number of Units</b>	<b>Percent</b>
Less than \$500	387	12.1%
\$500 to \$999	668	20.9%
\$1,000 to \$1,499	1,247	39.0%
\$1,500 or more	606	19.0%
No cash rent	288	9.0%
<b>Total</b>	<b>3,196</b>	<b>100%</b>
<b>Median (in dollars)</b>	<b>\$1,142</b>	
Source: 2017 ACS Table DP04		

## Township of Manchester

The 2017 ACS provides a calculation of housing costs as a percentage of income for owner-occupied units and renter-occupied units. **Figure 11** indicates that approximately 30 percent of households with a mortgage and 22 percent of households without a mortgage spend more than 35 percent of their income on housing costs. Nearly half of renters in Manchester spend more than 35 percent of the income on housing costs.

<b>Figure 11 – Housing Costs as Percentage of Income</b>						
	<b>Housing units w/ mortgage</b>		<b>Housing units w/o mortgage</b>		<b>Occupied Units Paying Rent</b>	
	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>
<b>Less than 20 percent</b>	2,670	35.6%	6,299	52.5%	469	16.3%
<b>20.0 to 24.9 percent</b>	978	13.0%	1,361	11.3%	473	16.4%
<b>25.0 to 29.9 percent</b>	951	12.7%	1,076	9.0%	383	13.3%
<b>30.0 to 34.9 percent</b>	679	9.0%	655	5.5%	215	7.5%
<b>35.0 percent or more</b>	2,226	29.7%	2,609	21.7%	1,341	46.5%
<b>Not computed</b>	28	0.4%	229	1.9%	315	10.9%
<b>Total</b>	<b>7,504</b>	<b>100%</b>	<b>12,000</b>	<b>100%</b>	<b>2,881</b>	<b>100%</b>

Source: 2017 ACS Table DP04

### Projections

**Figure 12** provides the population, household and employment projections from the New Jersey Transportation Planning Authority (“NJTPA”). Manchester’s residential population is expected to increase from 43,600 residents in 2015 to 56,785 in 2045. Similar modest growth is expected in the number of households and employment. The number of households is expected to increase from 23,161 in 2015 to 30,053 in 2045, and the number of jobs is expected to increase from 6,337 in 2015 to 9,318 in 2045. Compared to Ocean County, an annualized percent population growth of 0.60 percent over the 30-year period of 2015 to 2045, Manchester has a faster annualized population growth rate of 0.88 percent. This is also true of Manchester’s projected household growth, which has an annualized growth rate of 0.87 percent compared to Ocean County’s 0.65 percent increase; as well as Manchester’s employment increase, with an annualized percent increase of 1.3 percent compared to Ocean County’s 0.71 percent increase. These projects are consistent with the 2011 Manchester Master Plan’s projections, which states that, “the Manchester population will continue to grow, but at a more moderate rate. The major thrust of the new population for Manchester Township would be the result of developing the remaining vacant land.”

<b>Figure 12 – Population, Household, &amp; Employment Projections</b>							
	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Population	43,600	45,563	47,614	49,758	51,998	54,339	56,785
Households	23,161	24,189	25,262	26,383	27,554	28,776	30,053
Employment	6,337	6,757	7,206	7,684	8,194	8,738	9,318

Source: 2045 NJTPA Population Forecast by County and Municipality

## COMMUNITY INVENTORY

This section provides an inventory of various programmatic, built, and natural features within the Township.

### Land Use

The NJDEP publishes land use/land cover GIS data based on interpretations of the various editions of aerial photography. The latest edition of land use/land cover data was published in 2015 and is based on the 2012 aerial photography. The data breaks out the Township of Manchester into various categories of urban or undeveloped land. As shown in **Figure 13**, the largest land cover category present in Manchester is forest, which accounts for 58 percent of the land area. Wetlands cover nearly 20 percent of Manchester. Residential land uses are the third greatest category with 12 percent of the land area. (See **Map 2 – Land Use/Land Cover** in the Appendix.)

Land Use/Land Cover	Acres	Percent
Residential	6,353	12.0%
Commercial/Services	378	0.7%
Military Installation	778	1.5%
Industrial	62	0.1%
Transportation/Utility	724	1.4%
Recreational Land	345	0.7%
Athletic Fields (Schools)	62	0.1%
Cemetery	14	0.0%
Other Urban or Built-Up Land	671	1.3%
Agriculture	271	0.5%
Forest	30,750	58.2%
Extractive Mining	639	1.2%
Barren Land	765	1.4%
Water	800	1.5%
Wetlands	10,249	19.4%
<b>Total</b>	<b>52,860</b>	<b>100%</b>

### Wetlands

According to NJDEP land use/land cover mapping, freshwater wetlands represent 10,249 acres or approximately 19.4 percent of the Township. As documented by the NJDEP, wetlands are valuable components of watersheds for many reasons. As wetland area and function decreases over a period of years or decades, the overall quality and quantity of the surface water flow within the watershed is altered and often expensive man-made utilities are required to make up for the loss of the wetland. A community that incorporates growth while maintaining or improving wetlands and wetland functions can achieve lower flood peaks, fewer drought periods, more wildlife and habitat, and better surface water quality than comparable watersheds with fewer wetlands. Wetlands also provide recreational opportunities for boating, hiking and bird watching, and aesthetic value in the landscape.

### Lakes

Lakes represent approximately 859 acres or 1.6 percent of the Township. There are four major lakes in Manchester Township: Pine Lake, Harry Wright Lake, and two man-made mineral dredging lakes (on Heritage Minerals property). Scattered throughout the Pinelands are several small ponds including many created for lumber and grist mills, bog iron forges and cranberry bogs.

### Flood Hazard Areas

According to FEMA flood insurance rate mapping (“FIRM”), the special flood hazard area encompasses 11,762 acres or approximately 22 percent of the Township. Floodplains are a vital part of river and stream ecosystems. They are important because they act as flood buffers, water filters, and wildlife nurseries, and are major centers

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 Township of Manchester

of biological life in the river and stream ecosystems. They are important for maintenance of water quality as they provide fresh water to wetlands and backwaters, dilute salts and nutrients and improve the overall health of the habitat used by many species of birds, fish and plants. They are important biologically as they represent areas where many species reproduce and as such are important for breeding and regeneration cycles. (See **Map 3 – Environmental Constraints** in the Appendix.)

### Groundwater Recharge Areas

More than 22,000 acres (42.2 percent) have a groundwater recharge rate of 13 to 14 inches per year. Over 16,000 acres (30.6 percent) have a recharge rate of 11 to 12 inches per year. Nearly three-quarters of the Township has a recharge rates of 11 inches per year or greater. Less than 3 percent of the Township has a groundwater recharge rate of less than 11 inches per year. Wetlands and open waters, which have no recharge calculation, compose approximately 12,500 acres (23.8 percent) of the Township. (See **Map 4 – Groundwater Recharge Areas** in the Appendix.)

### Wellhead Protection Areas

There are two categories of public water supply wells – public community water supply wells and public non-community water supply wells. There are 25 public community wells and 38 public non-community wells in the municipality. (See **Map 5 – Wellhead Protection Areas** in the Appendix.)

### Critical Wildlife Habitat

The New Jersey Pine Barrens overlay one of the largest aquifers in the country. The wetlands and pristine headwaters beginning within the Pinelands support indigenous species and are critical for the water quality and productivity of the New Jersey lagoon estuaries. The U.S. Fish and Wildlife Report indicates that there are 223 species of special emphasis in the New Jersey Pine Barrens, incorporating 84 species of plants and 75 species of birds.

In 1994, the NJDEP Division of Fish and Wildlife’s (“DFW”) Endangered and Nongame Species Program (“ENSP”) developed the Landscape Project to provide map-based data to assist with endangered, threatened and special concern species conservation. Version 3.3 of the Landscape Project was released in 2016 and provides detailed information about the type of habitat present and the species that have been sighted there. (See **Map 6 – Critical Wildlife Habitat** in the Appendix.)

The following list of species have been documented in Manchester Township:

#### **State Endangered Species**

- American Bittern (*Botaurus lentiginosus*)
- Arogos Skipper (*Atrytone arogos arogos*)
- Bald Eagle (*Haliaeetus leucocephalus*)
- Bobcat (*Lynx rufus*)
- Bog Turtle (*Glyptemys muhlenbergii*)
- Corn Snake (*Pantherophis guttatus*)
- Least Tern (*Sternula antillarum*)
- Pied-billed Grebe (*Podilymbus podiceps*)
- Timber Rattlesnake (*Crotalus horridus horridus*)
- Upland Sandpiper (*Bartramia longicauda*)

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**State Threatened Species**

- Banner Clubtail (*Gomphus apomyius*)
- Barred Owl (*Strix varia*)
- Grasshopper Sparrow (*Ammodramus savannarum*)
- Northern Pine Snake (*Pituophis melanoleucus melanoleucus*)
- Pine Barrens Treefrog (*Hyla andersonii*)
- Red-headed Woodpecker (*Melanerpes erythrocephalus*)
- Silver-bordered Fritillary (*Boloria selene myrina*)

**Species of Special Concern**

- Black-billed Cuckoo (*Coccyzus erythrophthalmus*)
- Black-throated Green Warbler (*Dendroica virens*)
- Broad-winged Hawk (*Buteo platypterus*)
- Brown Thrasher (*Toxostoma rufum*)
- Carpenter Frog (*Lithobates virgatipes*)
- Cooper's Hawk (*Accipiter cooperii*)
- Dotted Skipper (*Hesperia attalus slossonae*)
- Eastern Box Turtle (*Terrapene carolina carolina*)
- Eastern Kingsnake (*Lampropeltis getula getula*)
- Fowler's Toad (*Anaxyrus fowleri*)
- Georgia Satyr (*Neonympha helicta*)
- Glossy Ibis (*Plegadis falcinellus*)
- Great Blue Heron (*Ardea herodias*)
- Hessel's Hairstreak (*Callophrys hesseli*)
- Hooded Warbler (*Wilsonia citrina*)
- Kentucky Warbler (*Oporornis formosus*)
- Little Blue Heron (*Egretta caerulea*)
- Northern Parula (*Parula americana*)
- Pine Barrens Bluet (*Enallagma recurvatum*)
- Scarlet Bluet (*Enallagma pictum*)
- Snowy Egret (*Egretta thula*)
- Spotted Turtle (*Clemmys guttata*)
- Tricolored Heron (*Egretta tricolor*)
- Two-spotted Skipper (*Euphyes bimacula*)
- Veery (*Catharus fuscescens*)
- Whip-poor-will (*Caprimulgus vociferus*)
- Wood Thrush (*Hylocichla mustelina*)
- Worm-eating Warbler (*Helmitheros vermivorum*)

**Natural Heritage Priority Sites**

There are ten Natural Heritage Priority Sites mapped within Manchester Township containing nearly 4,000 acres (see **Figure 14** below and **Map 7 – Natural Heritage Priority Sites** in the Appendix).

<b>Figure 14 – Natural Heritage Priority Sites</b>			
Name	Rank	Description	Acres
Blacks Branch	B3	Atlantic white cedar swamp.	176.2
Crossley	B2	Pitch pine uplands and lowlands. Disturbed areas include gravel pits and abandoned RR ROW. Both these disturbed habitats important for rare species.	12.6
Forked River Mountain Macrosite	B2	A few small occurrences of dwarf pine plains (<150 acres) associated with up to 1000+ acres of transitional pine plains, and several small occurrences of hydric pine plains. Most of the plains are in the vicinity of Forked River Mountain, near the center	2,001.6
Fort Dix Line Site	B2	Mowed boundary line 50 feet wide through pine upland, pitch pine lowland, cedar/maple streamlet swale.	69.4

## Township of Manchester

Figure 14 – Natural Heritage Priority Sites			
Name	Rank	Description	Acres
Pasadena Goose Pond	B4	Natural pine barren pond surrounded by Atlantic white cedar swamp, pitch pine lowland, and pitch pine upland.	821.7
Pole Bridge Branch	B3	Streamlet swale through pitch pine upland.	334.8
West Plains Fireshed Macrosite	B1	A large patch of pitch pine-shrub oak barrens and pine plains in broad sandy uplands, interrupted by few wetlands.	224.9
Whitesbog Spung Sandhill	B3	An open pine barrens forest on Lakehurst sand. The sandy substrate and open canopy provide habitat for a globally rare plant species.	84.0
Whitesbog Upper Reservoir Road	B3	Open areas underlain by Lakehurst sand adjacent to roads by the upper cranberry reservoir at Whitesbog. The open canopy and sandy soil provide habitat for a rare plant species.	52.3
Whiting Clay Pits	B2	An area of abandoned clay pits, steep ridges separating deep swales and ponds, has revegetated with native herbs, shrubs, and trees. An intermittent stream and some seeps feed these ponds. The area is within a large residential development.	193.6
<b>Total</b>			<b>3,971</b>

### Farmland

Due to its location within the Pine Barrens and the associated soil types, Manchester has not historically contained much land suitable for farming. Today, there are a total of 34 parcels containing 816 acres (or 1.5 percent of the Township’s total land area) that are designated as “farmland qualified” in Township tax assessment records. There is just one preserved farmland tract of 55.7 acres located along the westerly border, which is part of a larger farm tract in Pemberton Township.

### Public Park and Recreation Facilities

**Map 8 – Existing Parks & Open Space** shows the existing preserved open spaces within Manchester. There are currently 24,602 acres of preserved lands (46.6 percent of the Township land area) that are owned by the State, County or Township and permanently dedicated and preserved for public access and use as open space, parks, or recreation facilities. The Township owns a total of 1,064 acres dedicated to recreation and open space use. Harry Wright Lake Park and Pine Lake Park and the associated open space comprise approximately 847 acres. The remainder of Township-owned recreation space is comprised of pocket parks, athletic fields and courts, playgrounds, and other outdoor activity areas:

- Pine Lake Park is 95.51 acres with a swimming lake, life guard beach, paddle boats, and playground.
- Harry Wright Lake Park is 325.4 acres with Swimming lake, life guard, picnic, parking, concert stage, horse shoe pits, vita course/jogging trail, bathroom facilities, playground, summer camp.
- Bowker Memorial Field is 10 acres with 2 softball fields, 1 soccer field, 1 tennis court, 1 basketball court, playground, benches, picnic tables, Bocce pit, and bike racks.

## Township of Manchester

County Parks & Open Space

According to the Ocean County Parks Department, there are no County parks or active recreation facilities within Manchester Township. Ocean County owns 1,349 acres of open space conservation land.

Historic Properties

According to the NJDEP Historic Preservation office, there are currently four historic properties in Manchester as listed on the New Jersey and National Registers of Historic Places:

**Building 9726 (ID#4881)**

Range Road

SHPO Opinion: 3/7/2003

(Fort Dix)

**Hangar #1, Lakehurst Naval Air Station****(NHL, ID#2317)**

County Route 547

NHL: 5/23/1968

NR: 5/23/1968 (NR Reference #: 68000031)

SR: 5/27/1971

**New Jersey Southern Railroad Historic District (ID#4836)**

Railroad right-of-way from Monmouth, Red Bank Borough to Ocean, Lakewood Borough

SHPO Opinion: 6/30/2008

**Whitesbog Historic District (ID#864)**

County Route 530, northwest of NJ Route 70

NR: 10/27/1988 (NR Reference #: 88002115)

SR: 6/17/1988

The Historic Preservation Plan Element of the Manchester Master Plan identifies 25 historic properties:

- |  |   |
|--|---|
| 1. Lakehurst Naval Air Station                   | 14. Whites Bridge   |
| 2. Cathedral of the Air National Memorial Chapel | 15. Harry Wright Lake   |
| 3. Hanger 1                                      | 16. Roosevelt City  |
| 4. Old Town Hall                                 | 17. Boyds Tavern  |
| 5. Ridgeway Old Mill                             | 18. Buckingham  |
| 6. Pine Lake Park                                | 19. Wheatland (Pasadena)  |
| 7. Lowen Works                                   | 20. Bullock   |
| 8. Charcoal Pits                                 | 21. Old Halfway   |
| 9. Federal Furnace Site                          | 22. Southern Branch of the Consolidated Rail Corporation (Delaware and Raritan Railroad/Central Railroad of New Jersey Pennsylvania Railroad) |
| 10. Brickyard                                    | 23. Tuckerton Railroad  |
| 11. Keswick Grove                                | 24. Ridgeway Schoolhouse  |
| 12. Whittings                                    |   |
| 13. Old School House                             |   |

Schools

Manchester Township presently has three (3) elementary schools: The Whiting School located on 15 acres fronting on Manchester Boulevard; the Ridgeway School which is on a 28-acre site fronting on Route 571; and the Manchester Township Elementary School located on a 23-acre site on the west side of Colonial Drive north of Route 70. The Manchester Township Elementary School is the district's newest school, having opened in February 1992. In 1976, Manchester Township opened its High School located on the extension of Colonial

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**Township of Manchester**

Drive. Also, a Middle School was constructed and opened in September of 1983 located adjacent to the Ridgeway School on Route 571.

### Municipal Administration

The Manchester Township municipal administration facilities are located at 1 Colonial Drive. These offices house the Township Administrator, Township Clerk, Township Treasurer, Building Department, Planning Board and Board of Adjustment offices, offices for the Mayor, Council and offices for other functions of the Township government. The Municipal Building also provides two large meeting rooms for Court, Council meetings and other public and civic organization meetings.

### Libraries

A branch of the Ocean County Library is located in the Manchester Township Municipal Complex on Colonial Drive.

### Police Stations

Manchester's only police station is located in the Manchester Township Municipal Complex on Colonial Drive.

### Fire Stations

There are three volunteer fire companies that serve Manchester Township: the Manchester Volunteer Fire Company No.1, located in Pine Lake Park at Tenth Avenue; the Ridgeway Volunteer Fire Company, located on Route 571; and, the Whiting Volunteer Fire Company, located on Cherry Avenue and Route 530.

### Nursing Homes

There are six nursing facilities in Manchester Township: the Aristacare at Whiting, located on Schoolhouse Road; Manchester Manor Rehabilitation Center, located on Tobias Avenue; the Whiting Health Care Center, located on 3000 Hilltop Road; Hamilton Place Health Care of the Pines at Whiting retirement community, located on Route 530; Arbors Care Center assisted living, located off Route 37 West; and, the Haven—an assisted living facility apart of the Silverwoods retirement community, also located off Route 37 West.

### Childcare Centers

Manchester offers Y-Kids before-and-after school programs at the each of the town's three elementary schools. Also, the town has three childcare centers: As We Grow Child Care, located on Manchester Boulevard; Manchester Head Start, located on the corner of Route 70 and Wilbur Avenue; and, the Redeemer Lutheran Nursery School, located on Route 70 East.

### Roadways

Township roadways and accompanying rights-of-way account for approximately 616 acres. This is 7.1 percent of the developed land.

County roadways and accompanying rights-of-way account for 281 acres or 3.2 percent of the developed land. These roadways include Routes 539, 530, 571, 547 and 614, and Beckerville Road, Horicon Road, Manchester

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**Township of Manchester**

Boulevard, Cherry Street, Beacon Street, Commonwealth Boulevard, Pasadena Road, Union Avenue and Schoolhouse Road (from Route 530 to Lacey Road).

State highways and accompanying rights-of-way account for a total of 357 acres or 4.1 percent of the developed land. The two state highways in Manchester Township are Route 70, which accounts for 331 acres, and Route 37 which accounts for 25 acres. Route 70 extends in an east/west direction through the Township with right-of-way widths varying from 80 feet or greater. Route 37 is a newly widened four lane divided highway and runs in a northwest/southeast direction from the Borough of Lakehurst to the Toms River Township border.

Private roads and accompanying rights-of-way account for 131 acres representing 1.5 percent of the developed land. Private roads are found within the numerous retirement developments in Manchester Township.

### Railways

One operating freight railroad line is found in Manchester Township. There are two branches of the Consolidated Rail Corporation within Manchester Township. The Toms River Branch line runs from the Berkeley Township border to the Borough of Lakehurst, while the New Jersey Southern Branch runs from the Lakehurst Borough border north to the Dover Township border. The two sections connect in the Borough of Lakehurst. Former railroad lines running east/west through Manchester are now part of the JCP&L right-of-way. There are no passenger trains servicing Manchester. The closest NJTransit rail station is in Bay Head approximately 20 miles from Manchester.

### Bus

Ocean County operates a bus service called Ocean Ride. Ocean Ride line OC2 provide service to Manchester, Lakehurst, Berkeley and Toms River (Ocean County mall) on Tuesdays and Thursdays. Bus fares are \$2 for the general public and \$1 for senior citizens, students, and disabled persons. The buses are fully accessible. Passengers can connect to NJTransit bus lines #559 to Atlantic City, #67 or #319 at the Toms River Park & Ride to North Jersey/NYC or #137 to Lakewood/NYC.

### Municipal Utilities

Manchester Township presently has a Municipal Utility Authority (MUA), which provides sewer service to major areas of the Township. MTMUA provides sanitary sewerage service to major developed portions of the Township. The Township provides a sewerage collection system; the sewerage then flows into regional interceptors to the Ocean County Utility Authority (“OCUA”) Central Regional Treatment Plant in Berkeley Township. There are two regional interceptors serving Manchester Township: the Crestwood Interceptor and the Union Branch Interceptor. The Crestwood Interceptor serves most of the Pinelands Whiting Town Area, including all of the Whiting Town retirement communities and nearly all businesses in the Whiting area. The Union Branch Interceptor serves the entire eastern portion of Manchester Township and a portion of Jackson Township. **Map 9 – Adopted Sewer Service Areas** in the Appendix shows the sewer service area adopted as part of the Ocean County Wastewater Management Plan.

Manchester’s drinking water is operated by the Manchester Township Water Utility with ten wells, seven which draw from the Kirkwood-Cohansey Aquifer, and three which draw from the Potomac-Raritan-Magothy Aquifer.

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**Township of Manchester****Shared Services**

The New Jersey League of Municipalities (“NJLM”) maintains a library of shared service agreements between municipalities. According to NJLM, Manchester has entered into three shared service agreements with adjacent municipalities.

1. Lakehurst & Manchester - Building and Inspections
2. Lakehurst & Manchester - Information Technology
3. Lakehurst & Manchester - Municipal Court
4. Lakewood & Manchester - municipal vehicle cleaning and washing services
5. North Haledon & Manchester Utilities Authority – tax collector to provide utility lien and collection services for the MUA
6. Toms River & Manchester - Interconnect with Suez water, to share water between towns in case of emergency
7. Toms River & Manchester - Paid Police EMS Mutual Aid Agreement
8. Toms River P.D. & Manchester - Spillman Records Management Program

**Underutilized Lands**

Based on a review of the Township’s GIS parcels, there are 1,326 vacant (Property Class 1) parcels within the CAFRA area of Manchester Township. The vast majority of those properties are undersized and/or environmentally constrained. **Table 15** contains a list of vacant properties with at least 1 acre of land unconstrained by wetlands or flood hazard area.

## Township of Manchester

Figure 15 – Underutilized Properties

Block	Lot	Location	Owner	Zone	Planning Area	SSA	Acres	Uplands Acres	Environmental Constraints
1	4	1651 Ridgeway Rd	Goddard, Thomas & Judy	RA	PA5	Partial	17.69	5.07	Wetlands, C1, SFHA, Steep Slopes,
1.371	1	701 Riverside Ave	Shady Pines Construction Corp	R-10	PA5	Partial	1.33	1.33	
2	1	2560 Hwy 70	Atlantic Pier Co Inc	OR-LI	PA5	Partial	43.07	28.26	Wetlands, C1, SFHA, Steep Slopes,
2	8	2500 Hwy 70	Atlantic Pier Co Inc	OR-LI	PA5	Partial	14.28	13.38	Wetlands, C1,
2	9	2300 Hwy 70	Atlantic Pier Co Inc	HD-10	PA2	Yes	10.48	10.48	C1,
2	10	2910 Spruce Ave	Atlantic Pier Co Inc	HD-10	PA2	Yes	7.22	7.22	
2	11	2288 Hwy 70	Atlantic Pier Co Inc	HD-10	PA2	Yes	7.01	7.01	
2	12	2280 Hwy 70	Atlantic Pier Co Inc	HD-10	PA2	Yes	24.76	24.76	
2	14	2915 Fairbanks Ave	Atlantic Pier Co Inc	LI	PA2	Yes	35.33	35.33	
2	17	2718 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	1.30	1.30	
2	18	Hwy 571	Atlantic Pier Co Inc	LI	PA2	Yes	3.40	3.40	
2	19	Hwy 571	Atlantic Pier Co Inc	LI	PA2	Yes	13.65	13.65	
2	20	2451 Burke St	Atlantic Pier Co Inc	LI	PA2	Yes	25.29	25.29	
2	22	Hwy 571	Atlantic Pier Co Inc	LI	PA2	Yes	2.33	2.33	
2	24	Hwy 571	Atlantic Pier Co Inc	LI	PA2	Partial	4.98	4.16	Wetlands, C1,
2	25	2400 Hwy 571	Atlantic Pier Co Inc	R-15	PA2	Yes	3.06	3.06	
2	30	2390 Hwy 571	Atlantic Pier Co Inc	LI	PA2	Yes	42.60	42.57	Steep Slopes,
2	31	Toms River Br N	Atlantic Pier Co Inc	LI	PA2	Yes	2.15	2.15	
2	32	Toms River Br N	Atlantic Pier Co Inc	LI	PA2	Yes	10.57	10.57	
2	33	Toms River Br N	Atlantic Pier Co Inc	LI	PA2	Partial	27.96	25.26	Wetlands, C1, SFHA,
2	34	Toms River Br N	Atlantic Pier Co Inc	LI	PA5	Partial	55.90	1.81	Wetlands, C1, SFHA,
2	37	Toms River Br N	Atlantic Pier Co Inc	LI	PA2	Partial	15.94	15.67	Wetlands, SFHA,
2	59	Hwy 571	Atlantic Pier Co Inc	LI	PA2	Partial	96.48	96.24	Wetlands,
2	62	Hwy 70	Atlantic Pier Co Inc	LI	PA2	Yes	8.36	8.36	
2	64	2400 Hwy 70	Atlantic Pier Co Inc	HD-10	PA2	Yes	4.07	4.07	
2	65	2910 Fairbanks Ave	Atlantic Pier Co Inc	HD-10	PA2	Yes	4.73	4.73	
2	768	2698 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	2.89	2.89	
2	769	2688 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	4.16	4.16	

## Township of Manchester

Figure 15 – Underutilized Properties									
Block	Lot	Location	Owner	Zone	Planning Area	SSA	Acres	Uplands Acres	Environmental Constraints
2	770	2668 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	7.65	7.65	
2	771	2644 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	4.62	4.62	
2	772	2630 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	4.85	4.85	
2	775.01	2530 Hwy 571	Atlantic Pier Co Inc	R-10	PA2	Yes	4.41	4.41	
2	777	2450 Hwy 571	Atlantic Pier Co Inc	R-15	PA2	Yes	2.52	2.52	
2	778	2424 Hwy 571	Atlantic Pier Co Inc	R-15	PA2	Yes	4.45	4.45	
3	635	3081 Fourth Ave	Atlantic Pier Co Inc	O-P	PA2	Yes	2.43	2.43	
3.02	642	2776 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	10.78	10.78	
3.03	1	2788 Ridgeway Rd	Atlantic Pier Co Inc	O-P	PA2	Yes	9.22	9.22	
4	630	2900 Hwy 571	Bonsangue, Charles Trust	O-P	PA2	Yes	2.39	2.39	
4	631	2876 Hwy 571	Atlantic Pier Co Inc	O-P	PA2	Yes	7.96	7.96	
5	2059	2920 Hwy 571	J & C Enterprises LLC	O-P	PA2	Yes	2.29	2.29	
8	1473	2210 Hwy 70	Atlantic Pier Co Inc	HD-10	PA2	Yes	11.95	11.95	
15	1.02	2317 Hwy 70	2317 Route 70 LLC	O-P	PA2	Yes	2.97	2.97	
17	1887	2969 Wilbur Ave	Stavola Realty Co	HD-3	PA2	Yes	1.44	1.44	
20	1793	3110 Brentwood Ave	Stavola Realty Co	HD-3	PA2	Yes	2.46	2.46	
21	1.01	3000 Renaissance Blvd	Stavola Realty Co	R-40	PA2	Yes	3.12	3.12	
21	620	3042 Ridgeway Rd	Quirk, John	R-40	PA2	Yes	4.80	4.80	
21	621	3028 Hwy 571	Krupnick, Sydney Family Trust	R-40	PA2	Yes	4.87	4.87	
21	622	3003 Wilbur Ave	Krupnick, Sydney Family Trust	R-40	PA2	Yes	2.40	2.40	
21	1712	3100 Brentwood Ave	Stavola Realty Co	R-40	PA2	Yes	2.09	2.09	
23	1242	3044 Wilbur Ave	Stavola Realty Co	R-40	PA2	Yes	1.38	1.38	
37	8	Pine Lake Park	Vesmark, Inc & Orton Enterprises	R-10	PA2	Partial	4.77	4.77	Wetlands,
38	3.01	2111 Hwy 37	Greentree At Manchester LLC	HD-3A	PA2	Yes	2.54	2.54	
38	4	2132 Hwy 37	Faith Realty Group LLC	HD-3A	PA2	Yes	7.92	7.92	
38	20	20 Colonial Dr	Rockwoodpio LLC	TC	PA2	Yes	1.32	1.32	
38.107	7	80 Colonial Dr	C J Hess Inc	TC	PA5	No	7.98	4.29	Wetlands, C1, SFHA,
43	6	301 Commonwealth Blvd	Varelli Jean T Est/John Mauder	R-14	PA2	Yes	4.16	3.27	Wetlands,

## Township of Manchester

Figure 15 – Underutilized Properties

Block	Lot	Location	Owner	Zone	Planning Area	SSA	Acres	Uplands Acres	Environmental Constraints
43.04	17	2080 Hwy 37	2080 Route 37 West LLC	HD-3	PA2	Yes	1.68	1.68	
44	2	1701 Hwy 37	Jaylin Holdings	HD-3	PA2	Partial	21.81	11.61	Wetlands, C1, SFHA,
44	5	1771 Hwy 37	Jaylin Holdings	HD-3	PA2	Yes	1.81	1.81	
44	9	1801 Hwy 37	1801 Highway 37 LLC	HD-3	PA2	Partial	30.09	7.31	Wetlands, C1, SFHA,
44	16	2101 Hwy 37	Homeland Corp/Hovsons Inc	HD-3	PA2	Partial	23.57	23.57	
44	18	2265 Hwy 37	Irpinia Associates LLC	HD-3	PA2	Yes	2.21	2.21	
46	3	210 Wrangle Brook Rd	Kowalski, Robert & Vawn	R-40	PA2	Partial	10.92	6.42	Wetlands, C1, Steep Slopes,
46	7.01	2671 Hwy 37	Hopco Assoc LLC	TC	PA2	Partial	4.91	4.91	
46	10	51 Hwy 37	Development Group/Stephen Depalma	TC	PA2	Partial	16.62	16.62	
46	10.02	1 So Colonial Dr	Burnt Pine Investors	TC	PA2	Partial	2.18	2.18	
46.01	1.01	50 So Colonial Dr	Long Road Investors/William Hierung	TC	PA2	Partial	29.58	29.58	
46.01	1.03	2501 Hwy 37	Long Road Investors/William Hierung	TC	PA2	Yes	20.19	20.19	
48	3	45 Colonial Dr	Ventures S M E Inc	TC	PA2	No	50.12	2.02	Wetlands, C1, SFHA,
50	1	901 Hwy 70 East	Lakehurst Borough	R-40	PA2	Partial	5.09	1.31	Wetlands, C1, SFHA,
51.08	1	2432 2nd St	Manchester Manor Associates L P	R-40	PA2	No	1.39	1.39	
51.1	60	2471 3rd St	Suburban Agency Inc	R-40	PA2	No	1.47	1.47	
51.15	1	2510 2nd St	Wilschanski, David	R-40	PA2	Partial	1.09	1.09	
52	2	1081 Hwy 70	Placek, Charles J & Gaul, W A Jr	MF-6	PA5	Partial	14.33	9.99	Wetlands, C1, SFHA,
52	4	1091 Hwy 70	Taff Robert H	MF-6	PA5	Partial	1.89	1.42	Wetlands,
54	700	3213 Ridgeway Rd	Kapkowski, A & Keating, M Et al	R-40	PA2	Yes	1.46	1.46	
54	705.01	3164 Johnson Ave	Ientile David & Christine	R-40	PA2	Partial	1.44	1.44	Wetlands,
56	686	3379 Hwy 571	Lawson, Louis L & Lisa M	R-40	PA2	Yes	1.32	1.32	
57	719.01	2975 Torry Ave	Country Road Estate Corp	R-40	PA2	Yes	1.19	1.19	
57	719.03	2955 Torry Ave	Country Road Estate Corp	R-40	PA5	Partial	5.18	3.06	Wetlands, C1, SFHA, Steep Slopes,
58	1.02	3130 Ridgeway Rd	Stavola Realty Co	R-40	PA5	Partial	11.33	11.05	Wetlands, SFHA,
58	668	3209 Wilbur Ave	Nordstrom, Edward C	R-40	PA5	Partial	2.46	1.55	Wetlands, SFHA,
58	674	3150 Ridgeway Rd	Labib, Badreldin	R-40	PA5	Partial	3.62	1.96	Wetlands, C1, SFHA,
58	685	3390 Hwy 571	Ridgeway Road Property LLC	R-40	PA2	Yes	2.26	2.26	

## Township of Manchester

Figure 15 – Underutilized Properties									
Block	Lot	Location	Owner	Zone	Planning Area	SSA	Acres	Uplands Acres	Environmental Constraints
59	2	3243 Renaissance Blvd	Chandler William H	R-40	PA2	Yes	24.24	24.24	
59	643	3180 Wilbur Ave	Chandler William A & Carol	R-40	PA2	Yes	4.94	4.94	
59	644	3190 Wilbur Ave	Chandler William A & Carol	R-40	PA2	Yes	4.51	4.51	
59	645.01	3200 Wilbur Ave	Abridello, William & Linda	R-40	PA2	Yes	1.37	1.37	
59	647	3220 Wilbur Ave	Chandler William H & Carol A	R-40	PA5	Partial	5.19	2.81	Wetlands, C1, SFHA,
59	648	3230 Wilbur Ave	Chandler William H & Carol A	R-40	PA5	Partial	4.58	1.66	Wetlands, C1, SFHA, Steep Slopes,
59	649	3240 Wilbur Ave	Liggins, Samuel & Clara	R-40	PA2	Partial	4.88	2.28	Wetlands, C1, SFHA, Steep Slopes,
59	651	3260 Wilbur Ave	Liggins, Samuel & Clara	R-40	PA2	Partial	5.09	3.16	Wetlands, C1, SFHA, Steep Slopes,
59	652	3270 Wilbur Ave	Chandler William H	R-40	PA5	Partial	4.90	2.91	Wetlands, C1, SFHA, Steep Slopes,
59	654	3290 Wilbur Ave	Monaco, Richard & Leonila	R-40	PA5	Partial	5.03	3.40	Wetlands, C1, SFHA, Steep Slopes,
60.1	1	2473 Hwy 70	Futures Trust Realty Associates	O-P	PA2	Partial	1.15	1.15	C1, Steep Slopes,
60.1	15	2425 Hwy 70	Paws Realty LLC	O-P	PA2	Yes	2.08	1.80	C1, Steep Slopes,
60.1	20.01	2409 Hwy 70	Bj & Bk LLC	O-P	PA2	Yes	1.41	1.24	C1, Steep Slopes,
61	5.01	2556 Huckleberry Rd	Mark Properties LLC	R-40	PA5	Partial	2.00	1.55	Wetlands, C1, SFHA,
75	76	80 Lacey Rd	Mark Properties LLC	O-P	PA2	Partial	1.31	1.31	
75	98.02	310 Schoolhouse Rd	Mark Properties LLC	RC	PA2	Yes	1.75	1.75	
75	98.03	320 Schoolhouse Rd	Mark Properties LLC	RC	PA2	Yes	1.75	1.75	
75	98.04	330 Schoolhouse Rd	Mark Properties LLC	RC	PA2	Yes	1.42	1.42	
75	98.06	340 Schoolhouse Rd	Mark Properties LLC	RC	PA2	Yes	1.69	1.69	
75.01	3	Crr Of Nj	Grunin, Jay & Linda	FA-S	PA5	No	21.18	19.48	Wetlands, C1, SFHA,
75.01	14.01	29 Alexander Ave	Wernoch, Henry & Tammy L	R-40	PA2	Yes	1.10	1.10	
75.01	14.02	31 Alexander Ave	Wernoch, Henry & Tammy L	R-40	PA2	Yes	1.84	1.84	
75.01	17.01	15 Howard Ave	Schiano, Antonio	R-40	PA2	Yes	1.00	1.00	
75.01	17.02	17 Howard Ave	Schiano, Antonio	R-40	PA2	Yes	1.83	1.83	
75.01	18.01	18 Howard Ave	Brown, Donald W	R-40	PA2	Yes	1.74	1.74	
75.01	74	451 Wrangle Brook Rd	Stavola Realty Co	FA-S	PA2	Partial	39.95	39.70	Steep Slopes,
86.01	13.01	91 Lacey Rd	Lioumis, Steve & Johanna	B-1	PA2	Yes	3.09	3.09	
96	66.01	201 Schoolhouse Rd	Americas Keswick	RA	PA2	Partial	4.77	4.77	Wetlands,

## COMMUNITY VISION & PUBLIC PARTICIPATION

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This section discusses how any existing community vision supports the State Plan vision, with specific references to the State Plan goals and policies.

Manchester Township is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan. The Township also seeks to establish Town Center designation along the Route 70 and Route 37 corridors in the Township. This area contains many existing commercial uses and is adjacent to the Toms River Regional Centers. The Township believes that that center designation would be a catalyst for economic growth in the Township, allowing for increased density to create a walkable downtown environment to serve residents and seasonal tourists.

The Township's vision is for a mixed-use Town Center core established along the crossroads of Route 37 and Colonial Drive, where the Township has already adopted a TC Town Center Zone District. The 2011 Township Master Plan provides the following discussion of the vision for the TC Town Center District:

**TC-Town Center:** Since the initial development of the current municipal complex, there has been discussions about the development of a Town Center for Manchester. The Master Plan recognizes this long-term proposal and has designated the area along both sides of Colonial Drive from Route 70 south of Route 37 to the railroad tracks at the Manchester High School as a Town Center. The focal point of the Town Center is the Municipal Complex, Police Building, Library and First Aid Squad. Two bank buildings already exist at Route 37 and Colonial Drive. The Town Center would provide for an expansion of the existing municipal and banking uses with the development of professional offices, including medical offices, restaurants, pharmacies and specialty shops. As a result of the CAFRA regulations and limitations on impervious surface coverage, it is proposed that multi-family housing be permitted in the Town Center as a development option use on a minimum tract area of 30 acres with direct access to Route 37 and Colonial Drive (See Multi-Family Development). Mixed use development would also be permitted. An overall development plan for large parcels should be required in order to assure designation of access ways, common circulation plans, etc. The Town Center includes a total of 233 acres.

The Township's 2017 Master Plan Reexamination Report recommended that the Township investigate and pursue Plan Endorsement, Center Designation, or some alternative program, that would allow the maximum impervious coverage to be increase from 30 percent to 70 percent under the CAFRA regulations.

As required by the Municipal Land Use Law, the Master Plan and Reexamination Reports were adopted by the Planning Board at open public hearings during which the public was invited to provide input regarding the documents. Several public meetings were held in 2003 as part of the Open Space and Recreation Plan to gain community input into the vision, goals, and recommendations for open space preservation and recreation facilities.

The Township intends to hold community visioning meetings as part of the Plan Endorsement process to more fully develop a vision for future growth, development and resource conservation within the Township.

## STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

This section describes recent relevant planning activities, including but not limited to topics such as regional planning, master planning, redevelopment, economic development, affordable housing, transportation, utilities, open space & recreation, agriculture, historic preservation, shared services, emergency planning.

### Master Plan

Since the formation of the first Manchester Township Planning Board in 1955, the Township of Manchester adopted master plans in 1962, 1968, 1982, 1993, and 2011. The 1993 Master Plan was amended periodically through 2006, and the 2011 Master Plan was recently reexamined in 2017. The Master Plans served as guides for the development of the Township. Since 1980, the master plan has provided land use recommendations consistent with the Pinelands Comprehensive Management Plan for the Pinelands Area and consistent with the development guidelines originally established for the Coastal Area Review Act (CAFRA) portion of the Township. The Planning Board adopted new and updated Master Plan Elements in accordance with State requirements. These included: Open Space and Recreation Plan Element, Municipal Stormwater Management Plan Element, and the Conservation Plan Element. (See **Figure 16**.)

Master Plan Element	Adoption Date	Latest Revision Date
I. Introduction	10/18/1993	1/02/07
II. Regional Setting	10/18/1993	1/02/07
III. Historical Background	10/18/1993	1/02/07
IV. Population	10/18/1993	12/5/11
V. Existing Land Use	10/18/1993	
VI. Goals and Objectives	10/18/1993	
VII. Land Use Plan	10/18/1993	12/5/11
VIII. Housing Plan	10/18/1993	12/11/17
IX. Utility Service Plan	10/18/1993	
X. Recreation Plan	10/18/1993	10/6/03
XI. Recycling Plan	10/18/1993	
XII. Circulation Plan	10/18/1993	
XIII. Conservation Plan	10/18/1993	9/6/05
XIV. Historic Preservation Plan	10/18/1993	
XV. Community Facilities Plan	10/18/1993	
XVI. Stormwater Management Plan	6/6/2005	
XVII. Relationship to State, Regional, County and Municipal Plans	10/18/1993	
Open Space and Recreation Plan	8/21/03	12/4/17
Master Plan Reexamination	9/7/17	

### 2017 Master Plan Reexamination Report

The Township of Manchester adopted a Master Plan Reexamination Report in 2014 and again in 2017. Municipalities are required to reexamine the master plan, zoning and land use and development regulations of a municipality at least once every 10 years to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations that will address proposed changes

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**Township of Manchester**

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.

The 2017 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.

A listing of the major problems and objectives reviewed in the 2017 Reexamination Report follow:

1. Creation of a Unified Master Plan Document.
2. Preparation of a revised Housing Element & Fair Share.
3. Revise the Recycling Plan to conform to NJDEP regulations.
4. Revise Master Plan and Zoning Ordinance to address new solar and wind energy laws.
5. Revise Land Use Ordinance to conform to NJ Residential Site Improvement Standards (RSIS).
6. Amend Land Use Ordinance to include statutory changes for solar and small wind energy systems.
7. Adopt a Riparian Zone Ordinance.
8. Amend zoning for the Heritage Minerals Tract.
9. Rezone Block 70, Lot 23 from MI- Military Installation to PFA-S.
10. Revise the Land Use Ordinance to provide cluster regulations in the Pinelands Area.
11. Rezone Block 46.01, Lots 1.01 and 1.03 from TC Town Center to MF Multi-Family Housing.
12. Rezone Block 72, Lot 7 from PRC-1 to POR-LI.
13. Rezone Block 79, Lot 31 from BVR-40 Beckerville Village Residential to BVMF Beckerville Village Multi-Family.
14. Create a new MF-6 Multi-Family Zone.
15. Rezone Block 72, Lot 7 from PRC-1 Planned Retirement Community to POR-LI Pinelands Office Research & Light Industrial.
16. Rezone properties to address inconsistencies with Pinelands Comprehensive Management Plan.
17. Rezone Block 98, lot 7 (portion) from WTB-1 to WTRC.
18. Rezone Block 87, Lot 1 from PFA-S to WTRC.
19. Address undersized lots within Pine Lake Park.

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Township of Manchester

### 2017 Open Space & Recreation Plan Update

The Township of Manchester adopted its Open Space & Recreation Plan (“OSRP”) on September 2, 2003. The NJDEP Green Acres Program requires that municipal OSRPs be updated at least every 10 years in order to maintain eligibility for the Planning Incentive Grant category of 50 percent matching funds. The 2017 OSRP is prepared as an update to the 2003 OSRP. The major problems, goals, objectives and policies identified in the 2003 OSRP have been reviewed and updated where it was determined that there were significant changes in the underlying assumptions forming the basis of the 2003 OSRP. To identify its open space needs, the Township compiled an inventory of the existing public and private open space and recreation resources available in Manchester. It also mapped the important natural features and habitat areas within the community.

The OSRP updates the Recreation and Conservation Elements of the Township Master Plan, will guide recreation and conservation efforts, and will provide a basis for State funding to preserve Township open space.

The OSRP addresses the following questions:

- A. How much land is needed for Township open space and recreation use?
- B. Where should Township open space and recreation land be located?
- C. How should Township open space and recreation land be used?

### 2017 Housing Element & Fair Share Plan

The 2017 HEFSP was prepared in accordance with the approved Settlement Agreement between Manchester Township and the Fair Share Housing Center, the approved Settlement Agreement between Manchester Township and the Manchester Development Group, utilizing the Prior Round Rules, as well as the guidance provided in the March 10, 2015 Supreme Court Order. As indicated by the Court Order, each municipality in the State has a three-part obligation:

- A. Present Need (Rehabilitation Obligation);
- B. Any remaining Prior Round Obligation that has not been addressed; and,
- C. Prospective Need (Third Round Obligation).

The HEFSP was certified by the Court and the Township was granted a Judgement of Repose for the third round period through July 2025.

### 2005 Natural Resources Inventory

Manchester Township prepared a Natural Resource Inventory (“NRI”) in 1992. The 1992 NRI was summarized and incorporated into the Township Master Plan that was adopted in October 1993. The 1992 NRI was completed prior to the development of NJDEP Geographic Information System (GIS) that provided environmental resources mapping within the State. A supplemental NRI was prepared in 2005 through a matching grant by the Association of New Jersey Environmental Commissions (“ANJEC”). The 2005 NRI Supplement describes and maps the natural, cultural and important environmental features utilizing the NJDEP and other GIS data sources. Several new maps were included in the 2005 Supplement, including threatened and endangered species, known contaminated sites, areas subject to the new 300-foot buffer (as defined in the state stormwater management rules), surface water quality standards (as designated in N.J.A.C. 7:9B) and well head protection areas. Manchester Township is currently in the process of updating the NRI.

## RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Figure 17 provides a summary of the major development activities planned or approved within Manchester Township.

Figure 17 – Planned & Approved Development								
Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Autumn Ridge Townhouses, Manchester Associates	3085 Ridgeway Rd	B30, L1.01; B52, L2, 4	Placek, Charles J & Gaul, W A Jr	23.45	MF-6	82 townhouses w/ 17 affordable	11/2/2015	Site improvement construction has been active since 2016 and all but two buildings (consisting of six and eight units respectively) are complete with approximately 60 units occupied to date.
Birchwood (Willows) at Whiting	1110 Hwy 70	B83.01, L7.03	Wrangle Brook Associates LLC	7.48	WTRC	76 garden apartments 100% affordable age restricted	2/1/2016	Construction has been completed and a Certificate of Occupancy was issued in October 2018.
Breeder's Walk	Manchester Twp/Jackson Twp border	B 66, L 1				minor subdivision for 3 single-family residential lots	2/1/2016	Part of 66 lot subdivision proposed straddling Manchester and Jackson Twp (63 lots in Jackson)
Brentwood Estates		B 21, L 621, 622 & 1712				major subdivision for 14 single family residential lots	11/5/2018	Currently in resolution compliance. No permits issued yet.
Car Wash & Retail Plaza	Located in Whiting on Rt. 530	B 86.01, Various Lots					2012	Received preliminary conditional approval to install the water infrastructure for the future use of this project in 2012. No action or response to date since engineer was notified of potential conflicts and other associated comments in reference to utility design and/or infrastructure.

## Township of Manchester

Figure 17 – Planned &amp; Approved Development

Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Commercial/Retail Development	located on County Route 539 just off State Hwy. 70 just behind the Dunkin Donuts & Mavis Service Center	B 111, L 2	TMR Enterprises, LLC			commercial/retail development consisting of two retail/office buildings, a bank, restaurant and a car wash	10/1/2007	Currently in resolution compliance. No permits issued yet.
Contractor's Storage/Maintenance Bldg		B 68, L 3	KST Contracting			3,200 sq. ft. contractor's storage/maintenance building	10/23/2014	Currently in resolution compliance. No permits issued yet.
Dollar General	Ridgeway Road between Washington Ave & Richmond Ave	B 5, L 2059	CGP Acquisitions & Development, LLC				2/4/2019	Currently in resolution compliance. No permits issued yet.
Dollar General	State Hwy. Rt. 37 & Colt Pl.	B 41.01, L 1	CGP Acquisitions & Development, LLC					Informal hearing on May 6, 2019.
Dollar Tree	84 Lacey Road	B 86, L 2.04						Application submitted, possible Planning Board Hearing in September 2019
Green Acres Commercial/Office Center	Green Acres Rd & Route 70	B 60.10, L1		1.20		8,800 sq. ft. retail/office	6/2/2008	Applicant received extension approvals on May 2, 2016. Tree clearing has been completed and initial site improvements (including partial curbing) have commenced in fall of 2016. No further action has continued since.

## Township of Manchester

Figure 17 – Planned &amp; Approved Development

Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Heritage Minerals and Hovsons (Hovsons)		Block 75.01 Lot 1				TBD		2005 Court Settlement/Redevelopment. Revisions to settlement agreement needed
Karen Site Redevelopment (former Thomas Nicol Asphalt Plant)	2065 State Highway Route 37	B 44, L 15.01	Harvey Karen	45.55	HD-3	TBD		Designated as Area in Need of Redevelopment. Redevelopment Plan is being prepared.
Lennar at Lake Ridge (a.k.a. The Reserve; a.k.a. Meadows West)	Located off Rt. 70 in Whiting		Lennar Developers (US Homes Corp./DBA Lennar)			230 age-restricted single family homes	2005	Project has been active and is nearing completion with less than 6 units to build out in the final phase of construction.
Manchester Development Group	Route 571 / Ridgeway Rd	B62, L15, 16, 33	Diocese of Trenton / Wilshire Heath Group LLC	99.61	PAF-1	404 residential units proposed with 81 affordable family rental units.		2017 Court Settlement required 20% affordable units. Zoning ordinance was amended in July 2017. No application filed yet.
Mann Medical Pavilion		B 83.01, L 7.02				Existing medical building seeking approval for two large additions to the rear of the building (6845 SF of additions to an existing 15,445 SF medical office).	3/24/2016	Currently in resolution compliance. No permits issued yet.
Medical Building	2317 Route 70	B 15, L 1.02	David Pollock, 2317 Route 70, LLC	0.31	O-P	medical office building (12,000 sf)	12/3/2018	
Minor Subdivision – Beechmont St	Beechmont St.	B 1.92, L 22.02	M. Sarama Builders, LLC			Minor subdivision for 2 single-family lots (1 existing/1 new)	3/4/2019	

## Township of Manchester

Figure 17 – Planned &amp; Approved Development

Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Minor Subdivision – Champlain St	Champlain St	B 1.306, L 1, 7	Jeffrey Jerman			Reconfiguration of lot lines between 2 lots	11/5/2018	
Minor Subdivision - Parkview Boulevard	Parkview Boulevard	B 1.114, L 22, 24	M. Sarama Builders, LLC			Reconfiguration of lot lines between 2 lots		
Mobility Special Care Housing	1730 Alberta St	B1.428, L19	Mobility Special Care Housing Inc		R-10	4 bedroom group home		Completed in 2017
North Ocean Habitat for Humanity	2643 Ridgeway Rd	B31.02, L2	Manchester Township	0.23	R-15	1 single family home		Township donated \$65,000 toward construction of affordable family sale home.
Ocean County Road Department Facility		B 72, L 7	Ocean County			20,000 SF building, 4,700 SF storage building, pole barn, salt shed, data center and communications tower	Courtesy Review 8/2017 and 1/2019	Focusing on the Transportation Garage phase of this project... should commence construction shortly.
Presidential Gardens	2501 Hwy 37 / 50 So Colonial Dr	B46.01, L1.01, 1.03	Long Road Investors/William Hiering	49.77	TC	519 apartments with 104 family rental affordable units	10/1/2012	Two 1-year extensions granted. Awaiting NJDEP CAFRA permits.
Riverpointe (a.k.a. The Retreat; a.k.a. Golden Triangle)	Located on Rt. 547 by Naval Base		Del-Webb (formerly Pulte Homes prior to merge)			504 age-restricted single family homes	2006	Project is nearing completion with 13 units to build out and C/O in the final phase of construction. Last closing projected for October of 2019.
Stavola, Inc.		Block 62, Lots 30, 21, 32						2004 Court Settlement required 10% affordable units with 50% as RCAs. Revisions to settlement agreement needed.

## Township of Manchester

Figure 17 – Planned &amp; Approved Development

Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Storage Facility	located off County Route 547	B 69, L 7	Bettio Enterprises, LLC			240' x 80' commercial storage facility		Construction of the building shell has been completed as well as the interior residential portion. Final inspections were performed, and a Certificate of Occupancy has been issued for the entire building
Suncrest Village, LLC (Formerly Briar Hill @ Manchester)			Paul Cellar (Suncrest Village, LLC)			Remove existing basketball and tennis courts, replace with dog park and picnic area	5/6/2019	
Surf and Stream Campground	Ridgeway Road	B 1, L 1, 3, 4	Bielat Santore & Co.	41.44	RA	TBD		Declared Area in Need of Redevelopment. No redevelopment plan yet.
TFE&U Corp. Minor Subdivision		B 54, L 2, 3, 705.01, 705.02				Minor subdivision to reconfigure 3 existing lots into 4 lots	6/2017	Resolution compliance has been met and construction commenced on one lot for a single-family dwelling
The Woods @ Whiting	Mackenzie Ct, off Rt. 539	B 111, L 11				9 single family homes	2006	All dwellings have been built and certificates of occupancy's issued with the site work nearing completion, although deficiency items remain (including final paving).
Whiting Landfill	1501 NJ Route 70	B 116, L 13	Manchester Township	98.64	PPA			Property designated as Area in Need of Redevelopment. Township intends to close and cap landfill and lease the land for development of a solar facility.

Township of Manchester

Figure 17 – Planned & Approved Development								
Project Name	Location	Block, Lot	Owner/Developer	Acres	Zoning	Development	Approval Date	Status
Whiting Property	2121 Lake Road	B 102, L 2	J & J Associates	6.23	WTO-P			Currently in the process of being investigated for designation of area in need of redevelopment.
Woodlands of Lake Ridge	Located directly off of Rt. 539 (across from the Woods @ Whiting).	B 109, L 6, 14 & 15	Lennar Developers (US Homes Corp./DBA Lennar)			162 age-restricted single family homes		Some site improvements were originally constructed in 2012. Project is active in Phases I & II which consists of 21 and 56 lots respectively). Applicant received extension of approvals in July 2018 for two, one-year extensions for Phase II & Phase III (85 lots). Final Subdivision/Site Plans approval for Phases II & III were recently signed

## STATEMENT OF PLANNING COORDINATION

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### NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan was adopted on March 1, 2001. There are two Planning Areas designated within Manchester Township: the PA2 Suburban Planning Area and the PA5 Environmentally Sensitive Planning Area. The remaining portion of the Township is within the Pinelands Area and has no State Planning Area designation.

#### Suburban Planning Area

There are three Suburban Planning Areas in Manchester Township. The first is located in the southwestern portion of the Township and contains historic Whiting and Crestwood Village. The second area, known as Pine Ridge, is located east of Crestwood Village. The third area is east of Route 70, and north of the Toms River Branch Consolidated Rail Corporation, and includes a portion of the Heritage Minerals site north of the Wrangle Brook headwaters and 300 feet north along the man-made dredge lakes.

The Suburban Planning Area is generally considered for growth, since it contains undeveloped and underdeveloped lands throughout the area. Transportation services, sewer alignments and expanded infrastructure, all support potential growth in this planning area. The criteria used to determine the Suburban Planning Area in Manchester Township are 1) population densities less than 1,000 persons per square mile; 2) land area adjacent to the Metropolitan Planning Area where the existing infrastructure can support development; and 3) land area greater than one square mile.

The following planning objectives, taken from the 2001 SDRP, should be considered when development is reviewed in the Suburban Planning Area.

Land Use - Guide development into compact areas, including former single-use developments that have been retrofitted, or restructured, to accommodate mixed-use development, services and cultural amenities.

Housing - Provide a variety of housing choices primarily in mixed-use areas or retrofitted commercial developments.

Economic Development - Guide opportunities for economic development into suitable locations that take advantage of public/private partnerships with respect to existing or planned infrastructure.

Transportation - Link suburban areas to the Metropolitan Planning Area and major highway and transit corridors by emphasizing the use of public transportation systems and alternative modes of transportation.

Natural Resource Conservation - Conserve open space and buffer areas of critical environmental concern.

Recreation - Target park land acquisitions and improvements to enable the integration of contiguous systems into the fabric of the settlement pattern and to provide passive recreational facilities.

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**Township of Manchester**

Historic Preservation - Integrate historic preservation efforts with development efforts in a way that will not compromise either the resource's historic significance or the area's need to develop.

Public Facilities and Services - Time and sequence the extension of public facilities and services to support development in suburban areas and ensure adequate levels of public and private services.

Intergovernmental Coordination - Establish regional approaches to the planning and provision of facilities and services for development of the suburban areas.

### Environmentally Sensitive Planning Area

The Environmentally Sensitive Planning Area in Manchester Township is located east of Route 70 between the Suburban Planning Areas, and includes the State of New Jersey Whiting Wildlife Management Area, the headwaters and streams of the Wrangle Branch, Green Branch and Sunken Branch and a portion of the Tice Van Horn Branch just below the headwaters. This area also includes the man-made lakes on the Heritage Minerals site.

The Environmentally Sensitive Planning Area in Manchester Township consists of large expanses of lands that encompass freshwater wetlands, headwaters, habitat for threatened and endangered species, as well as non-threatened and game species, forested areas and aesthetically pleasing natural landscapes. The State Development and Redevelopment Plan aims to protect these irreplaceable ecosystems while maintaining a balance of beneficial growth. Any new development in this sensitive area should be concentrated around existing development, if any.

Some of the criteria used to determine the Environmentally Sensitive Planning Area in Manchester Township are 1) population densities less than 1,000 persons per square mile; 2) habitats of threatened and endangered species, 3) contiguous freshwater wetlands systems and 4) prime forested area.

The following planning objectives, taken from the 2001 SDRP, should be reviewed when considering new Centers in the Environmentally Sensitive Planning Area.

Land Use - Protect environmentally sensitive features by guiding development into Centers and establishing Community Development Boundaries and buffers around these boundaries.

Housing - Provide a variety of housing choices.

Economic Development - Support appropriate recreational, natural and cultural resource based activities in the environs and locate economic development opportunities that are responsive to the needs of the surrounding region.

Transportation - Maintain a transportation system that links development areas and supports recreational, natural and cultural resource-based activities.

Natural Resource Conservation - Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect sensitive natural and cultural resources, including endangered species and, particularly, ground and surface water resources that are aquifers and serve as the headwaters of many of the State's rivers and streams.

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**Township of Manchester**

Agriculture - Encourage farmland retention and agricultural practices that minimize conflicts with sensitive environmental resources.

Recreation - Target park land acquisitions and improvements to enhance large contiguous open space systems and provide recreational opportunities to satisfy local and regional needs.

Historic Preservation - Coordinate historic preservation needs with open space preservation efforts, and, incorporate historic sites and structures as assets in development and redevelopment efforts.

Public Facilities and Services - Establish adequate levels of capital facilities, protect large contiguous environmentally sensitive areas and minimize conflicts between suburban development and the environs.

Intergovernmental Coordination - Coordinate efforts of State agencies, county and municipal governments to ensure that State and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

## **PINELANDS COMPREHENSIVE MANAGEMENT PLAN**

Approximately 73 percent of Manchester Township, in the area west of Route 70 and south of the Jersey Central Power and Light easement (north of and parallel to Route 530), is designated as the Pinelands Area. The State Development and Redevelopment Plan has been designed to coordinate this designation with the "Pinelands Protection Act", N.J.A.C. 7:50-1 et seq. For the Pinelands portion of the Township, the Master Plan has been designed to be consistent with the adopted Pinelands Comprehensive Management Plan ("CMP"). Zoning changes adopted in 1993 to conform with mandatory conformance requirements provide the basis for the Master Plan designations for Preservation, Forest - Sending and Receiving, Whiting Town, and Beckerville Village, and for development densities consistent with Regional Growth Areas along Route 571 and Route 547.

Pursuant to the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-3.39(b)), the Township of Manchester voluntarily requested that the Pinelands Commission review the master plan and land use ordinance for the areas outside of the Pinelands Area but within the PNR to certify compliance with the Pinelands CMP. In response to comments from Pinelands staff, the Township adopted Ordinance 18-035, amending Chapter 245 (Land Use and Development) by revising zoning district boundaries within the PNR. The Pinelands Commission adopted Resolution No. PC4-19-15 on April 12, 2019 certifying that the Manchester Master Plan and Land Use Ordinance are in substantial compliance with the CMP. The Pinelands Land Capability Map was also amended as part of the certification process, which now shows the PNR in Manchester Township as 5,132 acres of Forest Area, 1,623 acres of Regional Growth Area, and 1,587 acres of Pinelands Town (Crestwood Village).

Any changes to the Master Plan and Land Use Ordinances within the Pinelands Management Area and Pinelands National Reserve will continue to be submitted to the Pinelands Commission for consistency determinations.

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Township of Manchester

## CAFRA

The Manchester Master Plan incorporates the overall growth policies of the Coastal Area Facilities Review Act (adopted in 1973) within the Pinelands National Reserve Area and CAFRA areas north of Route 537. Development intensity provided within the Master Plan is less than the maximum permitted under CAFRA development policies, but the permitted development densities and intensity are consistent with the rural/suburban character and desired policies of the Planning Board. The Master Plan will be submitted to CAFRA and to the Pinelands Commission for comments and recommendations.

## OCEAN COUNTY COMPREHENSIVE MASTER PLAN

The Ocean County Master Plan was originally adopted by the Ocean County Planning Board on September 7, 1982, and revised on June 15, 1983 and March 18, 1987. The Comprehensive Master Plan was adopted on December 7, 1988. The current County Plan designates Manchester Township for rural density (1 unit/acre), median density (2-4 units/acre), and suburban density (5± units/acre) residential development; business and commercial; industrial and utilities; extractive; public and quasi-public uses; preservation; conservation; recreation; and open space. In general, the County Plan reflects major patterns of development in existence in the early and mid-1980's. As a result, several portions of the Township Master Plan differ from the County Plan.

The Ocean County Master Plan and Manchester Master Plan are consistent except for the following:

- A. The industrial zone in Whiting south of Route 530 reflected on the County Plan, has been designated as rural agriculture in the 1993 Township Master Plan. This portion of Whiting contains extensive hydric soils which are potential freshwater wetland areas.
- B. The conservation areas of the Pinelands National Reserve Area on the County Master Plan have been changed to permit cluster development and light industrial office research at the northern edge of the PNR. The cluster areas are shown as FAR and OR-LI on the Township Master Plan. These updates were approved by the Pinelands Commission.
- C. The area east of Lakehurst Naval Air Warfare Center (“LNAWC”) on Route 547 shown as conservation on the County Master Plan is proposed as Office Research and Light Industrial on the Township Master Plan. This developable area is intended to support the development of support services for LNAWC and other job creating light industrial uses.
- D. The extractive areas shown in the County Master Plan along the Southern Branch of Conrail (Stavola site) have been revised to provide for retirement community and residential cluster.
- E. The extraction area along Route 70 (Heritage Minerals) has been revised to provide for Pinelands Forest Area Receiving - PFA-R in the Pinelands area and FA-R Forest Area - Receiving in the National Reserve area.

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- F. The conservation area west of Route 70 which includes the Holly Oaks area on the County Plan is shown as R-10 and R-10A (medium density on the County Plan) on the Township Plan to reflect existing development and proposed and/or approved subdivisions.
- G. The portion of the Ocean County Landfill designated as conservation has been changed to Office-Research - Light Industrial and LI-Light Industrial on the Township Master Plan to provide for the long-term development goal for this area after the landfill begins to phase out.

Other areas are generally consistent with the overall pattern of development. Due to differences of the scale of planning and small areas shown on the Township Plan, detailed planning areas in the Township are not always reflected on the County Plan. Major preservation areas including the broad stream corridors and headwater areas are consistent in terms of general floodplain, wetlands and corridor preservation areas on the County and Township maps.

## **RELATIONSHIP OF THE MANCHESTER MASTER PLAN TO ADJOINING COMMUNITY MASTER PLANS**

**Toms River Township (formerly Dover Township)** – Toms River Township borders the northern portion of Manchester Township along the Toms River. Rural residential in Toms River Township west of Route 70 is consistent with existing and proposed residential development on the Manchester Master Plan. East of Route 70 in Dover Township is the Homestead Run Mobile Home Park (55 years of age and over). The current Manchester Zoning is for M-1 Limited Industrial and includes the Ocean County Landfill. While the Landfill will remain for at least 15-20 years, the Master Plan will permit ORLI along the Toms River and HD-10 along Route 70. Extensive buffering along the Toms River is required in accordance with the 1992 Manchester Municipal Land Use Ordinance amendments. The Pine Lake Park residential development (R-10) is adjacent to the Ciba-Geigy industrial site in Toms River Township. An extensive undeveloped wooded area (over 2,000 feet) separates existing and future residential development from the industrial buildings on the 1,500 acre Ciba-Geigy industrial tract. The proposed OR-LI between Route 37 and the Conrail railroad in Manchester is consistent with the developed Dover Township Industrial Park. Toms River Township has received Plan Endorsement, including the designation of the Route 37 West Regional Center, which abuts the southern boundary of Manchester along Route 37, and the Toms River Rt. 70 Hwy Core, which abuts the eastern boundary of Manchester along Route 70.

**Berkeley Township** - The Manchester Master Plan designates an area south of the Conrail railroad for OR-LI which abuts an existing retirement community in Berkeley. A large wetlands area and a required buffer area will separate those two areas in the future. Major portions of the Berkeley and Manchester Township borders are undeveloped and are consistent. The Pine Ridge Park retirement community in Manchester is adjacent to a conservation area in Berkeley. The conservation area has been acquired for permanent conservation purposes.

**Lacey Township** - The Lacey Township border areas are undeveloped, are regulated by the Pinelands Comprehensive Management Plan and are consistent.

**Woodland and Pemberton Townships** - The Woodland and Pemberton Township border areas are entirely part of Lebanon State Forest and the Pasadena Wildlife Management areas, are regulated by the Pinelands Comprehensive Management Plan and are consistent.

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 Township of Manchester

**Plumsted Township** - The Plumsted Township border area is entirely within the Lebanon State Forest and the Fort Dix military base. These areas are in the Pinelands Preservation Area and are consistent with comparable lands in Plumsted.

**Jackson Township** - Nearly two-thirds of the Jackson border is located within the Lakehurst Naval Air Warfare Center. The remainder, located in the Ridgeway Growth Region of the Pinelands, is consistent in terms of residential development in both Townships. Lakehurst - The northern portion of Lakehurst borders the LNAWC and, along Route 547, a PB-1 Pinelands Business - 1 Area. Both areas are compatible with adjacent development in the Borough. A large cranberry bog area separates the LNAWC facilities from Borough residential areas. West of the Borough and along most of the southern portion of the Borough, the Manchester Master Plan provides for Pinelands Forest Area - Sending, Park, High School and R-40. Horicon Lake a cedar swamps exist along part of the border. East of the Borough at the Lakehurst Circle and along Routes 37 and 70, commercial development exists in Lakehurst Borough. Adjacent areas in Manchester are planned for Town Center and Highway Development which are compatible with existing and proposed commercial areas in the Borough. Planned development in Manchester Township is compatible with existing and proposed development in Lakehurst Borough.

## STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS, AND CAPITAL PROJECTS

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This section lists relevant municipal projects or funding involving state resources.

2014	Wilbur Avenue Improvements (Complete)
2015	Broadway Blvd. Improvements – Phase 1 (Complete)
2016	Broadway Blvd. Improvements – Phase 2 (Complete)
2017	Green Acres Road Improvements (Complete)
2018	Lake Road Improvements (Substantially complete/punchlist)
2019	Schoolhouse Road Improvements – Phase 1 (In design)

## INTERNAL CONSISTENCY IN LOCAL PLANNING

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This section describes the consistency between data and information, community vision, master plan goals and objectives, redevelopment plans, and zoning and land use regulations.

The Manchester Planning Board adopted a Master Plan Reexamination Report in 2017, which reviewed 14 problems and objectives identified in the master plan, identified the extent to which those problems and objectives changed, and recommended a list of actions. The Township Council subsequently adopted various ordinances in response to the 2017 Master Plan Reexamination Report to revise the zoning regulations as per the recommendations. As a result, the zoning ordinance is generally consistent with the goals, objectives and recommendations of the master plan.

## SUSTAINABILITY STATEMENT

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This section describes how the municipality's planning and zoning regulations support social, economic and environmental sustainability, with specific examples from planning documents.

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**Township of Manchester**

Sustainable development is defined by the World Commission on Environment and Development<sup>1</sup> as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It contains within it two key concepts:

1. the concept of 'needs', in particular the essential needs of the world's poor, to which overriding priority should be given; and
2. the idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs.

### **Master Plan Goals and Objectives**

Manchester Township's Master Plan includes various elements related to sustainability. The following provides a listing of Master Plan goals and objectives relative to sustainability:

1. To create a balanced and compatible arrangement of residential, commercial, office and industrial land uses.
2. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading of residential neighborhoods as needed.
3. To permit future residential and non-residential growth in a coordinated and managed approach.
4. To protect environmentally sensitive areas, such as wetlands and floodplains, and stream corridors.
5. To preserve woodland and open space areas within the Pinelands National Reserve and CAFRA Areas.
6. To encourage and enhance, the beautification of the Township and retain its natural use through the proper land use, land subdivision, site plan and other development controls.
7. To continue to use practical and flexible development criteria, in order to protect existing open space, conserve the natural landscape, protect sensitive ecological areas and provide for development on a controlled and comprehensive basis.
8. To conserve and improve the housing stock through rehabilitation from various funding sources.
9. To provide for a variety of housing types and choices in the Master Plan and provide for Manchester's fair share of low and moderate income housing as set forth in the Housing Plan.
10. To allocate proper areas of the remaining vacant land for future community facilities, including school sites, recreation and open space, fire and first aid stations and government functions based on current and future projected population growth.
11. To establish a unified circulation system by properly relating local roads to the 1990 State and County Functional Road Classification System.

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<sup>1</sup> *Report of the World Commission on Environment and Development: Our Common Future* (also known as the *Brundtland Report*), published in 1987 by the United Nations through the Oxford University Press.

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**Township of Manchester**

12. To update the Circulation Plan Element by including the new County right-of-way standards and roadway improvements.
13. To comply with the State Recycling Plan.
14. To denote major historical sites within the Township through the Historic Preservation Plan Element.
15. To relate the Master Plan and development policies with the State Development and Redevelopment Plan, the Pinelands Comprehensive Management Plan, and Coastal Area Facilities Review Act.

### **Natural Resource Protection**

The Conservation Plan was adopted in 2005 as an element of the Master Plan, which incorporated the 1993 and 2005 NRI. Together, the NRI and Conservation Plan identify the natural, environmental and cultural resources within the Township that should be preserved for future generations.

The Township of Manchester has established a number of regulations destined to protect the environment. The Manchester Township Municipal Land Use Ordinance adopted in the 1970's established regulations pertaining to conservation of natural resources including floodplains, stream corridors, steep slopes and other features. In the 1980's more comprehensive regulations were established to control stormwater runoff through detention, retention basins and water quality basins. Since 1993, all residential development applications for subdivision of land and site plan approval have been reviewed for stormwater runoff control in accordance with the Residential Site Improvement Standards (R.S.I.S.) pursuant to (N.J.A.C. 5:21). Residential and non-residential development is regulated by the Municipal Land Use Ordinance standards in accordance with stormwater management regulations established by the Township, by CAFRA and by the Pinelands Commission.

The Manchester Township Environmental Commission receives a copy of all subdivision and site plan applications for comment and recommendations. On larger scale projects, environmental impact statements are required, and these are reviewed by the Environmental Commission. Recommendations are provided to the Planning Board or Board of Adjustment as applicable.

The Manchester Township Shade Tree Commission reviews development applications and recommends tree save and tree planting plans to minimize tree loss within the Township.

The Ocean County Health Department review applications for on-site septic systems in conformance with the septic standards established by the NJDEP and, in the Pinelands Regulatory Area, by the Pinelands Commission.

### **Open Space Preservation**

The Township adopted an Update to its Open Space and Recreation Plan ("OSRP") in 2017. The goals of the OSRP are as follows:

- Goal 1: Preserve a minimum of 10,000 additional acres of open space
- Goal 2: Preserve Manchester's rural character
- Goal 3: Protect valuable water resources and unique wildlife habitat areas
- Goal 4: Protect aquifer recharge areas for existing and future water supply

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**Township of Manchester**

Goal 5: Preserve and protect historic and cultural properties and sites

Goal 6: Create open space buffers around existing development to preserve scenic landscape features.

Goal 7: Provide a stable source of Township funding for local open space and recreation and supplement those funds with other revenue sources.

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and abilities.

Goal 9: In the future, construct a community center to hold local community events and provide additional indoor recreation space.

Goal 10: Construct at least three (3) additional fields on Township owned property to fulfill a need for baseball/ softball and soccer fields.

Goal 11: Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.

Goal 12: Cooperate with the regional school boards to promote the joint use of public recreational facilities.

Goal 13: Apply open space and recreation design requirements and standards to planned development, including retirement communities, to require close-to-home open space and recreation facilities.

Goal 14: Cooperate with Pinelands Commission, State and County agencies and adjacent municipalities to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township.

Goal 15: Transform the former New Jersey Southern Branch railroad right-of-way south of Lakehurst Borough to a bicycle and pedestrian trail

The ORSP set an ambitious goal of preserving 10,000 acres of Township-owned parks and open space in order to preserve the rural character of the Township. Manchester Township is fortunate to have more than 40 percent of its land area owned and maintained as State Forest and Wildlife Management Areas. In total, 24,602 acres of land in Manchester have been preserved as Township Parks, County Parks, or State Forests or Wildlife Management Areas.

### Housing Plan

Manchester has historically addressed its constitutional obligation to create realistic opportunities for low and moderate-income housing. The Township is committed to meeting its fair share of the region's low and moderate-income housing needs and has made its best efforts to prepare a realistic, workable plan. The Township adopted its Housing Element & Fair Share Plan in 2017, setting forth a plan to provide over 700 affordable housing units and the rehabilitation of nearly 100 existing units for low- and moderate-income households.

The Township's goals and objectives as it relates to the Housing Plan are as follows:

1. To conserve and improve the existing housing stock through housing rehabilitation from various funding sources, including the Township Housing Trust Fund.
2. To provide for a variety of housing types and choices in the Master Plan and provide for Manchester's fair share of low and moderate-income housing as set forth in the Housing Plan.
  - a. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading residential neighborhoods as needed.

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**Township of Manchester****Sustainable Jersey – Bronze Certification**

Sustainable Jersey certification is a prestigious designation for municipal governments in New Jersey that have taken action towards sustainability. Sustainable Jersey awards Bronze or Silver Certification based on the number of points earned from a list of possible action items. The Township of Manchester received Bronze Certification on October 10, 2016 with 180 points. The following lists the action items implemented by Manchester to receive certification, as reported on the Sustainable Jersey Certification:

***Community Partnership & Outreach***

Green Team - The Township of Manchester created a green team that is supported by the local government. The green team will continue to implement "green" strategies at the municipal level and strive to educate the community through various outreach programs regarding sustainability as indicated in the attached green team resolution and current and proposed activity summary.

***Community Energy Initiatives***

Wind Ordinance - Manchester Township realizes the importance of renewable sources of energy. More recently, residents have inquired about wind to the green team. The green team decided to pursue a wind ordinance to allow any interested resident to install a wind turbine should they elect to do so. The green team consulted with a company to create a wind ordinance and ultimately was adopted by the town council.

***Municipal Energy Audits and Upgrades***

Inventory and Upgrade All Buildings - The Township of Manchester had all its buildings audited by Concord Engineering Group. After the audit report was completed, the Township moved forward with the ECM's recommended by the audit firm. For example, Manchester took part in the Direct Install where all 8 boilers for the municipal and police were replaced with high efficiency models. In addition, the Township completed the lighting upgrade, occupancy sensors, and the circulation heat pumps for all the buildings. Furthermore, the Township is in process of replacing all PTAC units all controlled via web link for additional energy savings and all windows are being replaced.

***Municipal Energy Initiatives***

Municipal On-Site Solar System - Manchester's Solar Thermal project to create domestic hot water from a renewable source of energy.

***Transportation Initiatives***

Purchase Alternative Fuel Vehicles - Manchester purchased alternative fuel vehicles.

***Health & Wellness***

Anti-Idling Education & Enforcement Program - The Green Team and the municipality of Manchester supports the anti-idling action because of how unnecessary idling causes much harm to health and safety of people and the environment. With anti-idling signs located at priority locations around town and educational materials distributed to residents this will educate people not to idle their vehicles and the signs will be an additional reminder idling is prohibited.

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**Township of Manchester***Innovation & Demonstration Projects*

Raingardens - Manchester Township has designed and built a rain garden at the municipal complex. The design was completed by an outside engineering firm and the construction of the rain garden was done by our public works department and buildings and grounds crew. Rain garden brochures are located in various places within town hall and available to all homeowners and businesses to promote the creation of rain gardens.

*Land Use & Transportation*

Sustainable Land Use Pledge - Manchester Township pledges to support a Statewide sustainable land use pattern by committing to make our community a truly sustainable community pursuant to our drafted resolution. Just this past year, Manchester reexamined and ultimately adopted our Master Plan in March of 2016 pursuant to the NJ Municipal Land Use Law which requires that planning boards review municipal master plans, zoning and land development regulations at least once every ten years. The purpose of this addendum was 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. The Township is in the process of preparing a new Housing Element and fair Share Plan to address the requirements of a court order in response to amended affordable housing legislation. The Township will continue to monitor any amendments to or adoption of new COAH Rules. One enormous development on the horizon that prompted special public hearings is the development of the "Heritage Minerals Tract Site." This redevelopment plan is currently being prepared and may include a Town Center concept, consisting of mixed-use development combined with a variety of housing types as well as commercial and light industrial uses. The redevelopment plan will provide for affordable housing mechanisms and, to the extent that higher density residential development within a Town Center concept will result in a greater total build-out than was approved in the existing settlement agreement, the redevelopment plan is expected to generate a greater potential for affordable housing which will be great for our community as to meet the needs of all people with various income levels. Our Land Use Pledge Resolution is complete and awaiting Council approval set for the June 13, 2016 meeting.

*Natural Resources*

Environmental Commission - Many years ago, Manchester Township established a Conservation Commission that was then reestablished and reorganized as the Environmental Commission of the Township of Manchester pursuant to N.J.S.A. 40:56A-1et seq. The Environmental Commission consists of five members and two alternate members as appointed by the Mayor. The Commission is established for the protection, development and/or use of natural resources, including water resources, located within the territorial limits of the Township. The impact the Commission has had and will continue to have on the community is as follows; Conducted research into the possible use of the open areas in the Township. Recommendations to the Planning Board plans and programs for inclusion in the municipal master plan and development thereof. Acts as the coordinating agency for the community on conservation matters and as a liaison between local conservation needs and regional, county, state, and federal agencies administering those needs. Made recommendations concerning open space preservation, water resources management, air pollution control, solid waste management, noise control, soil and landscape protection, gypsy moth and mosquito control, environmental appearance, marine resources and protection. Some other items as discussed in our attached annual report include coordinating events as annual Earth Day including elementary school grades to draw their version on

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**Township of Manchester**

how to save the planet on grocery bags. This event hinges on broadcasting awareness to the entire population here within our community.

### *Natural Resource Protection Ordinances*

Clustering Ordinance - The Township of Manchester has created a clustering ordinance to preserve land and natural resources.

Environmental Assessment Ordinance - The Township of Manchester created an Environmental Impact Statement Ordinance which the planning board uses to determine if a proposed development may cause an adverse environmental impact if built.

Tree Protection Ordinance - Purpose- Preserve trees as to not adversely impact the overall quality and aesthetics of a neighborhood, cause soil erosion or interfere with existing drainage patterns. Definitions - Diseased Tree, Tree Standards - Few examples: In no case shall a tree removal permit reduce the density of existing trees to less than 10 trees per acre, unless approved pursuant to a site plan application or development permit. If compliance with the requirements indicated herein would prevent construction, the applicant for a tree removal permit may propose reforestation and/or plantings to comply with the intent of this chapter.

### *Waste Management*

Prescription Drug Safety and Disposal - The Manchester Township Police Division is proudly a part of the Project Medicine Drop Program. The project is a cooperative effort involving the Manchester Township Police Division, Ocean County Health Department, Office of the New Jersey State Attorney General, and the Division of New Jersey Consumer Affairs. The project is designed to assist in preventing the abuse and diversion of unused, unwanted, or expired prescription drugs. The location of the Manchester Police disposal drop box is in the vestibule of police headquarters. The public has access to the disposal drop box twenty-four (24) hours a day, seven days a week. The disposal drop box only accepts pills, capsules, patches, or pet medications. The drop box will not accept mail, trash, syringes/needles, or liquids. Once the prescription medications are collected, they are transported to a designated Covanta Energy proper disposal. The Project Medicine Drop program has been a tremendous success for the Township of Manchester. As of April 5, 2016, the Manchester Township Police have collected 4,206 lbs. of prescription medications since the program's inception. The Manchester Township Police Department is dedicated to educating the public regarding the dangers of the abuse of prescription medication, and we will continue to assist in safe and proper disposal of all prescription medications.

### *Recycling*

Recycling Depot - Our Recycling Depot is conveniently located off of Route 70 on Sam Pitts Road, in the Whiting section of town. Our days and hours of operation are Monday, Tuesday, Thursday, Friday and Saturday, from 7:15am to 3:00 pm. We accept all recyclables including cans, bottles, plastic containers, mixed paper, cardboard, etc. in addition we recycle rigid plastic, car batteries, and metal. We also have an area where we collect, separate and transport electronic waste for recycling. The Depot also accepts leaves and brush that is composted and made available to our residents. This portion of the facility is open to all County residents to use. We have workers available to direct residents to the appropriate areas and to assist in unloading of materials in the designated recycling containers. There is visible signage throughout the facility to direct residents to the

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proper containers. Each day approximately 200 residents utilize our facility to recycle materials, with this in mind we have designed the facility layout to keep the traffic flow at a minimum and to expedite the process.

## CONSISTENCY WITH STATE PLAN—GOALS, POLICIES & INDICATORS

The SDRP is made up of 8 Goals and Strategies and 19 Statewide Policies that are complemented by a State Plan Policy Map. This section discusses consistency with regard to goals relevant to the Township’s Petition for Plan Endorsement, along with related policies and indicators.

GOAL	POLICIES	INDICATORS
<p><b>Goal 1: Revitalize the State’s Cities and Towns</b></p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p><b>Policy on Urban Revitalization -</b> Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p><b>Key Indicator 5.</b> Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p><b>Indicator 6.</b> Percent of jobs located in Urban Coordinating Council municipalities</p> <p><b>Indicator 23.</b> Percent of building permits issued in Urban Coordinating Council municipalities</p> <p><b>Indicator 27.</b> Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

### Goal 1 Analysis

Goal 1 generally applies to urbanized cities and towns and is not applicable to Manchester as a suburban/rural municipality.

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GOAL	POLICIES	INDICATORS
<p><b>Goal 2: Conserve the State’s Natural Resources and Systems</b></p> <p>STRATEGY: Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p><b>Policy on Water Resources</b> - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p><b>Policy on Open Lands and Natural Systems</b> - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p><b>Policy on Coastal Resources</b> - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p><b>Policy on Special Resource Areas</b> - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Key Indicator 3.</b> Percent of New Jersey’s streams that support aquatic life</p> <p><b>Indicator 11.</b> Conversion of wetlands for development</p> <p><b>Indicator 26.</b> Percent of land in New Jersey covered by adopted watershed management plans</p>

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**Township of Manchester****Goal 2 Analysis**

Manchester contains a wealth of environmental resources, which are identified by the Natural Resources Inventory and Conservation Plan Element of the Master Plan. There are numerous goals and objectives of the master plan dedicated to preserving open spaces, natural resources, and the rural character of the Township. Manchester has a total of 24,602 acres (46.6 percent) of dedicated public park and recreation land including:

- 21,440 acres of State of New Jersey Forests and Wildlife Management Areas
- 44 acres of Ocean County Parks
- 796 acres of parkland owned by the owned by the Township
- 1,481 acres of private/nonprofit open space/ recreation facilities, including 152.2 acres owned by the Nature Conservancy

Manchester's zoning scheme in the CAFRA area includes a range of densities and intensities of development based on the environmental setting. For example, the suburbanized residential areas in the eastern portion of the municipality have densities of approximately 4 dwellings per acre, while the forested areas in the CAFRA area only permit 1 dwelling per 20 acres. A copy of the Township's zoning map is included as **Map 10** in the Appendix.

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GOAL	POLICIES	INDICATORS
<p><b>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</b></p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p><b>Policy on Economic Development -</b> Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p><b>Policy on Agriculture -</b> Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p><b>Policy on Equity -</b> It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p><b>Key Indicator 1.</b> New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p><b>Indicator 1.</b> Average annual disposable income among New Jerseyans</p> <p><b>Indicator 2.</b> Unemployment</p> <p><b>Indicator 3.</b> Conversion of farmland for development</p> <p><b>Indicator 5.</b> Agricultural output</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 21.</b> Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p><b>Indicator 22.</b> Number of census tracts with more than 40% of the population living under the poverty level</p>

**Goal 3 Analysis**

Manchester promotes economic development and renewal by permitting a wide range of commercial, retail, office, industrial and other types of businesses in its nonresidential zones. The Township designated the Surf & Stream Campground as an area in need of redevelopment and is in the process of designating another property in need of redevelopment. The proposed Town Center will encourage and support higher density mixed use and multi-family development.

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GOAL	POLICIES	INDICATORS
<p><b>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</b></p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.</p>	<p><b>Policy on Air Resources</b> - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p><b>Policy on Energy Resources</b> - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p><b>Policy Waste Management, Recycling and Brownfields</b>- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p><b>Indicator 4.</b> Percent of brownfield sites redeveloped</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 8.</b> The generation of solid waste on a per capita and per job basis</p> <p><b>Indicator 9.</b> Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p><b>Indicator 10.</b> Greenhouse gas emissions</p> <p><b>Indicator 13.</b> Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey’s manufacturing sector</p> <p><b>Indicator 15.</b> Vehicle miles traveled per capita</p>

**Goal 4 Analysis**

The Township has adopted performance standards to ensure that development activities do not emit harmful amounts of smoke, noise, odors, glare, heat, radioactivity, fire or explosive hazards, or other forms of pollution.

The Township has adopted stormwater, flood hazard control, and environmental regulations to limit the impacts of development.

The Township adopted a Recycling Plan and ordinance, which requires separation of glass, newspaper, tin cans, aluminum cans, and cardboard. The residents of Manchester Township contract individually for refuse disposal. The refuse is taken to the Ocean County Landfill on Route 70 in Manchester Township, which will accept the

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refuse. The Township also has a voluntary recycling program whereby residents can take bottles, cans and papers to the Township Recycling Center for further processing.

GOAL	POLICIES	INDICATORS
<p><b>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</b></p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p><b>Policy on Infrastructure Investments -</b> Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p><b>Policy on Transportation -</b> Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p><b>Key Indicator 4.</b> Meet present and prospective needs for public infrastructure systems.</p> <p><b>Indicator 14.</b> The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p><b>Indicator 16.</b> Number of pedestrian fatalities in vehicular accidents on state roads</p> <p><b>Indicator 17.</b> Increase in transit ridership</p> <p><b>Indicator 18.</b> Percent of potable water supplies that meet all standards</p> <p><b>Indicator 19.</b> Percent of development on individual septic systems</p>

**Goal 5 Analysis**

The Community Facilities Plan Element of the Manchester Township Master Plan considers the municipal services and related facilities required to meet the safety, health, education and general welfare needs of present and future Township residents. Included in this element are the provisions for police protection, fire protection, first aid, libraries, health care, schools, and municipal administration.

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GOAL	POLICIES	INDICATORS
<p><b>GOAL 6: Provide Adequate Housing at a Reasonable Cost</b></p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p><b>Policy on Housing</b> - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p><b>Policy on Design</b> - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p><b>Indicator 20.</b> Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p><b>Indicator 24.</b> Annual production of affordable housing units</p>

**Goal 6 Analysis**

Manchester has historically addressed its constitutional obligation to create realistic opportunities for low and moderate-income housing. The Township of Manchester is committed to meeting its fair share of the region's low and moderate-income housing needs and has made its best efforts to prepare a realistic, workable plan. The Township adopted its Housing Element & Fair Share Plan in 2017, setting forth a plan to provide over 700 affordable housing units and the rehabilitation of nearly 100 existing units for low- and moderate-income households. The HEFSP was certified by the Court until July 2025.

The Township's goals and objectives as it relates to the Housing Plan are as follows:

1. To conserve and improve the existing housing stock through housing rehabilitation from various funding sources, including the Township Housing Trust Fund.
2. To provide for a variety of housing types and choices in the Master Plan and provide for Manchester's fair share of low and moderate-income housing as set forth in the Housing Plan.
  - b. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading residential neighborhoods as needed.

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GOAL	POLICIES	INDICATORS
<p><b>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</b></p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p><b>Policy on Historic, Cultural and Scenic Resources</b> - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Indicator 12.</b> Conversion of land per person</p>

**Goal 7 Analysis**

The Township adopted an Update to its Open Space and Recreation Plan in 2017. The goals of the OSRP are as follows:

- Goal 1: Preserve a minimum of 10,000 additional acres of open space
- Goal 2: Preserve Manchester’s rural character
- Goal 3: Protect valuable water resources and unique wildlife habitat areas
- Goal 4: Protect aquifer recharge areas for existing and future water supply
- Goal 5: Preserve and protect historic and cultural properties and sites
- Goal 6: Create open space buffers around existing development to preserve scenic landscape features.
- Goal 7: Provide a stable source of Township funding for local open space and recreation and supplement those funds with other revenue sources.
- Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and abilities.
- Goal 9: In the future, construct a community center to hold local community events and provide additional indoor recreation space.
- Goal 10: Construct at least three (3) additional fields on Township owned property to fulfill a need for baseball/ softball and soccer fields.
- Goal 11: Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.
- Goal 12: Cooperate with the regional school boards to promote the joint use of public recreational facilities.
- Goal 13: Apply open space and recreation design requirements and standards to planned development, including retirement communities, to require close-to-home open space and recreation facilities.
- Goal 14: Cooperate with Pinelands Commission, State and County agencies and adjacent municipalities to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township.
- Goal 15: Transform the former New Jersey Southern Branch railroad right-of-way south of Lakehurst Borough to a bicycle and pedestrian trail

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The ORSP set an ambitious goal of preserving 10,000 acres of Township-owned parks and open space in order to preserve the rural character of the Township. Manchester Township is fortunate to have more than 40 percent of its land area owned and maintained as State Forest and Wildlife Management Areas. In total, 24,602 acres of land in Manchester have been preserved as Township Parks, County Parks, or State Forests or Wildlife Management Areas.

GOAL	POLICIES	INDICATORS
<p><b>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</b></p> <p>STRATEGY: Use the State Plan and the Plan endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p><b>Policy on Comprehensive Planning</b> - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p><b>Policy on Planning Regions Established by Statute</b> - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p><b>Policy on Public Investment Priorities</b> - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p><b>Key Indicator 6.</b> The degree to which local plans and state agency plans are consistent with the State Plan</p> <p><b>Indicator 25.</b> Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

**Goal 8 Analysis**

The Township of Manchester has historically promoted development that is consistent with the State Plan and Pinelands Comprehensive Management Plan. The Township is now seeking Plan Endorsement to further align its planning goals, objectives and policies with the State Plan.

**CONSISTENCY WITH STATE PLAN—CENTER CRITERIA & POLICIES**

This section compares the characteristics of proposed centers to the relevant criteria within the SDRP. **Figure 18** provides a general comparison of the criteria for Regional Center, Town Center, Village Center, and Hamlet for reference.

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**Figure 18 – Center Designation Criteria**

Criteria	Regional Center	Town Center	Village Center	Hamlet
Land Use				
Function	Focal point for region’s economic, social and cultural activities with a compact mixed-use core.	Mixed-use core and diverse housing.	Mixed-residential community	Small-scale compact residential settlement with community functions
	Located in market area supporting high-intensity development and redevelopment.	Identified as a result of a strategic planning effort.	Integrated into regional network of communities with transportation links.	10 to 50 acres (<100 acres if wastewater system is not feasible)
	Identified as a result of a strategic planning effort conducted on a regional basis.		Planned to preserve farmland or environmentally sensitive areas.	
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.		Identified in master plans and as part of municipal planning effort.	
Land area	1 to 10 sq. mi	< 2 sq. mi	< 1 sq. mi	10 to 50 acres (<100 acres no public wastewater system)
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA3, 4 or 5	500 to 4,000	100 to 2,000	10 to 100
Housing Density	> 3 du/acre	> 3 du/acre	> 3 du/acre	> 2 du/acre
Population				
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	1,000 to 10,000	< 4,500	25 to 250
Density	> 5,000 per sq. mi	> 5,000 per sq. mi	> 5,000 per sq. mi	3,000
Economy				
Employment	> 10,000 in PA1 & 2, or >5,000 in PA3, 4 or 5	>500 to 10,000	N/A	N/A
Jobs-housing ratio	2:1 to 5:1	1:1 to 4:1	N/A	N/A
Infrastructure				
Capacity (general)	Access to sufficient existing or planned infrastructure.	Sufficient existing or planned infrastructure.	Sufficient existing or planned infrastructure	No criteria
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	Arterial highway or public transit.	Reasonable proximity to arterial.	No criteria

## PROPOSED TOWN CENTER

The Township is proposing a Town Center to be designated along the Route 37 corridor, extending generally along both side of the roadway from Lakehurst Borough to Toms River Township. The proposed Town Center is within the PA2 Suburban Planning Area. The westerly side of Route 37 is within the Pinelands National Reserve, which is designated as a Regional Growth Area. The proposed center is also within the adopted sewer service area and public water is available.

The intent of this proposed center designation would be to include lands suitable for future development and redevelopment to allow for more intensive mixed-use development along the corridor. The proposed Town Center generally includes the more intensive zone districts along Route 37, including the TC Town Center, HD-3 and HD-3A Highway Development, MF Multi-Family, MP Mobile Home Park.

The proposed center contains a number of existing community facilities located along Colonial Drive, including the Manchester Town Hall and Municipal Complex, Manchester Police Station, Manchester First Aid Squad, Ocean County Library, and Manchester High School.

The proposed center contains approximately 750 existing homes with an additional 519 apartments approved within the Presidential Gardens development. The proposed center is also directly adjacent to several established residential communities, including Leisure Village West and Pine Lake Park, containing over 5,000 homes.

The Township has already been approached seeking redevelopment designations for properties along the Route 37 corridor. This indicates a market demand for development and redevelopment in this area, which can be leveraged to produce a viable mixed-use, pedestrian friendly downtown for the Township. Future population can be focused in and around the proposed center by providing a desirable mix of housing options.

**Figure 19** compares the proposed Town Center to the criteria identified in the SRDP.

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**Figure 19 – Proposed Manchester Route 37 Town Center**

Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center (20 years forward)
Land Use			
Function	Mixed-use core and diverse housing.	Limited existing mixed uses	TC Town Center Zone permits mixed use and multi-family housing. Additional opportunities exist for future development or redevelopment along the Route 37 corridor.
	Identified as a result of a strategic planning effort.	Identified in Township Master Plan.	Identified in Township Master Plan.
Land area	< 2 sq. mi.	1.5 sq. mi.	1.5 sq. mi.
Housing units	500 to 4,000	750	500 to 4,000
Housing Density	> 3 du/acre		> 3 du/acre
Population			
Number of people	1,000 to 10,000	>1,000	1,000 to 10,000
Density	> 5,000 per sq. mi		> 5,000 per sq. mi
Economy			
Employment	>500 to 10,000		>500 to 10,000
Jobs-housing ratio	1:1 to 4:1		1:1 to 4:1
Infrastructure			
Capacity (general)	Sufficient existing or planned infrastructure.	Within Public Water and Sewer Service Areas	
Transportation	Arterial highway or public transit.	State Route 37	State Route 37

## CONSISTENCY WITH STATE PLAN—PLANNING AREA POLICY OBJECTIVES

This section discusses the consistency of the municipal plans with the State Plan. A consistency statement is provided for each policy objective within the two planning areas in Manchester Township: the PA2 Suburban Planning Area and the PA5 Environmentally Sensitive Planning Area.

### PA2 SUBURBAN PLANNING AREA

The intention of the PA2 Suburban Planning Area is as follows:

- Provide for much of the state’s future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

#### Consistency with PA2 Suburban Planning Area Policy Objectives

1. **Land Use:** Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.

Manchester Township currently permits mixed-use development within the TC Town Center District located along Colonial Drive. The Township is seeking center designation to allow greater densities to support a walkable, pedestrian-friendly downtown capable of integrating a wide range of commercial services for residents and visitors. There are currently no transit options in Manchester other than the Ocean Ride bus line that provides service on Tuesdays and Thursdays. Manchester would work with Ocean County and NJTransit to increase service to the proposed Town Center.

2. **Housing:** Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

Manchester provides a wide range of housing options in the PA2 Suburban Planning Area, including single-family detached dwellings, single family attached, duplex, townhouses, garden apartments, and mixed use development.

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Township of Manchester

3. **Economic Development:** Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

Manchester is seeking center designation to provide increased opportunities for economic development into a compact mixed use downtown.

4. **Transportation:** Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

There are currently no transit options in Manchester other than the Ocean Ride bus line that provides service on Tuesdays and Thursdays. Manchester would work with Ocean County and NJT transit to increase service to the proposed Town Center.

5. **Natural Resource Conservation:** Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

Manchester adopted an Open Space and Recreation Plan that identifies areas for future open space preservation (see **Map 11** in the Appendix). The Township also adopted a cluster ordinance to promote open space conservation on-site for new development.

6. **Agriculture:** Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

Due to unsuitable soils, agricultural operations are very limited in Manchester Township. There are only two isolated farms within the CAFRA portion of the Township, one of which has been included in the Surf & Stream Campground area in need of redevelopment designation.

7. **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional park land and open space either in or within easy access of Centers.

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 Township of Manchester

Residential developments are required to provide local recreation facilities for residents. There are also Township recreation areas, County Parks, and State Forest or Wildlife Management Areas throughout the Township.

8. **Redevelopment:** Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state’s redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The Township encourages redevelopment in appropriate areas. The Township is in the process of designating two areas in need of redevelopment, and would continue to promote redevelopment within the proposed Town Center to achieve the compact mixed-use downtown vision.

## PA5 ENVIRONMENTALLY SENSITIVE PLANNING AREA

The Environmentally Sensitive Planning Area intends to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers; and,
- Revitalize cities and towns.

### Consistency with PA5 Environmentally Sensitive Planning Area Policy Objectives

1. **Land Use:** Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.

Lands within the PA5 Env. Sensitive Planning Area are zoned for FA-S Forest Area Sending and FA-R Forest Area Receiving, which permit residential development at a density of 1 unit per 20 acres. This low density zoning designation promotes the conservation of environmental resources and promote development in more appropriate locations within the PA2 Suburban Planning Area.

2. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-

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Township of Manchester

density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

No centers are planned for the PA5 planning area. Development in the PA5 is limited to forest area density residential. The PA2 planning area provides a greater range of housing opportunities.

3. **Economic Development:** Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

The Whiting Wildlife Management Area and Crossley Preserve are located within the environs in the CAFRA area of Manchester. These lands have been designated as State Park on the SDRP Policy Map. The remaining lands within the PA5 planning area are primarily the environmentally sensitive lands within the Heritage Minerals tract.

4. **Transportation:** Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.

Existing transportation routes in Manchester are located within the PA2 planning area. There are no public roads with the PA5 planning area.

5. **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.

The FA-R and FA-S zoning within the PA5 planning areas, as well as environmental ordinances, promote the preservation of large contiguous tracts of forest and environmentally sensitive areas.

6. **Agriculture:** Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

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Township of Manchester

There are no farms within the PA5 planning area in Manchester. The majority of farming activities occur in the Pinelands area.

7. **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

There are no proposed centers within the PA5 planning area. Recreation and tourism opportunities in the environs include the State Forest and Wildlife Management Areas designated as State Park on the SDRP Policy Map.

8. **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

Redevelopment is encouraged in the PA2 planning area. No significant development or redevelopment is planned for the PA5 planning area.

9. **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.

The Township has prepared a Historic Preservation Plan to identify historic resources in need of protection.

10. **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

No public utilities are anticipated within the PA5 planning area. The low density zoning in the FA-R and FA-S zones would discourage any substantial development requiring wastewater management facilities.

## Township of Manchester

11. **Intergovernmental Coordination:** Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

All development within Manchester Township is subject to regional jurisdiction of CAFRA and/or the Pinelands Commission. Manchester coordinates and cooperates with the State and County governments on a regular basis.

## PROPOSED CHANGES TO THE SDRP POLICY MAP PLANNING AREAS

As discussed above, the existing development and zoning within Manchester is substantially consistent with the PA2 and PA5 planning area designations. Therefore, the Township believes there will be very minimal changes needed to the SDRP Policy Map, aside from proposed designation of new centers, cores and/or nodes. The proposed planning area changes are primarily to clean up the edges of the planning areas to coincide with the adopted Sewer Service Area, mapped environmental features, and property boundaries, where applicable. As shown in **Figure 20** below, a total of 321 acres are proposed to be removed from the PA2 planning area, 234 acres are added to the PA5 planning area, and 87 acres are added to State Park. **Maps 12** and **13** in the Appendix show the existing and proposed planning area designations for Manchester Township in relation to the surrounding municipalities.

Planning Area	Existing Planning Area Acres	Proposed Planning Area Acres	Net Change
PA2 Suburban	8,009	7,688	-321
PA5 Env Sensitive	4,345	4,579	234
State Park	1,806	1,893	87
<b>Total</b>	14,160	14,160	0

## CONCLUSION

Manchester Township is seeking Plan Endorsement with the intention of obtaining Town Center designation for the area along State Highway 37 within the CAFRA regulated area of the Township. Manchester envisions establishing a mixed-use pedestrian friendly town center core with increased impervious surface coverage throughout the center. Manchester Township's planning policies and zoning regulations are substantially consistent with the State Development and Redevelopment Plan. Manchester's zoning scheme in the CAFRA area includes a range of densities and intensities of development based on the environmental setting. The proposed center would focus future growth into appropriate smart growth development while protecting the sensitive environmental features within the environs.

## APPENDIX

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Map 1 – Regional Planning Areas

Map 2 – Land Use/Land Cover

Map 3 – Environmental Constraints

Map 4 – Groundwater Recharge Areas

Map 5 – Wellhead Protection Areas

Map 6 – Critical Wildlife Habitat

Map 7 – Natural Heritage Priority Sites

Map 8 – Existing Parks & Open Space

Map 9 – Adopted Sewer Service Area

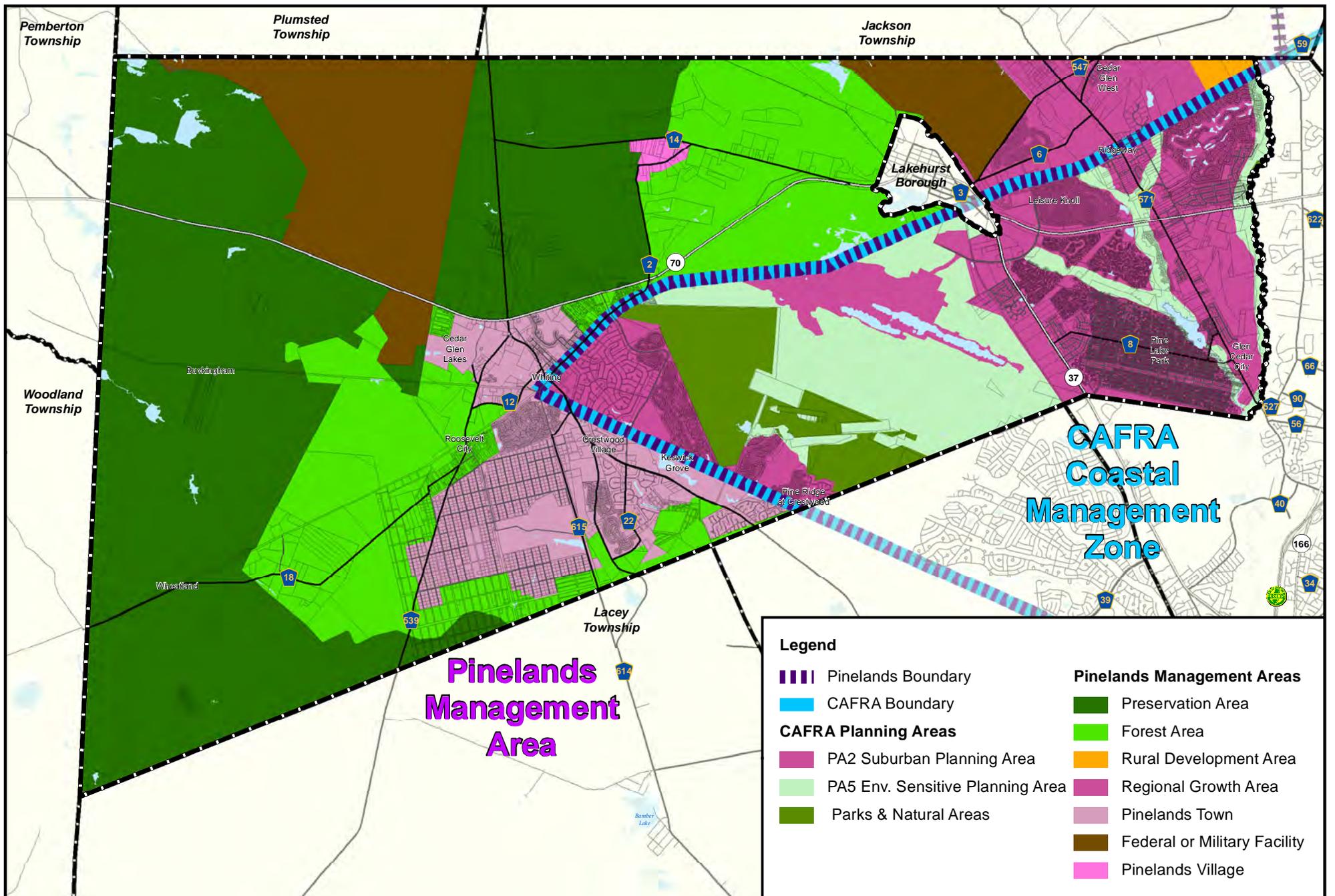
Map 10 – Adopted Zoning Map

Map 11 – Open Space and Recreation Plan

Map 12 – Existing Planning Areas

Map 13 – Proposed Planning Areas

Map 14 – Proposed Route 37 Town Center



**Pinelands Management Area**

**CAFRA Coastal Management Zone**

- Legend**
- Pinelands Boundary
  - CAFRA Boundary
  - CAFRA Planning Areas**
  - PA2 Suburban Planning Area
  - PA5 Env. Sensitive Planning Area
  - Parks & Natural Areas
  - Preservation Area
  - Forest Area
  - Rural Development Area
  - Regional Growth Area
  - Pinelands Town
  - Federal or Military Facility
  - Pinelands Village



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

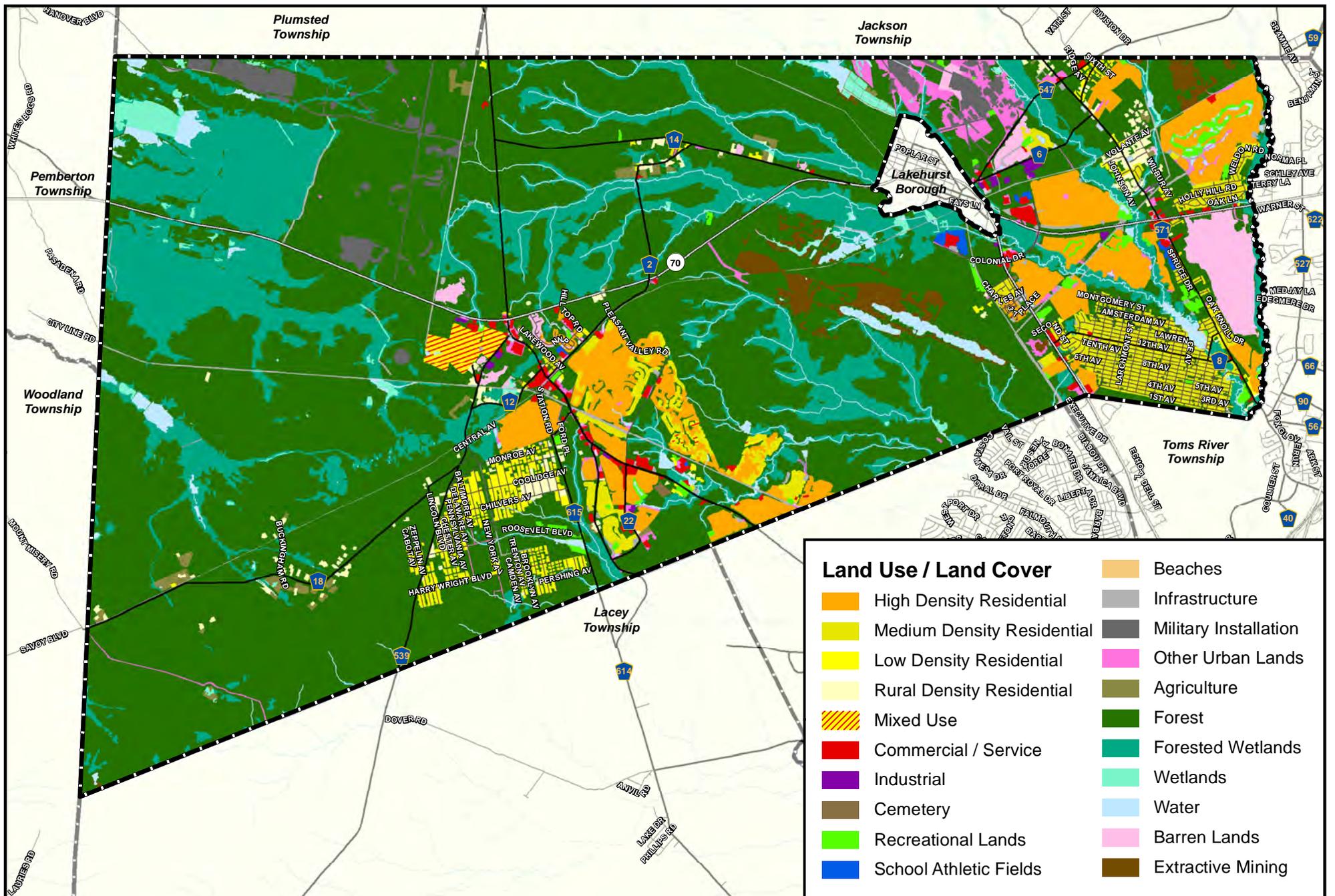
**Map 1  
Regional Planning Areas**

Township of Manchester  
Ocean County, New Jersey



0 3,000 6,000 9,000 12,000 Feet

1 inch = 8,000 feet



## Map 2 Land Use/Land Cover

Township of Manchester  
Ocean County, New Jersey

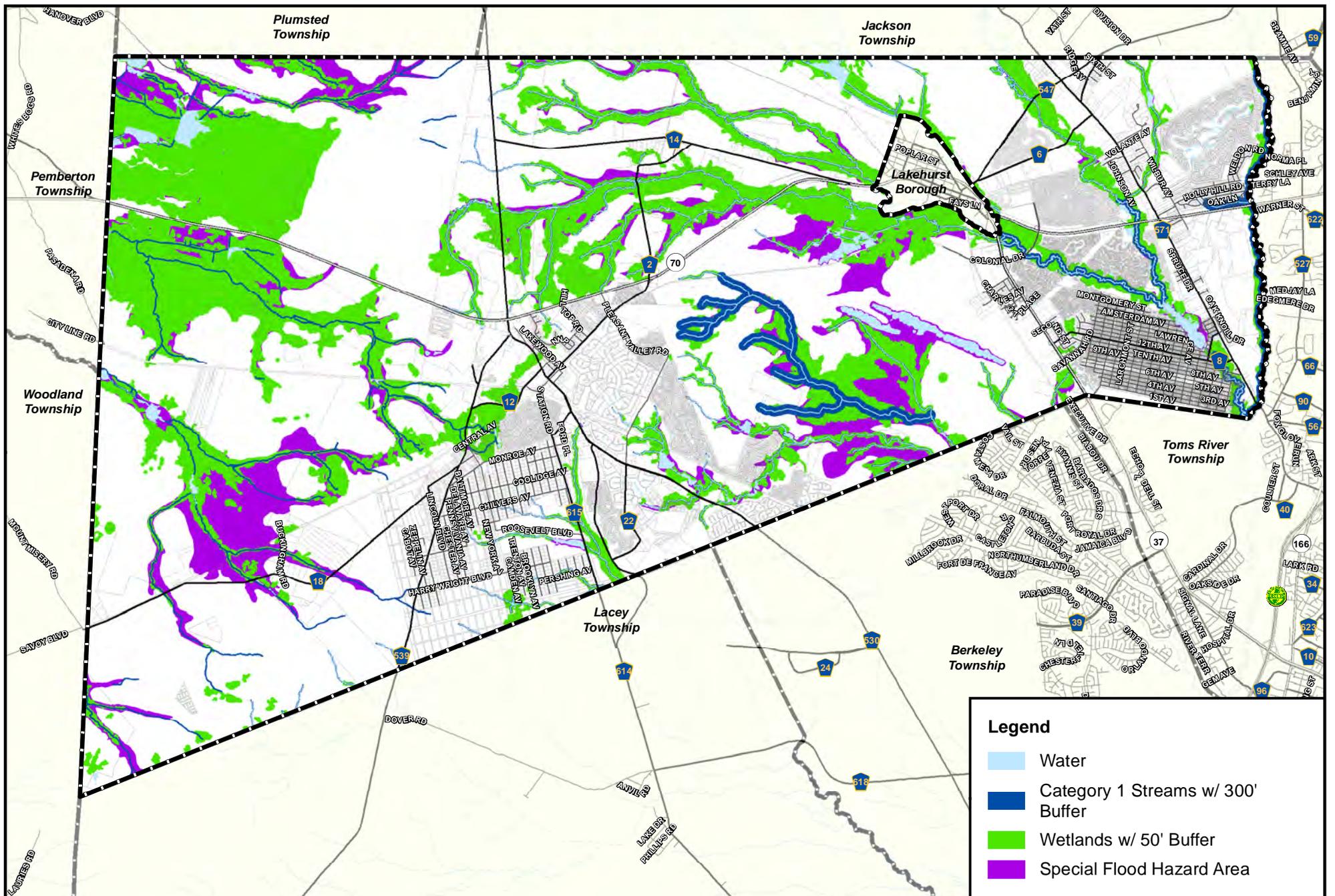


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Feet

1 inch = 8,000 feet

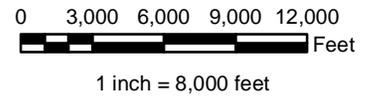


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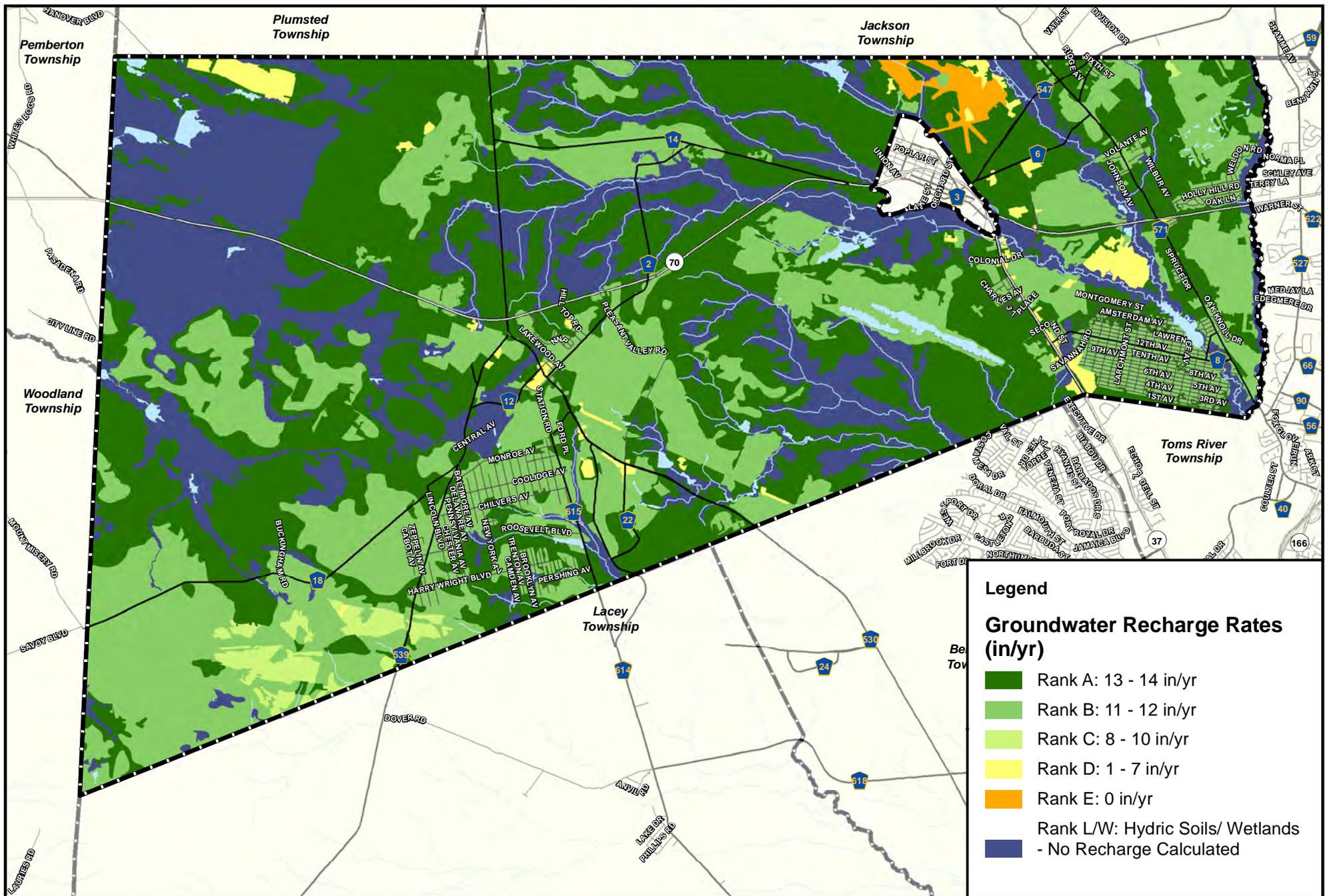


- Legend**
- Water
  - Category 1 Streams w/ 300' Buffer
  - Wetlands w/ 50' Buffer
  - Special Flood Hazard Area

**Map 3**  
**Environmental Constraints**  
 Township of Manchester  
 Ocean County, New Jersey



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



**Map 4**  
**Groundwater Recharge Areas**  
 Township of Manchester  
 Ocean County, New Jersey

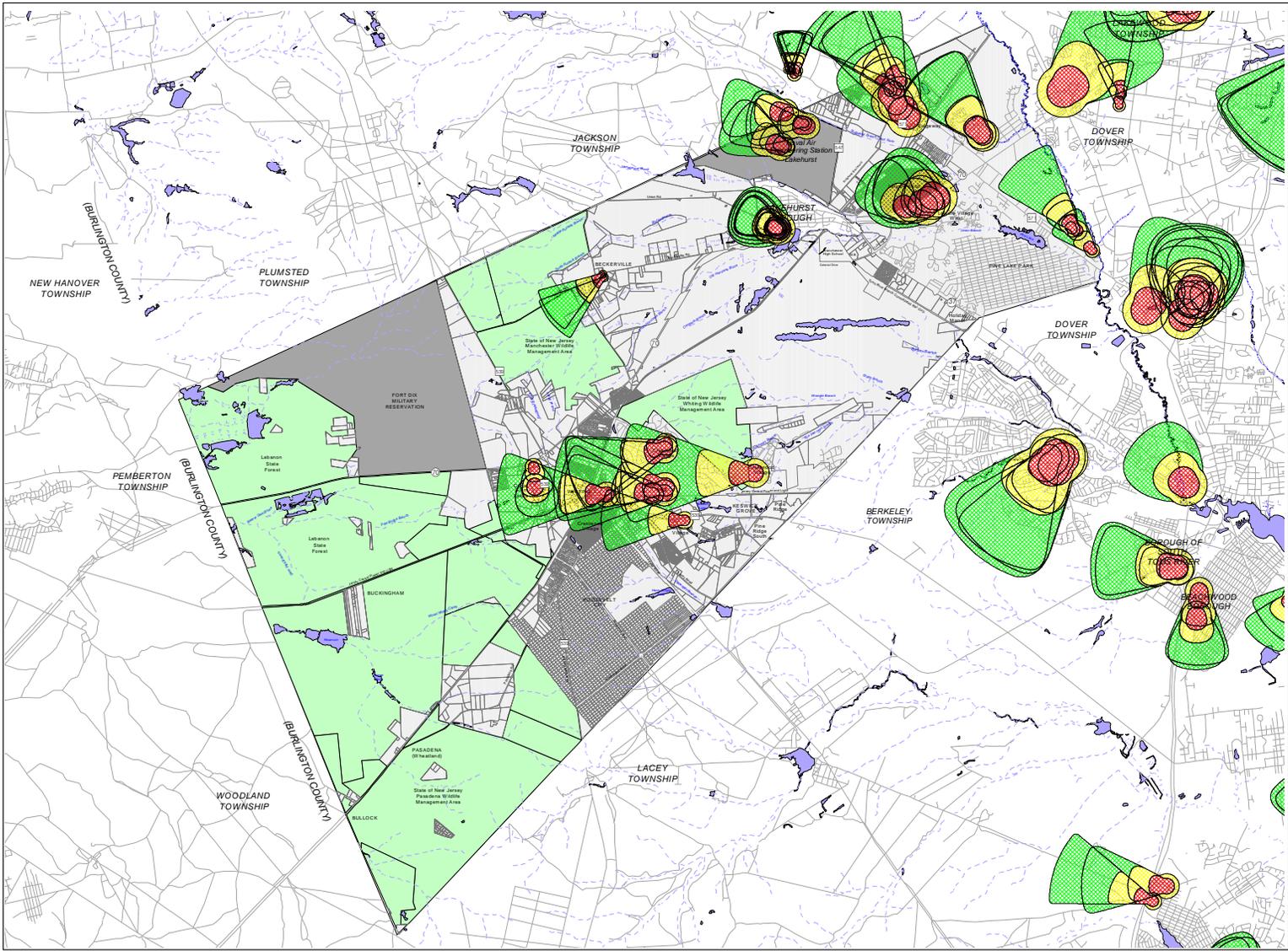


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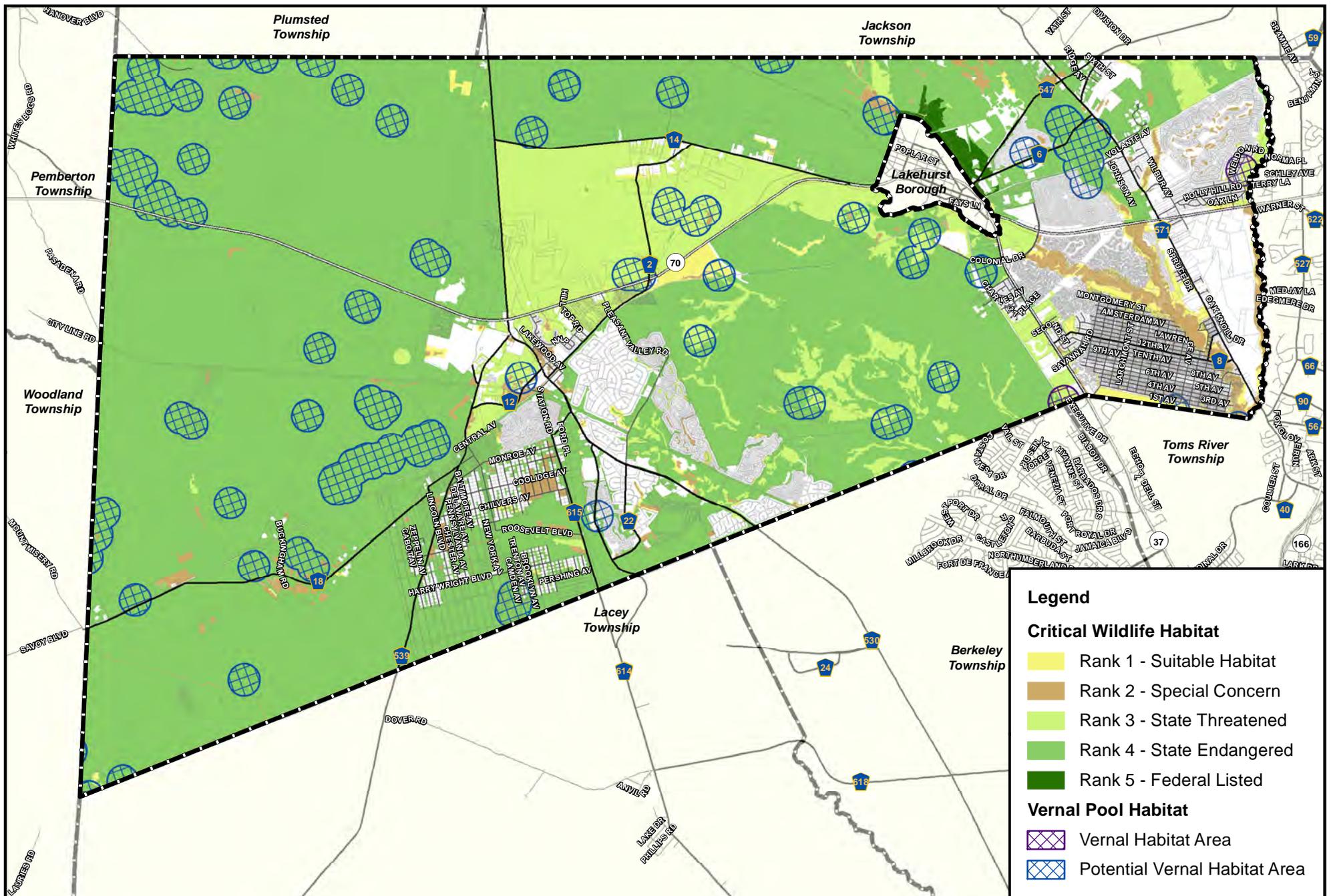


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 Feet  
 1 inch = 8,000 feet

# Map 5 WELLHEAD PROTECTION AREAS



<p><b>WELLHEAD PROTECTION AREAS</b></p> <p>ENVIRONMENTAL RESOURCE INVENTORY MANCHESTER TOWNSHIP Ocean County, New Jersey</p>	<table border="0"> <tr> <td></td> <td>Lots</td> <td></td> <td><b>Well Head Protection Area Tiers</b></td> </tr> <tr> <td></td> <td>Rivers / Streams</td> <td></td> <td>2 year time of travel to the well</td> </tr> <tr> <td></td> <td>Lakes</td> <td></td> <td>5 year time of travel to the well</td> </tr> <tr> <td></td> <td>Wildlife Management Areas</td> <td></td> <td>12 year time of travel to the well</td> </tr> <tr> <td></td> <td>Military</td> <td></td> <td>Well Head Protection Areas for public community water supply wells - New Jersey Geologic Survey</td> </tr> </table>		Lots		<b>Well Head Protection Area Tiers</b>		Rivers / Streams		2 year time of travel to the well		Lakes		5 year time of travel to the well		Wildlife Management Areas		12 year time of travel to the well		Military		Well Head Protection Areas for public community water supply wells - New Jersey Geologic Survey	<p>Sources: Manchester Tax Maps Pinelands G.I.S. Mapping NJDEP G.I.S. Mapping</p> <p>0 2000 4000 8000 8000 Feet</p>	<p>Prepared: April, 2005</p>
	Lots		<b>Well Head Protection Area Tiers</b>																				
	Rivers / Streams		2 year time of travel to the well																				
	Lakes		5 year time of travel to the well																				
	Wildlife Management Areas		12 year time of travel to the well																				
	Military		Well Head Protection Areas for public community water supply wells - New Jersey Geologic Survey																				



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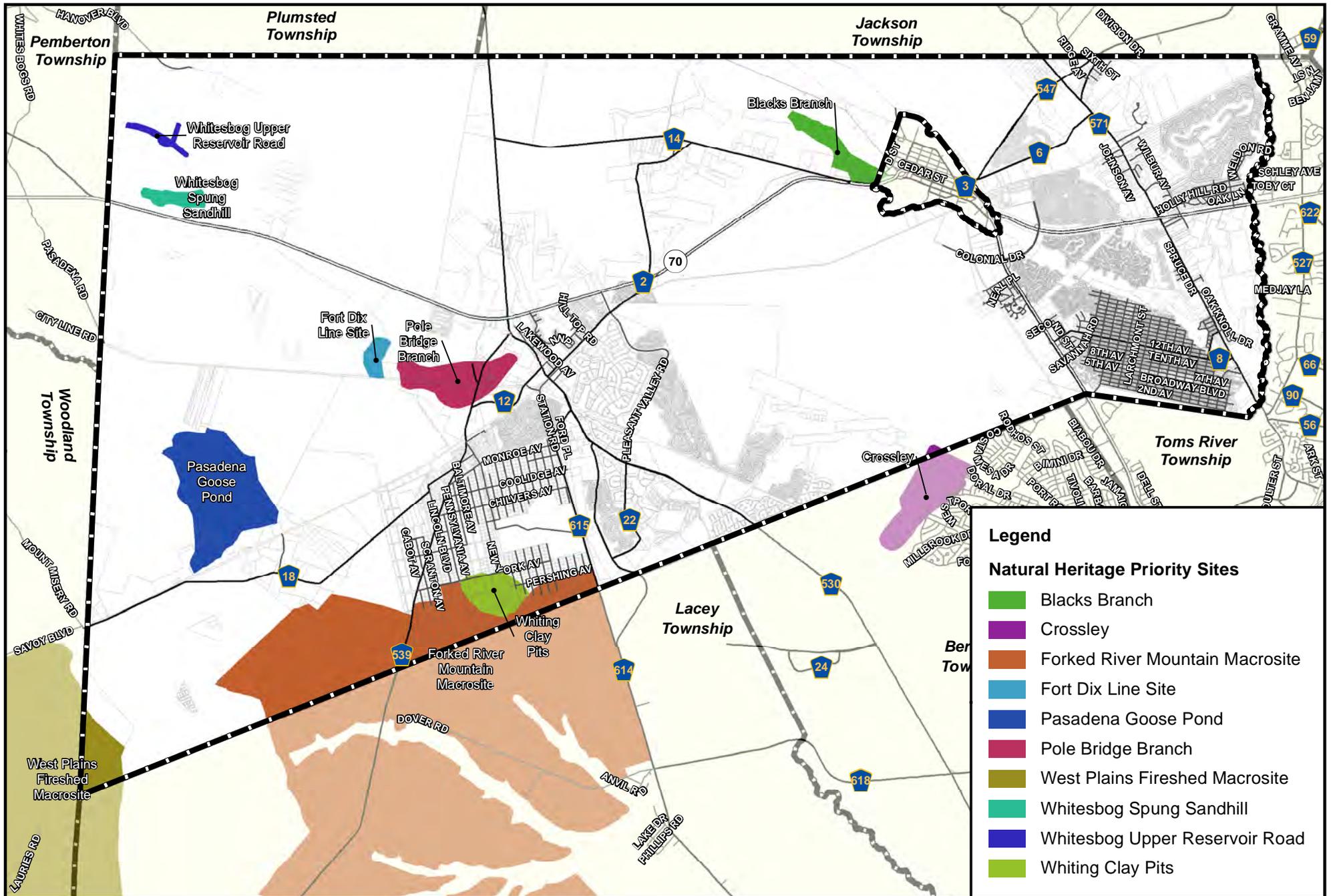
## Map 6 Critical Wildlife Habitat

Township of Manchester  
Ocean County, New Jersey



0 3,000 6,000 9,000 12,000  
Feet

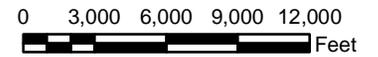
1 inch = 8,000 feet



- Legend**
- Natural Heritage Priority Sites**
- Blacks Branch
  - Crossley
  - Forked River Mountain Macrosite
  - Fort Dix Line Site
  - Pasadena Goose Pond
  - Pole Bridge Branch
  - West Plains Fireshed Macrosite
  - Whitesbog Spung Sandhill
  - Whitesbog Upper Reservoir Road
  - Whiting Clay Pits

**Map 7**  
**Natural Heritage Priority Sites**

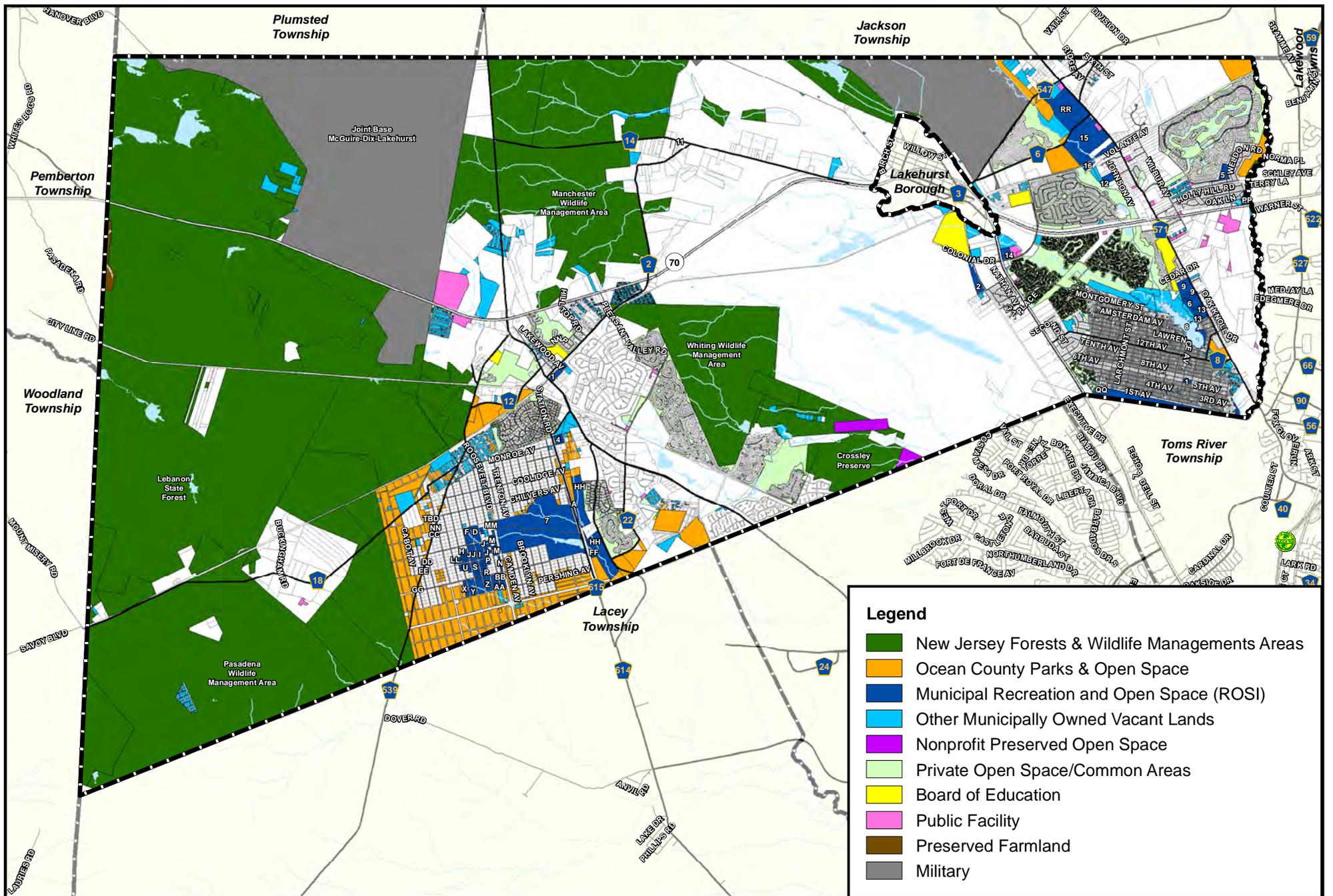
Township of Manchester  
Ocean County, New Jersey



1 inch = 8,000 feet



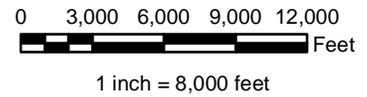
This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



**Legend**

- New Jersey Forests & Wildlife Managements Areas
- Ocean County Parks & Open Space
- Municipal Recreation and Open Space (ROSI)
- Other Municipally Owned Vacant Lands
- Nonprofit Preserved Open Space
- Private Open Space/Common Areas
- Board of Education
- Public Facility
- Preserved Farmland
- Military

**Map 8**  
**Existing Parks & Open Space**  
 Township of Manchester  
 Ocean County, New Jersey

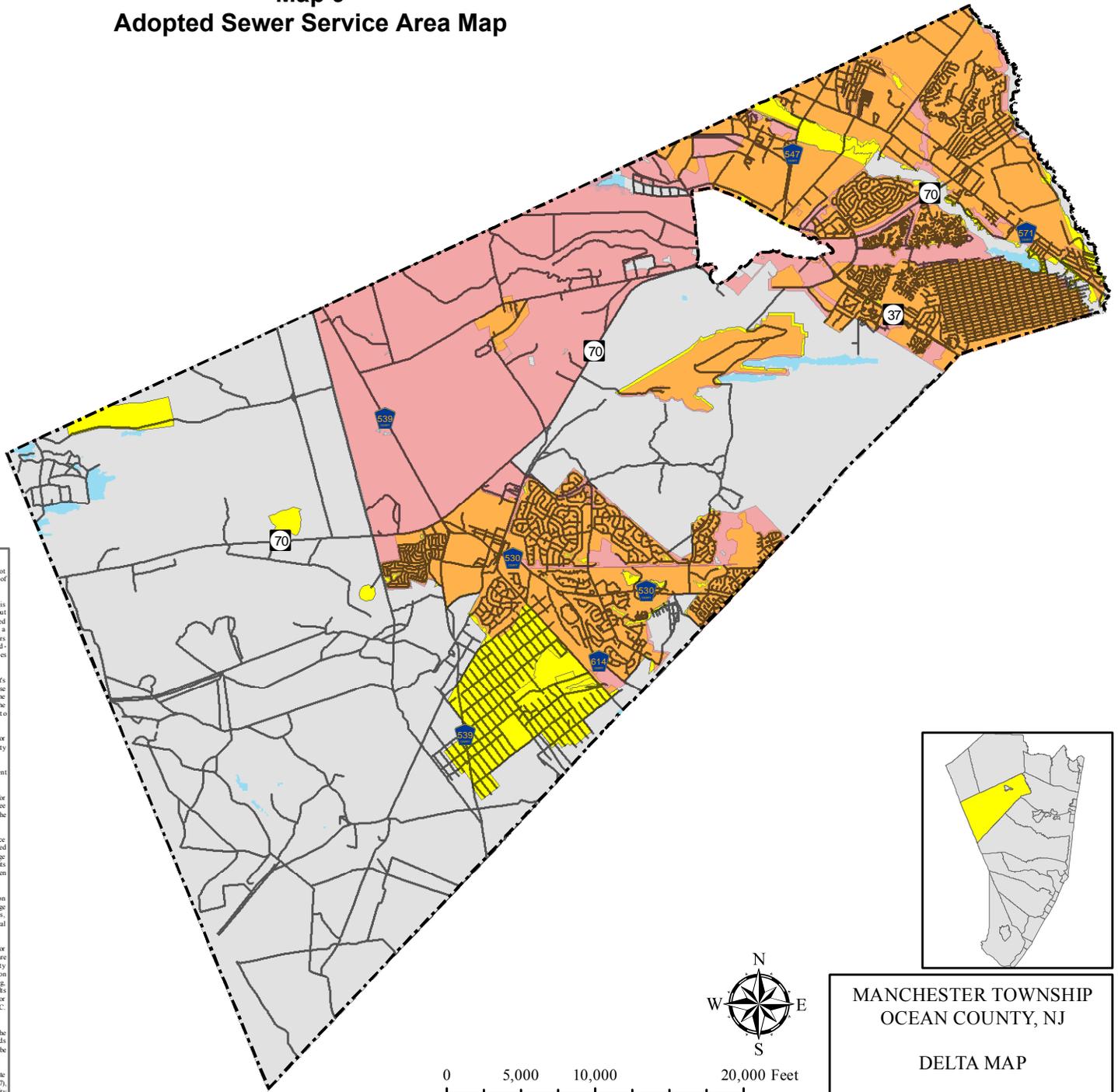


This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

**Legend**

-  Roads
-  Previously Approved Sewer Service Area
-  Adopted Sewer Service Area
-  Area of Overlap

## Map 9 Adopted Sewer Service Area Map



"Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project."

"Pursuant to N.J.A.C. 7:15, Riparian zones are: 300 feet from top of bank (or centerline of a first order stream where no bank is apparent) for waters designated as Category One and all upstream tributaries within the same HUC 14; 150 feet for waters designated Trout Production and all upstream waters; 150 feet for water designated Trout Maintenance and all upstream waters within one linear mile as measured along the length of the regulated water; 150 feet for any segments of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all upstream waters (including tributaries) within one linear mile as measured along the length of the surface water body; 150 feet for waters that run through acid-producing soils; and, 50 feet for all waters not designated as C1, trout waters, critically water dependent Threatened and/or Endangered Species Habitat, or associated with acid soils."

"Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine these waters. The applicable 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. (Counties may map out the lesser width buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis). Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots."

"Furthermore, compliance with the riparian zone standard has been demonstrated by the adoption of municipal Riparian Corridor Ordinances, which have been updated to be in compliance with the Flood Hazard Control Act Rules (N.J.A.C. 7:13) and Water Quality Management Rules (N.J.A.C. 7:15), was adopted on 06/10/1974."

"All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent."

"Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service."

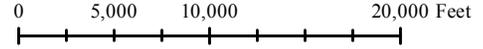
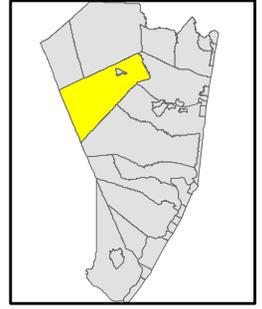
"Individual subsurface sewage disposal systems (ISSDS) for individual residences can only be constructed in depicted sewer service areas if legally enforceable guarantees are provided, before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. This applies to ISSDS that require a certification from the Department under the Realty Improvement Sewerage and Facilities Act (N.J.S.A. 13:13-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under N.J.A.C. 7:14A). It also applies to ISSDS which require only local approvals. Compliance with the connection requirement has been demonstrated through the adoption of Township of Manchester municipal code Chapter 430, Article II."

"Development in areas mapped as wetlands, flood prone areas, suitable habitat for endangered and threatened species as identified on the Department's Landscape Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4, and 5, Natural Heritage Priority Sites, riparian zones, steep slopes, or designated river areas may be subject to special regulation under Federal or State statutes or rules, and interested persons should check with the Department for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules."

"Areas located within the watershed of a Freshwater One (FW1) stream, as classified in the Surface Water Quality Standards, and/or that have Class 1-A ground water (Ground Water of Special Ecological Significance), as classified in the Ground Water Quality Standards, are identified as "Non-degradation water area based on the Surface Water Quality Standards at N.J.A.C. 7:1B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6". Where this requirement has been studied and reviewed as part of the WMP process this classification appears on Map #3. Non-degradation water areas shall be maintained in their natural state (set aside for posterity) and are subject to restrictions including, but not limited to, the following: 1) DEP will not approve any pollutant discharge to ground water nor approve any human activity which results in a degradation of natural quality except for the upgrade or continued operation of existing facilities serving existing development. For additional information please see the Surface Water Quality Standards at N.J.A.C. 7:9B, and/or the Ground Water Quality Standards at N.J.A.C. 7:9-6."

"For facilities (including but not limited to sewer connections, sewer extensions and on-site treatment plants) which are located in the Pinelands Area, as defined at N.J.S.A. 13:18A-11, the approval of the Pinelands Commission pursuant to the requirements of the Pinelands Comprehensive Management Plan (CMP) is required prior to construction. All facilities and activities included within this WMP should be consistent with the requirements of the CMP."

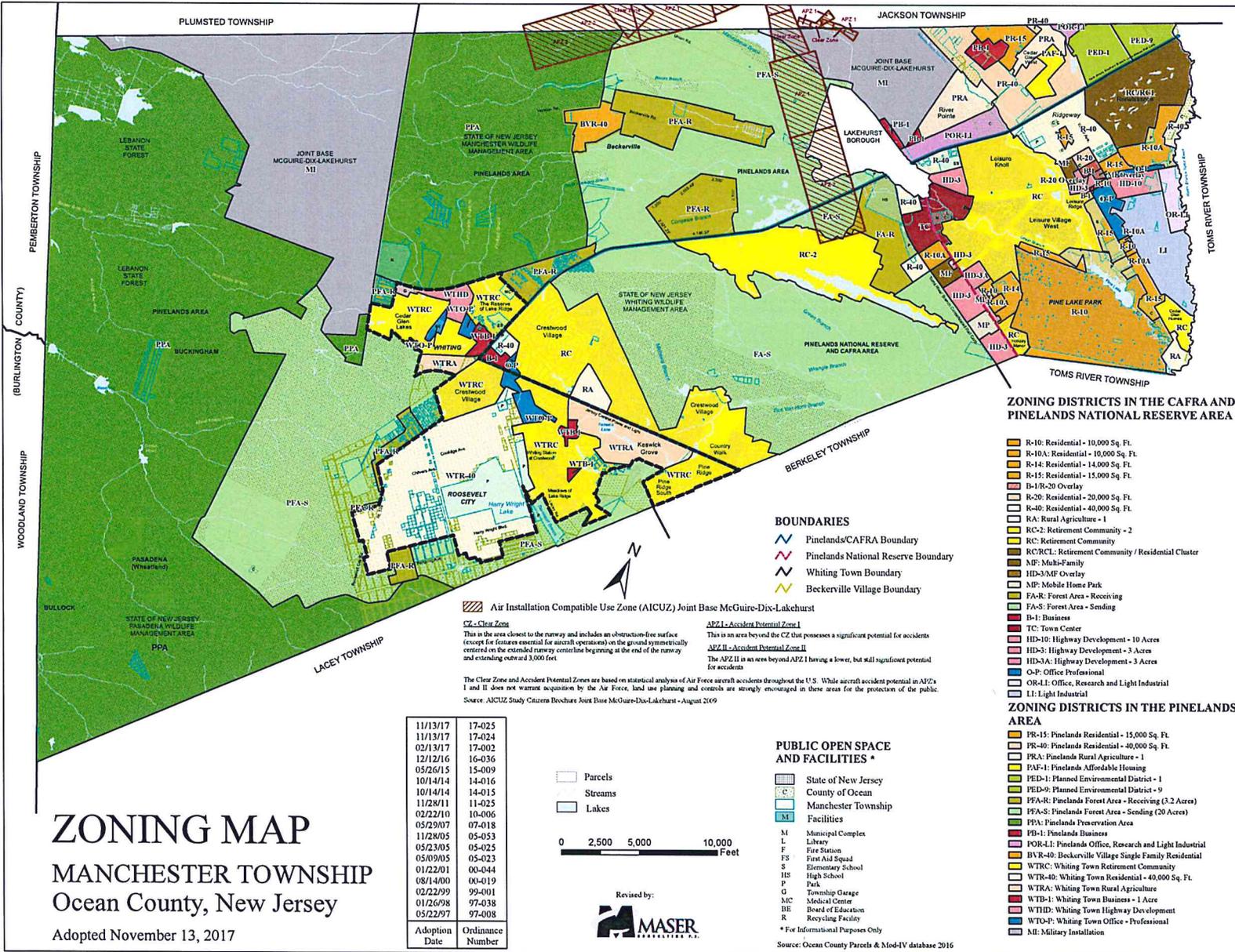
"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."



1 inch = 10,000 feet

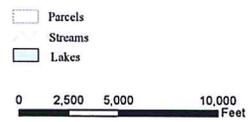
**MANCHESTER TOWNSHIP**  
OCEAN COUNTY, NJ  
  
**DELTA MAP**  
  
**SIGNIFICANT CHANGES**

# Map 10 Adopted Zoning map

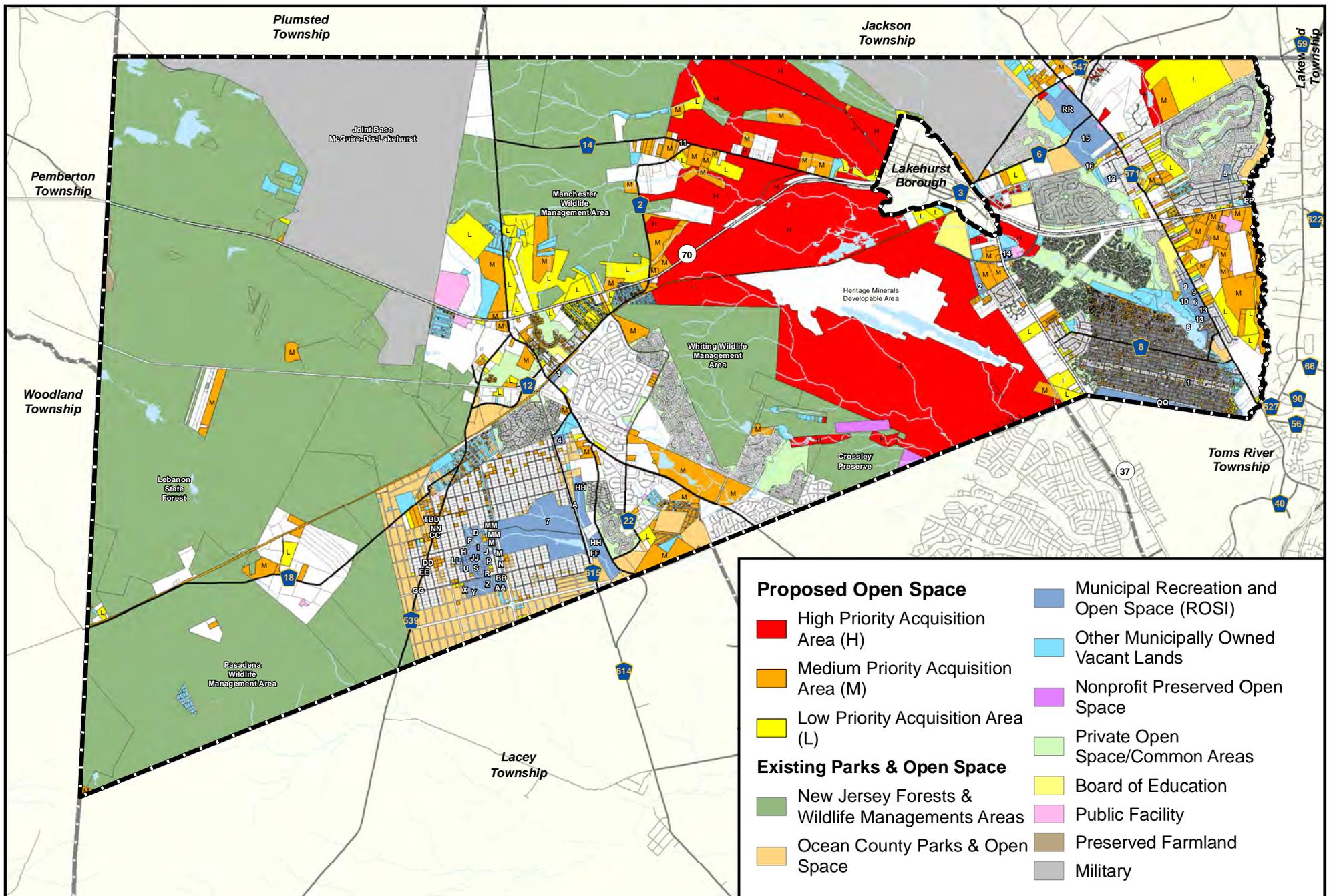


**ZONING MAP**  
**MANCHESTER TOWNSHIP**  
 Ocean County, New Jersey  
 Adopted November 13, 2017

11/13/17	17-025
11/13/17	17-024
02/13/17	17-002
12/12/16	16-036
05/26/15	15-009
10/14/14	14-016
10/14/14	14-015
11/28/11	11-025
02/22/10	10-006
05/29/07	07-018
11/28/05	05-053
05/23/05	05-025
05/09/05	05-023
01/22/01	00-044
08/14/00	00-019
02/22/99	99-001
01/26/98	97-038
05/22/97	97-008
Adoption Date	Ordinance Number



- BOUNDARIES**
- Pinelands/CAFRA Boundary
  - Pinelands National Reserve Boundary
  - Whiting Town Boundary
  - Beckerville Village Boundary
- Air Installation Compatible Use Zone (AICUZ) Joint Base McGuire-Dix-Lakehurst**
- Clear Zone**  
 This is the area closest to the runway and includes an obstruction-free surface (except for features essential for aircraft operations) on the ground symmetrically centered on the extended runway centerline beginning at the end of the runway and extending outward 3,000 feet.
- APZ I - Accident Potential Zone I**  
 This is an area beyond the CZ that possesses a significant potential for accidents.
- APZ II - Accident Potential Zone II**  
 The APZ II is an area beyond APZ I having a lower, but still significant potential for accidents.
- The Clear Zone and Accident Potential Zones are based on statistical analysis of Air Force aircraft accidents throughout the U.S. While aircraft accident potential in APZ's I and II does not warrant acquisition by the Air Force, land use planning and controls are strongly encouraged in these areas for the protection of the public.  
 Source: AICUZ Study Citizens Brochure Joint Base McGuire-Dix-Lakehurst - August 2009
- PUBLIC OPEN SPACE AND FACILITIES \***
- M Municipal Complex
  - L Library
  - F Fire Station
  - FS First Aid Squad
  - S Elementary School
  - HS High School
  - P Park
  - G Township Garage
  - MC Medical Center
  - BE Board of Education
  - R Recycling Facility
  - \* For Informational Purposes Only
- ZONING DISTRICTS IN THE CAFRA AND PINELANDS NATIONAL RESERVE AREA**
- R-10: Residential - 10,000 Sq. Ft.
  - R-10A: Residential - 10,000 Sq. Ft.
  - R-14: Residential - 14,000 Sq. Ft.
  - R-15: Residential - 15,000 Sq. Ft.
  - B-1/R-20 Overlay
  - R-20: Residential - 20,000 Sq. Ft.
  - R-40: Residential - 40,000 Sq. Ft.
  - RA: Rural Agriculture - 1
  - RC-2: Retirement Community - 2
  - RC: Retirement Community
  - RC/RC-L: Retirement Community / Residential Cluster
  - MF: Multi-Family
  - HD-3/MF Overlay
  - MP: Mobile Home Park
  - FA-R: Forest Area - Receiving
  - FA-S: Forest Area - Sending
  - B-1: Business
  - TC: Town Center
  - HD-10: Highway Development - 10 Acres
  - HD-3: Highway Development - 3 Acres
  - HD-3A: Highway Development - 3 Acres
  - O-P: Office - Professional
  - OR-L: Office, Research and Light Industrial
  - LI: Light Industrial
- ZONING DISTRICTS IN THE PINELANDS AREA**
- PR-15: Pinelands Residential - 15,000 Sq. Ft.
  - PR-40: Pinelands Residential - 40,000 Sq. Ft.
  - PRA: Pinelands Rural Agriculture - 1
  - PAF-1: Pinelands Affordable Housing
  - PED-1: Planned Environmental District - 1
  - PED-9: Planned Environmental District - 9
  - PFA-R: Pinelands Forest Area - Receiving (3.2 Acres)
  - PFA-S: Pinelands Forest Area - Sending (20 Acres)
  - PFA: Pinelands Preservation Area
  - PBA: Pinelands Business
  - POR-L: Pinelands Office, Research and Light Industrial
  - BVR-40: Beckerville Village Single Family Residential
  - WTRC: Whiting Town Retirement Community
  - WTR-40: Whiting Town Residential - 40,000 Sq. Ft.
  - WTRA: Whiting Town Rural Agriculture
  - WTB-1: Whiting Town Business - 1 Acre
  - WTHD: Whiting Town Highway Development
  - WTD-P: Whiting Town Office - Professional
  - MI: Military Installation



- |  |  |
|--|--|
| <b>Proposed Open Space</b>   |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> High Priority Acquisition Area (H)                | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Municipal Recreation and Open Space (ROSI) |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Medium Priority Acquisition Area (M)           | <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> Other Municipally Owned Vacant Lands       |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low Priority Acquisition Area (L)              | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Nonprofit Preserved Open Space           |
| <b>Existing Parks &amp; Open Space</b>   |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> New Jersey Forests & Wildlife Managements Areas | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Private Open Space/Common Areas      |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Ocean County Parks & Open Space           | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Board of Education                       |
|  | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Public Facility                            |
|  | <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Preserved Farmland                        |
|  | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Military                                   |

## Map 11 Open Space & Recreation System

Township of Manchester  
Ocean County, New Jersey



0 3,000 6,000 9,000 12,000  
Feet

1 inch = 8,000 feet



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

**LEGEND**

- CAFRA Boundary
- Municipal Boundary
- Designated Centers
- Cores
- Nodes
- Planning Areas**
  - Suburban Planning Area
  - Env. Sensitive Planning Area
  - Parks & Natural Areas

Jackson Township

Lakehurst Borough

Toms River Township

Berkeley Township

DR Route 37 West Center

DR Downtown Regional Cen W

# MAP 12 EXISTING PLANNING AREAS

## TOWNSHIP OF MANCHESTER

OCEAN COUNTY  
NEW JERSEY



1 inch = 4,000 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



August 2019

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**LEGEND**

-  CAFRA Boundary
-  Municipal Boundary
-  Proposed Center Boundaries
-  Designated Centers
-  Cores
-  Nodes
- Planning Areas**
-  Suburban Planning Area
-  Env. Sensitive Planning Area
-  Parks & Natural Areas

Jackson Township

**MAP 13  
PROPOSED  
PLANNING  
AREAS**

**TOWNSHIP  
OF  
MANCHESTER**

OCEAN COUNTY  
NEW JERSEY



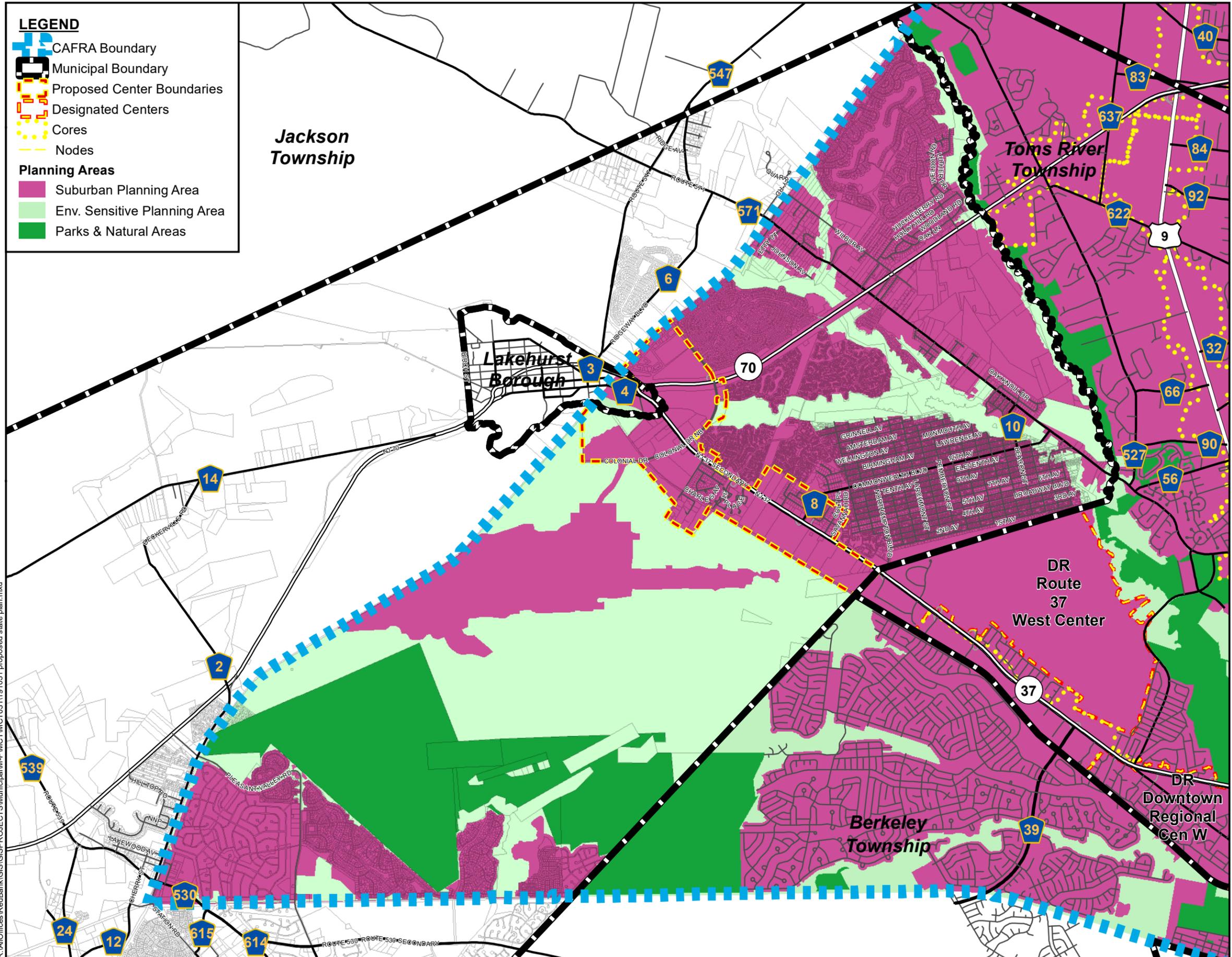
1 inch = 4,091 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



October 2019

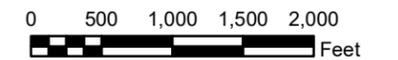
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# MAP 14 PROPOSED CENTERS

## TOWNSHIP OF MANCHESTER

OCEAN COUNTY  
NEW JERSEY

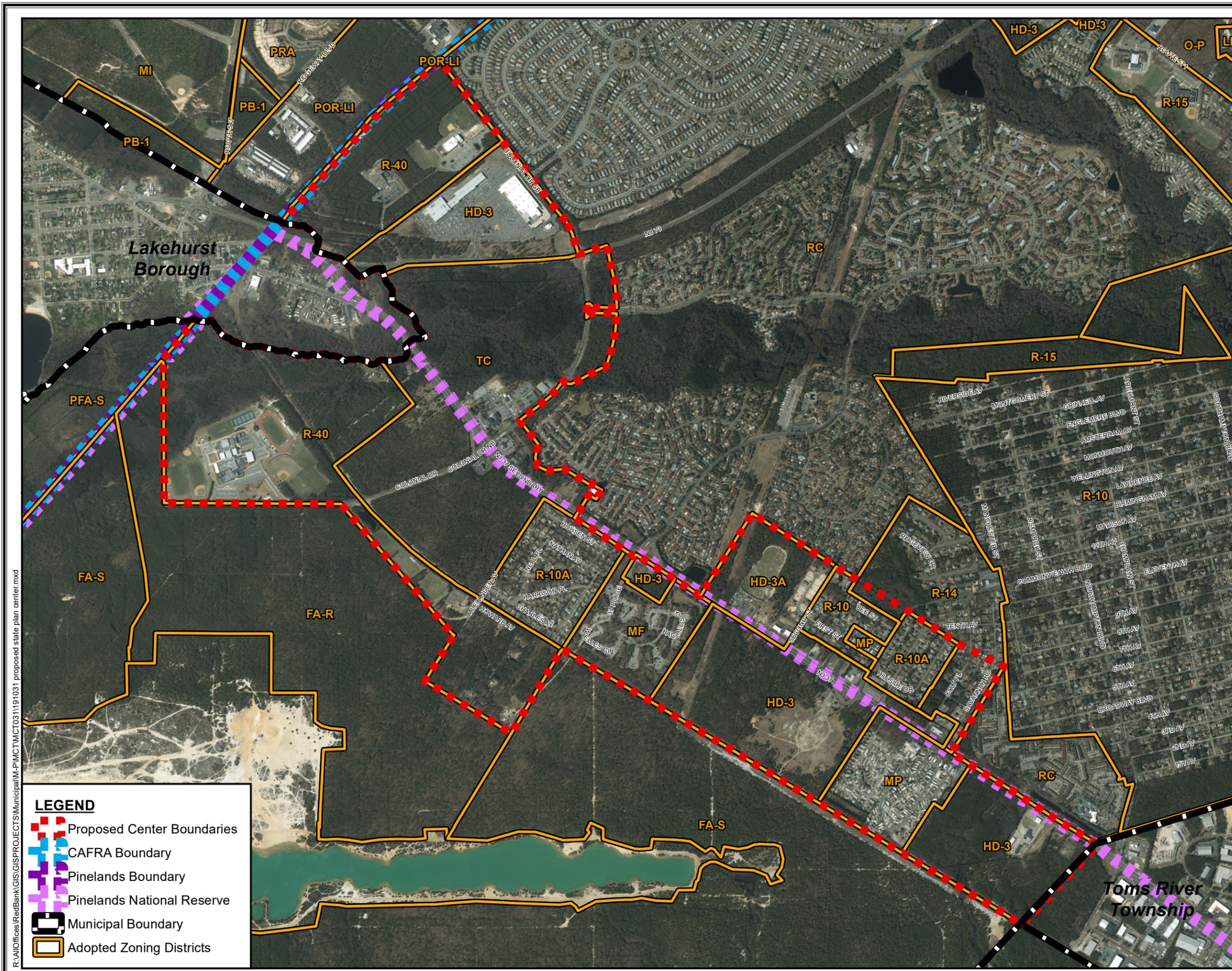


1 inch = 1,294 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



October 2019



**LEGEND**

-  Proposed Center Boundaries
-  CAFRA Boundary
-  Pinelands Boundary
-  Pinelands National Reserve
-  Municipal Boundary
-  Adopted Zoning Districts

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