

REEXAMINATION REPORT

PREPARED FOR:
**TOWNSHIP OF MANCHESTER
PLANNING BOARD**

**TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

Adopted: April 7, 2014



T. ANDREW THOMAS, P.P., A.I.C.P.



THOMAS A. THOMAS, P.P.

Thomas Planning Associates, L.L.C.
P.O. Box 363
Brielle, New Jersey 08730-0363

The original of this document has been signed and sealed in accordance with New Jersey Law.

TOWNSHIP OF MANCHESTER REEXAMINATION REPORT - 2014

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89 et seq., requires that Municipal Planning Boards review municipal master plans and zoning and land development regulations at least once every ten years. The statute requires that the Reexamination Report be adopted by the Planning Board by resolution and distributed to the municipal governing body, the County Planning Board and adjacent municipalities.

The last Reexamination Report was adopted by the Planning Board on November 1, 2010. Between November 1, 2010 and March, 2014 the Township adopted amendments to its Master Plan, amended its Land Development Regulations and prepared a special planning report for undersized (isolated) lots in Pine Lake Park. During the same time period the Township's Affordable Spending Plan was approved by the Superior Court and COAH (Council on Affordable Housing). The New Jersey Supreme Court affirmed "the Appellate Division's deadline for re-imposing third-round obligations" and issued a mandate to COAH to adopt revised Round 3 Rules within 5 months (February 2014). As of March 27, 2014 COAH had not promulgated new Round 3 Rules. These items will be discussed in detail below.

The purpose of a Reexamination Report, prepared in accordance with the Municipal Land Use Law, is to periodically reexamine the master plan, zoning and land use and development regulations of a municipality to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations that will address proposed changes in development goals, the impact of development within the municipality and the impact of planning and development regulations by Ocean County, the State of New Jersey and the Federal government. The Municipal Land Use Law requires that municipalities review the master plan and zoning and land development regulations in terms of 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.

The Municipal Land Use Law statutory components of a Reexamination Report pursuant to N.J.S.A. 40:55D-89 et seq. are listed below in paragraphs A. through E. The statutory provisions are presented in bold type followed by their application to Manchester Township.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF ADOPTION OF THE LAST REEXAMINATION REPORT.

A summary of the major problems and /or recommendations identified by the Planning Board in the 2010 Reexamination Report is as follows:

Master Plan

1. Unified Master Plan Document - The Township Master Plan was comprised of separate documents that were adopted and/or amended over an extended period of time. It was recommended that the Planning Board prepare an updated Master Plan to incorporate the various Master Plan elements into a unified Master Plan document.
2. Housing Plan - A revised Housing Plan Element will be required to be prepared by the Township in response to amended affordable housing legislation, Court orders and/or COAH approval of new Round 3 Rules. The Township will continue to monitor any amendments to or adoption of new COAH Rules.
3. Recycling Plan - A Recycling Plan Element was prepared in response to the revised mandatory recycling regulations by the NJDEP and by the amended Ocean County Solid Waste Management Plan. The Recycling Plan has been reviewed by the Township Recycling Coordinator for consistency with the Recycling Chapter of the Township Code adopted by Ordinance No. 10-012 on June 14, 2010, and current and proposed revised Township recycling rules and procedures. The finalized draft was submitted to the Planning Board for adoption.
4. Solar and Wind Energy Zoning –Several new laws related to solar and wind energy were recommended to be addressed in the Township Master Plan and Land Use and Development Regulations. The Conservation Plan Element of the Master Plan was recommended to be updated and expanded to include the references to the solar and wind energy regulations. A summary of the applicable laws are as follows:
 - a. A revision to the Municipal Land Use Law was approved on March 31, 2009 (N.J.S.A. 40:55D-66.11) which requires both wind and solar facilities to be permitted in industrial zones as follows:

“A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality.”

- b. A revision to the “Definitions” section of the Municipal Land Use Law (N.J.S.A. 40:55D-4), approved November 20, 2009 expanded the definition of “inherently beneficial use” to include solar and wind facilities as follows:

“Inherently beneficial use” means a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”

- c. The Municipal Land Use Law was revised by N.J.S.A. 40:55D-66.12 on January 16, 2010 to include guidelines for “small wind energy systems” as follows:

“Ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. An application for development or appeal involving a small wind energy system shall comply with the appropriate notice and hearing provisions otherwise required for the application or appeal pursuant to the “Municipal Land Use Law,” (N.J.S.A. 40:55D-1 et seq.).”

- d. Proposed legislation (Senate Bill S-921) was passed on April 22, 2010 that “solar panels shall not be included in any calculation of impervious surface or impervious cover.”

Land Use and Development Ordinance (Zoning)

It was recommended that the Land Use and Development Chapter of the Township Code be reviewed and, where necessary, updated. Specific changes that were recommended include:

1. Review and amend the Land Use and Development Chapter to include and conform to updates to the New Jersey Residential Site Improvement Standards.
2. Amend the Chapter to include the latest statutory changes for solar and small wind energy systems.
3. N.J.A.C. 7:15, Water Quality Management Planning, section 7:15-5.25(g)3, required municipalities to adopt an ordinance that prevents new disturbance and regulates existing

development or activities in “riparian zones”. Riparian zones extend between 50 and 300 feet along stream, lake and other water bodies depending on their soil and environmental characteristics.

It was recommended that the Land Use and Development Regulations be amended and that a map delineating “riparian zones” be prepared to protect the streams, ponds, lakes, and other surface water bodies of Manchester Township in compliance with the N.J.D.E.P. Water Quality Management Regulations for designated N.J.D.E.P. riparian areas.

4. It was recommended that an ordinance be drafted to create a C-Conservation Zone and a PC-Pinelands Conservation Zone, and to amend the Zoning Map in conformance with the Builder’s Remedy Consent Order and Stipulation of Settlement in the matter of Hovsons, Inc. v. Township of Manchester (Docket No. OCN-L-4357-93PW entered by Honorable Eugene D. Serpentelli, A.J.S.C. The C-Conservation Zone and the PC-Pinelands Conservation Zone would consist of portions of blocks and lots commonly referred to as the Heritage Minerals Tract currently zoned PFA-S and FA-S. The rezoning would exclude a 995.4 acre “Development Area” zoned RC-2 and additional acreage associated with access ways from N.J. Routes 70 and Colonial Drive / N.J. Route 37.
5. It was recommended that the northern portion of Block 70, Lot 23 currently shown on the Zone Map as MI – Military Installation be revised to PFA-S consistent with the Pinelands Comprehensive Management Plan.
6. A cluster zoning provision was adopted by the Pinelands Commission through amendments to the Pinelands Comprehensive Management Plan (CMP) which mandated that municipalities enact zoning ordinance in conformance with the cluster provisions. The Township prepared conforming cluster regulations and Zoning Map changes in and around Roosevelt City amending the PFA-S Pinelands Forest Area Sending and PFA-R Pinelands Forest Area Receiving Zones based on the CMP cluster regulations. A map of the proposed lots to be rezoned was attached to that report.
7. A recommendation was made to rezone Block 46.01, lots 1.01 and 1.03 consisting of a total of 51.67 acres located at the southeastern corner of Route 37 and Colonial Drive diagonally across Route 37 from the Municipal Building. The property was proposed to be rezoned from TC - Town Center to MF – Multi-Family Housing at a density of 10 dwelling units per acre with a 20 percent affordable housing component. A map of the proposed lots to be rezoned was attached to the report.
8. It was recommended that Block 72 Lot 7 consisting of approximately 54.88 acres be rezoned from PRC-1 to POR-LI. This parcel was acquired on June 6, 2008 by the County of Ocean for the purpose of establishing a County Garage and other County administrative office.
9. It was recommended that Block 79 Lot 31 consisting of approximately 26.08 acres be rezoned from BVR-40 Beckerville Village Residential to BVMF Beckerville Village

Multi-Family to reflect the existing Manchester Apartment affordable housing development and to permit future expansion of affordable housing units provided the site can be serviced by an on-site sewage treatment facility. Such a facility would be designed to replace the existing on-site community septic systems for the existing 57 affordable housing units located on the property.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE.

The Township has made a number of revisions to its Master Plan and Land Use and Development Regulations in response to the 2010 Reexamination Report objectives.

Master Plan Revisions

The following Master Plan revisions were adopted on December 5, 2011:

1. Chapter IV – Population – The Population chapter was updated utilizing 2000 U.S. Census data and New Jersey Department of Labor development and demolition data.
2. Chapter VI – Land Use Plan – Two areas were designated on the Land Use Map as “Multi-family”; one located on the south side of State Highway Route 37 and the second located in Beckerville. There was also an additional tract that can be developed as for multi-family use as an optional use on Route 37 in a non-residential zone.

A composite Master Plan was prepared to incorporate various Master Plan Elements into a unified document. The complete Master Plan document, dated December 5, 2011, was placed on the Township website under “Links”:

http://www.manchestertwp.com/wp-content/uploads/2012/05/Master-Plan_Combined-Document_Dec_23_2011.pdf

Undersized Lots Planning Report – Pine Lake Park

A Planning Report was prepared in May 2012 that analyzed undersized lots in Pine Lake Park. The Report evaluated the potential development of undersized lots, the character of development, and existing zoning regulations in Pine Lake Park. It also provided guidelines for applicants and the Zoning Board of Adjustment for reviewing undersized lots based upon the Dallmeyer vs. Lacey Township Board of Adjustment Superior Court decision (219 N.J. Super. 134 decided April 15, 1987) which established guidelines for municipal boards of adjustment reviews of undersized lots. The May 2012 Report provided potential solutions for evaluating and developing undersized lots in the Pine Lake Park area and presented a recommendation to amend the Land Use and Development Chapter of the Township Code by adding a floor area ratio (F.A.R.) standard in the R-10 Residential Zone for the historic Pine Lake Park area. In June 2013 the Council adopted the recommended Ordinance.

Zoning Ordinance Revisions

The following zoning ordinance revisions were adopted by the Township Council subsequent to the adoption of the November 1, 2010 Reexamination Report:

Zoning Ordinance	Adoption Date	Description
#11-025 #12-015	11/28/11 6/23/12	Established Pinelands Area Cluster regulations and revisions consistent with the Pinelands Comprehensive Management Plan amendments and established a PFA-R Pinelands Forest Area-Residential Cluster Zone adjacent to Roosevelt City.
#11-026	12/12/11	Established regulations for solar and small wind energy facilities in the CAFRA/Pinelands National Reserve area
#12-010	5/29/12	Provided a planned multi-family development option in the TC Town Center Zone.
#13-005	6/24/13	Established regulations and review procedures for undersized lots in the R-10 Residential Zone for Pine Lake Park including maximum building height and maximum lot coverage standards.
#13-013	11/25/13	Reduced the minimum lot frontage and lot width in the WTR-40 Whiting Town Residential Zone.

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.

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

Amendments to the Municipal Land Use Law (MLUL) and other land use related New Jersey Statutes since the 2010 Reexamination Report was adopted that are worth noting include:

1. A Reexamination Report is now required at a minimum of once every 10 years instead of every 6 years in accordance with P.L. 2011 c. 65 approved on May 4, 2011.
2. General development plan (GDP) protection can now be extended to development projects situated on sites less than 100 acres based on certain criteria. GDP's can now be sought for projects with a non-residential floor area of 150,000 square feet or more, or with 100 residential dwelling units or more, on sites of 100 acres or less in accordance with P.L. 2011 c. 86 approved July 1, 2011.

3. A “Non-Condemnation Redevelopment Area” provision was included in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-6) by Chapter 159 of the Laws of 2013 approved on September 6, 2013. This amendment significantly changes the way that municipalities may designate areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). Chapter 159 provides that a municipality make a decision to utilize or reserve the power of eminent domain at the beginning of the redevelopment process. When a planning board investigates whether an area should be designated as being “in need of redevelopment”, the municipality must indicate whether it is seeking to designate a potential redevelopment area as a “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area”. The evaluation criteria for each type of redevelopment area are the same except for determining whether the power of eminent domain will or will not be exercised.

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.

The following changes are recommended for the Master Plan and Land Use Regulations:

1. Block 52, Lots 2 and 4 and Block 30, Lots 1.01 and 1.02 are recommended to be revised from HD-3 (Highway Development - 3 Acres) to a new MF-6 Multi-Family-6 planning and Zone. This area is located at the southwest corner of Route 70 and Route 571 behind the existing Quick Check convenience store/gas station property. The site contains wetlands to the rear, south side of the property. It also contains the JCP&L right-of-way along the west side of the property. This change is recommended due to the depth of the property and limited frontage on CR 571 and N.J. 70. The upland portion of the site is suitable for multi-family residential development. (See Appendix 1)

The MF-6 zone would permit a maximum density of six (6) multi-family dwelling units per acre of developable upland, including townhouses, condominium units and/or apartments, with a maximum height of 2 ½ stories. Access to the site would be from Route 70 and Route 571.

A change to the New Jersey State Plan designation for the site was formally recommended by the Township. The proposed change is from a Planning Area 5 to Planning Area 2 since only a portion of the site is environmentally sensitive. This State Plan change is pending approval by the New Jersey State Planning Commission.

2. As was noted in the November 1, 2010 Reexamination Report, Block 72 Lot 7 located east of Ridgeway Boulevard south of the Ridgeway Branch of the Toms River was acquired by the County of Ocean on June 6, 2008. This 50.88 acre vacant parcel is proposed to be a site for a highway maintenance and administrative facility. This site was zoned PRC-1, Planned Retirement Community, from POR-LI, Pinelands Office Research and Light Industrial, by Ordinance #05-53 on November 28, 2005 in conjunction with a Consent Order and Stipulation of Settlement in the matter of Hovsons, Inc. vs. the Township of Manchester

(Docket No. OCN-L-4357-93PW). At the time this parcel and adjacent parcels along Manchester Boulevard were being considered to be developed for retirement community single family and multi-family housing units. With the current Ocean County ownership and proposed use for a highway maintenance and administrative facility, it is recommended that this parcel be rezoned to POR-LI which would be consistent with proposed future County garage, storage facilities and administrative activities.

3. The Township has worked with the Pinelands Commission staff to correct inconsistencies in the Pinelands version of the Township Zone Map compared with what is currently shown on the Manchester Zoning Map. The Pinelands has made several revisions to the Pinelands Comprehensive Management Plan (CMP) where mapping inconsistencies were found. The chart and map shown in Appendix 2 of this Reexamination Report identifies the location of the proposed revisions to the Township Zone Map.
4. The Township will recommend to the Pinelands Commission that additional revisions to the Pinelands Copy of the Township Zone Map as shown in Appendix 3 including:
 - (a) Block 98, Lot 7 (portion) (Tax Sheet 18) – The Pinelands Commission mapping shows the southern portion of the lot as WTRC. The Township will request approval from the Pinelands Commission to revise the Zone Map so that all of Lot 7 is within the WTB-1 Zone. Lot 7 is assessed in its entirety as a commercial property. (Owner is Albos, LLC,)
 - (b) Block 87, Lot 1 (portion); Block 87, Lot 10 (portion) (Tax Sheet 17) – The Pinelands Commission mapping shows the southern portion of Lots 1 and 10 as PFA-S. These lots are owned by Pine Ridge at Crestwood. Block 89, Lot 11 (portion) is owned by Pine Ridge South. The Township would request that the portions of these lots currently zoned PFA-S be approved by the Pinelands Commission as WTRC since they are developed and are under the ownership of Pine Ridge and Pine Ridge South retirement communities respectively.

F. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW", P.L. 1992, C. 79 (C.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.

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

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

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

The properties identified in 2004 for potential redevelopment included:

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

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

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

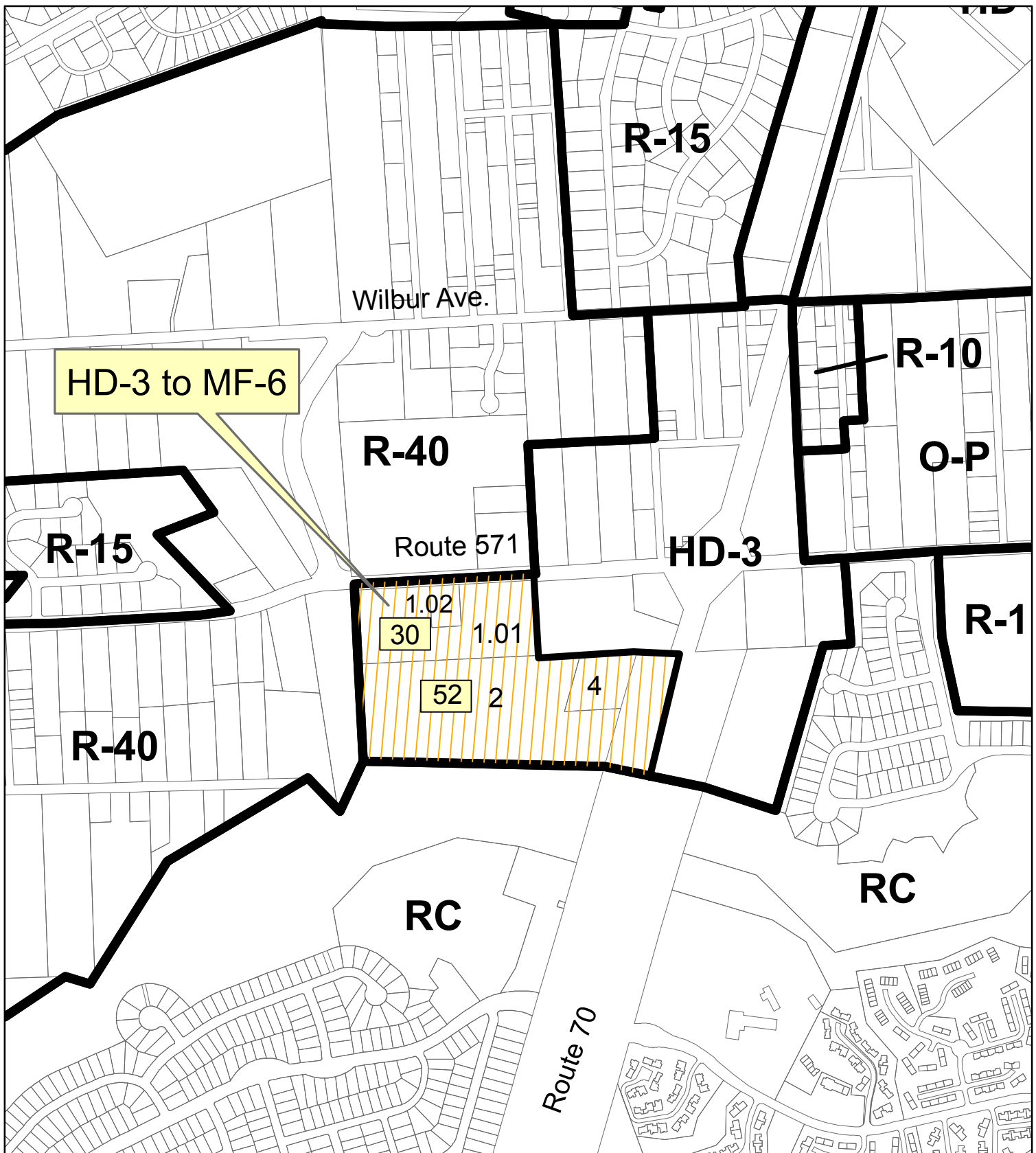
The Township Council adopted Resolution #14-066 on January 27, 2014 authorizing the Planning Board to undertake a preliminary investigation to determine whether the Heritage Minerals Tract is “an area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Redevelopment Law.

The Planning Board has directed the Planning Board Planner, the Township Engineer, and the staff of the Township to inspect the premises and prepare and submit to the Planning Board a map of the properties being studied and a report as to their findings.

The designation of the Heritage Minerals Tract properties for redevelopment would be for a “Non-Condemnation Redevelopment Area” under N.J.S.A. 40A:12A-6 as amended by Chapter 159 of the Laws of 2013 approved on September 6, 2013. Portions of the Heritage Minerals Tract may qualify under provisions of the Redevelopment Law which include the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other• similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.*

APPENDIX 1



LAND USE PLAN REVISION

HD-3 to MF-6

Block 30, Lots 1.01, 1.02

Block 52, Lots 2 and 4

Route 70 and Route 571

Manchester Township



Land Use Map Change



Current Zoning

Sources: Manchester Lot Line Base Map and Zone Map

0 175 350 700 1,050 1,400 Feet



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THOMAS PLANNING ASSOCIATES, LLC
Professional Planning and GIS Consultants
P.O. Box 363
Brielle, N.J. 08730-0363

Thomas A. Thomas, P.P.
Tel: (732) 223-3215
Fax: (732) 223-3215
tomplanning@verizon.net

T. Andrew Thomas, P.P., A.I.C.P.
Tel: (732) 556-6711
Fax: (732) 556-6711
andy@landand.com

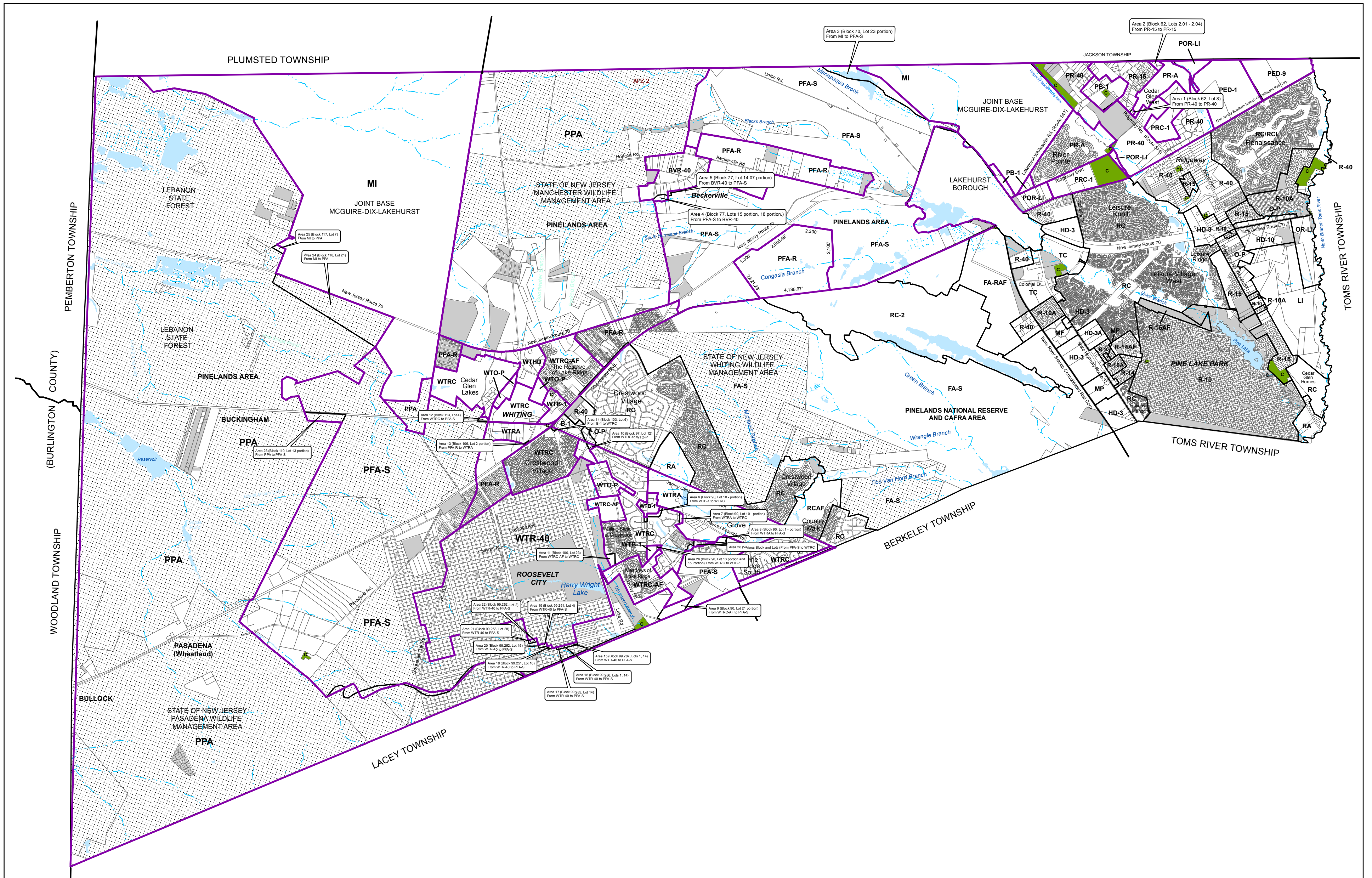
APPENDIX 2

MANCHESTER TOWNSHIP-PINELANDS AREA ZONING MAP AMENDMENTS							
Area	Block	Lot(s)	Location	Tax Sheet	From Zone	To Zone	Owner
1	62	8	Ridgeway Road (CR 571)	3	PR-40 ¹	PR-40	Pevovar, Faythe Linn (SF)
2	62	2.01	Ridgeway Boulevard	3	PR-15 (PR-40)	PR-40	Manturi, Patrick & Jacqueline (SF)
	62	2.02	Shenandoah Avenue	3	PR-15 (PR-40)	PR-40	Mccallum, Daniel T & Eileen P (SF)
	62	2.03	Shenandoah Avenue	3	PR-15 (PR-40)	PR-40	Ott, P Stephen & Debra (SF)
	62	2.04	Shenandoah Avenue	3	PR-15 (PR-40)	PR-40	Poss, James S & Kimberly A (SF)
3	70	23 (portion)	Rockwell Road	12	MI	PFA-S	NJDEP
4	77	15 (portion)	Beckerville Road	12	PFA-S	BVR-40	Mildred Tush (SF)
	77	18 (portion)	Beckerville Road	12	PFA-S	BVR-40	440 Beckerville Road, LLC
5	77	14.07 (portion)	Beckerville Road	12	BVR-40	PFA-S	Jeffrey Lansing (SF)
6	90	10 (portion)	School House Road / Pinewald Keswick Road	17	WTB-1	WTRC	Crestwood Village Co-Op One
7	90	10 (portion)	Pinewald Keswick Road	17	WTRA	WTRC	Crestwood Village Co-Op
8	90	1 (portion)	Pinewald Keswick Road	17	WTRA	PFA-S	America's Keswick
9	90	21 (portion)	School House Road	17	WTRC-AF	PFA-S	America's Keswick
10	97	12	Lacey Road / Lakewood Road	18	WTRC	WTO-P	Investors Savings Bank
11	100	23	Lacey Road	18	WTRC-AF	WTRC	Community Reformed Church
12	113	4	CR 539 and JCP&L ROW	25	WTRC	PFA-S	Walters, Diane J & Theodore Jr. (SF)
13	106	2 (portion)	Cherry Street	25	PFA-R	WTRA	Mark Properties, LLC

¹ Pinelands CMP shows this lot zoned as PR-15.

14	103	6	Station Road	25.10	B-1	WTRC	Manchester Township
15	99.287	1, 14	Washington Blvd./ Paterson	26.11	WTR-40	PFA-S	Structural Management
16	99.286	1, 14	Washington Blvd./Newark	26.11	WTR-40	PFA-S	Structural Management
17	99.285	14	Washington Blvd./Newark	26.11	WTR-40	PFA-S	Structural Management
18	99.251	10	Washington Blvd./Brooklyn	26.11	WTR-40	PFA-S	Structural Management
19	99.251	4	Washington Blvd./Trenton Avenue	26.11	WTR-40	PFA-S	Helmuth, Roselle (Vacant)
20	99.252	15	Washington Blvd./Trenton Avenue	26.04	WTR-40	PFA-S	Mata, Vanessa R. (SF)
21	99.253	28	Washington Blvd./Camden Avenue	26.04	WTR-40	PFA-S	Structural Management
22	99.252	2	Washington Blvd./Camden Avenue	26.04	WTR-40	PFA-S	Structural Management
23	119	13 (portion)	JCP&L right-of-way	28	PPA	PFA-S	NJDEP
24	118	21	Route 70	29	MI	PPA	NJDEP
25	117	7	North of Route 70	30	MI	PPA	Umlauf, Clement and Marie (Vacant)
26	90	13 (portion)	School House Road	17	WTRC	WTB-1	Crestwood Village Co-Op
	90	15 (portion)	School House Road	17	WTRC	WTB-1	Kokes Organization
27	RESERVED						
28	99.23	1, 3, 4 (portion)	Washington Ave. / Edwards	17.01	PFA-S	WTRC	Manchester Township
	93.15	1, 8, 11	Washington Avenue	17.01	PFA-S	WTRC	Collins, Charles J.
	93.15	7,10,14,16	Washington Avenue	17.01	PFA-S	WTRC	Manchester Township
	93.19	1	Washington Avenue	17.01	PFA-S	WTRC	Manchester Township

	93.19	8	Washington Avenue	17.01	PFA-S	WTRC	Collins, Charles J.
28	93.20	1-5,7	Washington and Adams Avenues	17.01	PFA-S	WTRC	Manchester Township
	93.20	19	5 th Street	17.01	PFA-S	WTRC	Manchester Township
	93.20	6,8	Adams Avenue	17.01	PFA-S	WTRC	Collins, Charles J.
28	93.16	1 (portion)	Washington Avenue	17.01	PFA-S	WTRC	Collins, Charles J.
	93.16	27 (portion)	Washington and Adams Avenue	17.01	PFA-S	WTRC	Manchester Township
	93.16	31	Washington and Adams Avenue	17.01	PFA-S	WTRC	Collins, Charles J.
	93.16	32 (portion)	Washington and Adams Avenue	17.01	PFA-S	WTRC	Manchester Township
	94	1 (portion)	Jefferson and Third Avenues	17.01	PFA-S	WTRC	Mandel, Karen



Inconsistency Zone Map (Pinelands Vs. Township)

MANCHESTER TOWNSHIP Ocean County, New Jersey

Zoning Boundaries

- Pinelands Zoning
- Township Zoning

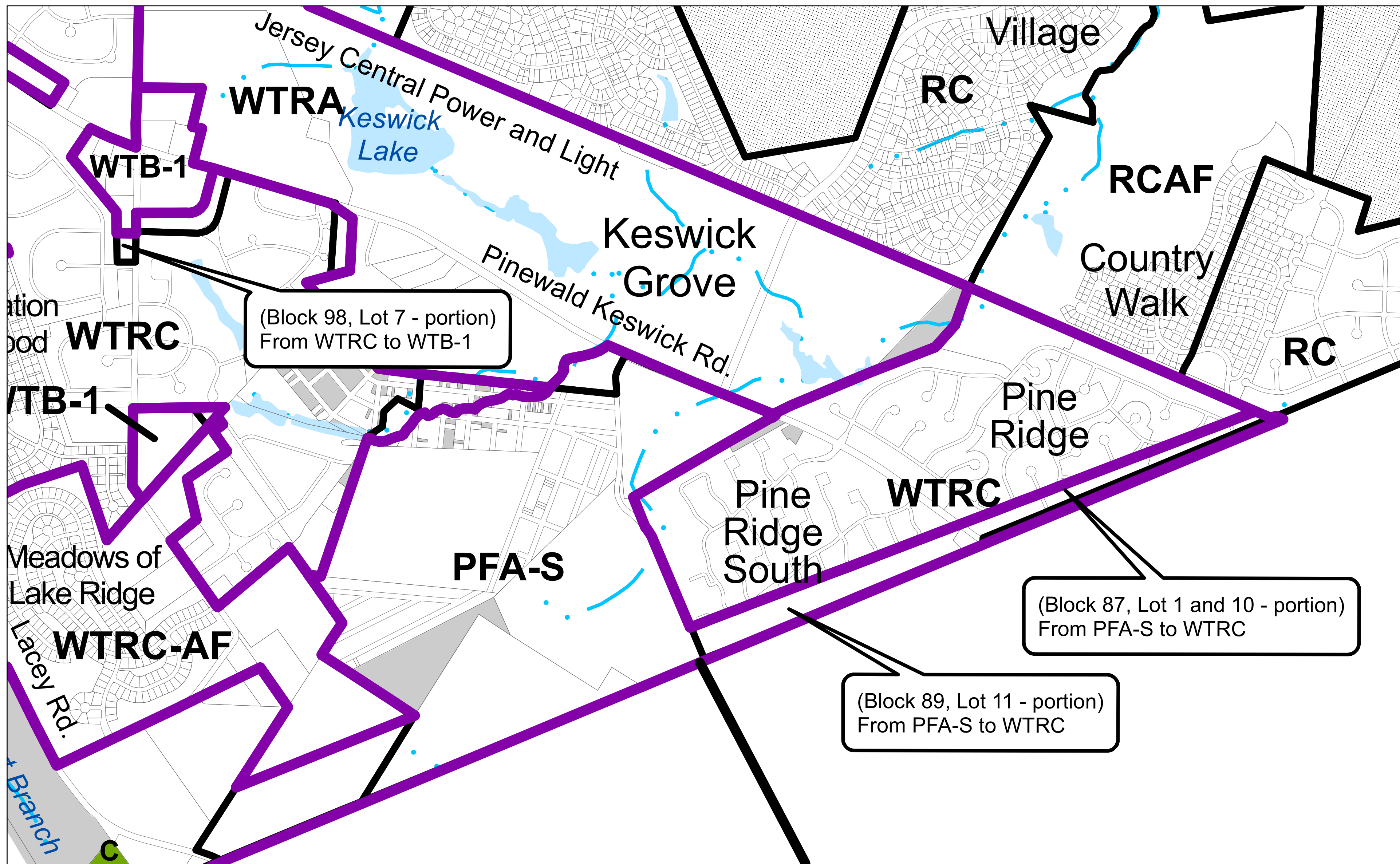
Prepared: June 17, 2013

THOMAS PLANNING ASSOCIATES, LLC
Professional Planning and G.I.S. Consultants
P.O. Box 363
Brielle, N.J. 08730-0363

Thomas A. Thomas, P.P., A.I.C.P.
Tel: (732) 223-3215
Fax: (732) 223-3215
tomplan@verizon.net

T. Andrew Thomas, P.P., A.I.C.P.
Tel: (732) 556-6711
Fax: (732) 556-6711
andyplan@aol.com

APPENDIX 3



Inconsistency Zone Map Pinelands Vs. Township Request for Pinelands to Change Areas

MANCHESTER TOWNSHIP
Ocean County, New Jersey

Zoning Boundaries

-  Pinelands Zoning
-  Township Zoning

Prepared: June 17, 2013

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