



Manchester Township

1 Colonial Drive • Manchester, NJ 08759 • (732)657-8121

Office of The Mayor

Kenneth T. Palmer
Mayor

June 18, 2018

New Jersey Business Action Center / Office for Planning Advocacy
Attn: Melanie Willoughby, Director
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Re: Township of Manchester / Request for Plan Endorsement Pre-Petition Meeting

Dear Ms. Willoughby:

The Township of Manchester is seeking Plan Endorsement from the State Planning Commission 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 the town 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.

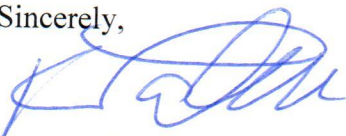
The Township's 2017 Master Plan Reexamination Report recommended that the Township investigate and pursue Plan Endorsement, Center Designation, or some alternative program, that would allow the maximum impervious coverage to be increase from 30 percent to 70 percent under the CAFRA regulations.

The following Township planning documents are included in this package:

1. Master Plan 12-23-2011
2. Housing Element & Fair Share Plan 12-11-2017
3. Master Plan Reexamination Report 4-7-2014
4. Master Plan Reexamination Report Addendum 7-7-14
5. Master Plan Reexamination Report Addendum 2-25-16
6. Master Plan Reexamination Report 8-7-2017
7. Street Map – Revised November 2015
8. Existing Land Use Map
9. Zoning Map Adopted 10-23-2017
10. State Plan Map
11. Ordinance Chapter 245 Land Use and Development
12. Ordinance Chapter 313 Property Maintenance
13. Ordinance Chapter 328 Resource Extraction
14. Ordinance Chapter 365 Stormwater Management
15. Ordinance Chapter 403 Trees
16. Ordinance Chapter 118 Campgrounds
17. Ordinance Chapter 267 Mobile Homes and Trailers
18. Natural Resource Inventory (NRI) 2005
19. Open Space & Recreation Plan, & Conservation Plan 2003
20. Open Space & Recreation Plan Update 12-11-2017
21. Recreation & Open Space Inventory
22. Press Release - Mayor's Veto of Heritage Minerals Redevelopment Plan
23. Inventory of Active Development Projects
24. Inventory of Past Approvals
25. Zoning Board Annual Reports 2012-2017
26. Annual Reports of the Environmental Commission
27. Ocean County Wastewater Management Plan – Manchester Township Municipal Chapter, Adopted 12-30-2015
28. Township Council Resolution #18-___, Resolution to Create the Plan Endorsement Citizen's Advisory Committee

The Township hereby requests a Pre-Petition Meeting with the Office for Planning Advocacy to discuss the Plan Endorsement process. The Township looks forward to working with you on this matter.

Sincerely,



Kenneth T. Palmer
Mayor