

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2012-18

AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 95, “DEVELOPMENT REGULATIONS”, OF THE CODE OF THE TOWNSHIP OF MANALAPAN, SECTIONS 95-2.4, “DEFINITIONS”; 95.5 E, “LIMITED BUSINESS/MILLHURST”; TABLE 95-5 (EXHIBIT 5-4) “COMMERCIAL, INDUSTRIAL AND OFFICE DISTRICTS SCHEDULE OF PERMITTED USES” AND TABLE 95-5, ATTACHMENT 5.6, “NOTES”.

BE IT ORDAINED by the Township Committee of the Township of Manalapan that Chapter 95, “Development Regulations”, of the Code of the Township of Manalapan, in the County of Monmouth, State of New Jersey, be and the same is hereby amended and supplemented, as follows:

SECTION ONE: Chapter 95, “Development Regulations”, of the Code of the Township of Manalapan, Section 95-2.4, “Definitions”, be and is hereby amended and supplemented by the addition thereto of the following definitions: (new text is **underlined**, deleted text is **[bracketed]**):

Adult Day Care Facility - A day care facility for adults licensed by the State of New Jersey Department of Health and Senior Services.

Artisan/Craft Product Manufacturing - A facility manufacturing and/or assembling small products primarily by hand such as jewelry, pottery, and other ceramics as well as small glass, metal art and craft products. This use may include an area for the retail sale of the items crafted on site.

Business Support Services - An establishment that provides services as a principal use to other businesses such as blueprinting, copying, and quick printing services; computer related services; and repair services for computers, electronics, and similar types of office business equipment.

Indoor Recreation Center - A facility within a building, including but not limited to, tennis and racquetball courts, fitness/health [spas and] clubs, bowling alleys, [and] accessory pro shops, snack bars, [recreation and] exercise, swimming or training facilities and restaurants.

Laboratory, Testing - A facility for testing, analysis and/or research such as medical labs or soils and materials testing labs.

Laboratory, Dental - A facility that manufactures or customizes a variety of products to assist in the provision of oral health care by a licensed dentist such as crowns, bridges, or dentures.

Media Production - Facilities for motion picture, television, sound, computer, and other media communications production.

Renewable Energy/Small Energy Systems - Facilities for the production of solar energy or wind energy.

SECTION TWO. Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95.5, "Limited Business Districts Standards," subsection 95.5E, "Limited Business/Millhurst," be and the same is hereby amended and supplemented by the addition thereto of the following subparagraph providing for an additional permitted use:

"(8) Flex Space."

SECTION THREE. Table 95-5 (Exhibit 5-4) "Commercial, Industrial and Office Districts Schedule of Permitted Uses" (§ 95-5.1) be and the same is hereby amended and supplemented to include as permitted uses the following uses in the District(s) indicated:

<u>Permitted Use</u>	<u>District(s)</u>
Adult Day Care Facility	OP, SED-5, SED-20, SED-20/W
Artisan/Craft Product Manufacturing	SED-5, SED-20, SED-20/W
Business Support Services	OP
Commuter Parking Facilities	SED-5, SED-20, SED-20W
Data Centers	OP, SED-5, SED-20, SED-20/W, C-3 (Note 12)
Institutional and Vocational Uses	OP, SED-5, SED-20, SED-20/W, C-3 (Note 12)

Fitness/Health Club	OP, SED-5, SED-20, SED-20/W
Flex Space	SED-5, SED-20, SED-20/W, C-3 (Note 12)
Hotel, including extended stay hotels	SED-5, SED-20, SED-20/W
Indoor Recreation Center	SED-20, SED-20/W
Kennel, Animal Boarding, Animal Day Care	SED-5
Laboratory Testing	OP
Laboratory, Dental	OP
Media Production	OP, SED-5, SED-20, SED-20W
Professional, Medical and Business Offices	SED-20, SED-20/W
Renewable Energy/Small Energy Systems	SED-5, SED-20, SED-20W
Supermarkets (Note 11)	SED-5, SED-20, SED20/W
Restaurant, Category One (Note 11)	SED-5, SED-20, SED-20W
Restaurant, Category Two (Note 11)	SED-5, SED-20, SED-20/W
Restaurant, Category Three (Note 11)	SED-5, SED-20, SED-20/W

SECTION FOUR. Table 95-5, 95 Attachment 5.6, “Notes”, shall be amended by the addition thereto of the following:

“(11) Supermarkets and Restaurants shall be permitted only on sites that front on Route 33.”

“(12) Flex Space, Data Centers and Institutional and Vocational Uses shall be permitted in the C-3 District only on sites that front on Route 33.”

SECTION FIVE. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION SIX. If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competitive jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION SEVEN. This Ordinance shall take effect immediately upon its passage and publication according to law and upon filing with the Monmouth County Planning Board.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was Introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [November 28, 2012](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on [December 19, 2012](#) at the Municipal Complex, 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey at 8:00 p.m. or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [December 19, 2012](#).

Regina Preteroti, RMC
Municipal Clerk