

***MASTER PLAN
AMENDMENT TO THE LAND USE PLAN ELEMENT***

AUTOMOBILE SALES AGENCIES

***SED-20 SPECIAL ECONOMIC DEVELOPMENT DISTRICT
SED-20/W SPECIAL ECONOMIC DEVELOPMENT / WAREHOUSE DISTRIBUTION DISTRICT
SED-5 SPECIAL ECONOMIC DEVELOPMENT DISTRICT***

**MANALAPAN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY**

**PREPARED FOR THE
MANALAPAN TOWNSHIP PLANNING BOARD**

Prepared September 2012 By:



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Adopted _____, 2012 by the Manalapan Township Planning Board

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

BACKGROUND

The Manalapan Township Planning Board periodically reviews and amends the Township Master Plan to address changing conditions and to maintain a current plan for the future of the Township.

This is an amendment to the Township Master Plan Land Use Element to better advance the principles and objectives of the Township Master Plan as adopted by the Planning Board.

***SED-20 SPECIAL ECONOMIC DEVELOPMENT DISTRICT
SED-20/W SPECIAL ECONOMIC DEVELOPMENT / WAREHOUSE DISTRIBUTION DISTRICT
SED-5 SPECIAL ECONOMIC DEVELOPMENT DISTRICT***

The SED districts in Manalapan are organized into three land use classifications. The Township planned the smaller parcels to promote economic development for non-retail commercial uses that included office, research facilities, lodging, and limited recreation uses. The Township originally planned the larger parcels for major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The three SED zone plan classifications are:

- SED-5 Special Economic Development ~ Minimum Lot Size Required 5 acres.
- SED- 20 Special Economic Development ~ Minimum Lot Size Required 20 acres.
- SED-20/W Special Economic Development ~ Warehouse Distribution Minimum Lot Size Required 20 Acres.

In February 2012, the Planning Board amended the Master Plan for the SED districts to recommend that additional uses to be permitted under the zone plan.

Subsequent to the February amendment, the Planning Board continued to review the SED districts. As a result of the continued review by the Board, the Master Plan is further amended to recommend that automobile sales agencies be allowed in the SED districts as described below.

Automobile Sales Agencies

Automobile sales agencies should be allowed as a conditional use of the SED-5, SED-20, and the SED-20/W districts. The following are the recommended conditions for approving an automobile sales agency.

- Any automobile sales agency land use must comply with the requirements of the Township overlay zone for the landscaped greenbelt on NJSH 33.
- The location of automobile sales agencies shall be limited to the SED-20, SED-20/W, and the SED-5 zones located west of the intersection of NJSH 33 with

Woodward Road. The length of the highway segment where automobile sales agency development would be permitted is approximately 1.5 miles. East of Woodward Road, automobile sales agency development on NJSH 33 would be inappropriate because of the State highway access limitations to the freeway segment of NJSH 33, as well as the proximity of the NJSH 33 right-of-way to Monmouth Battleground State Park and the Golf Course Residential Community at Battleground Country Club and the Four Seasons residential development. The SED buffer requirement for an increased minimum yard depth of 200 feet adjacent to a residential district should be applied to any lot developed for automobile sales agency use.

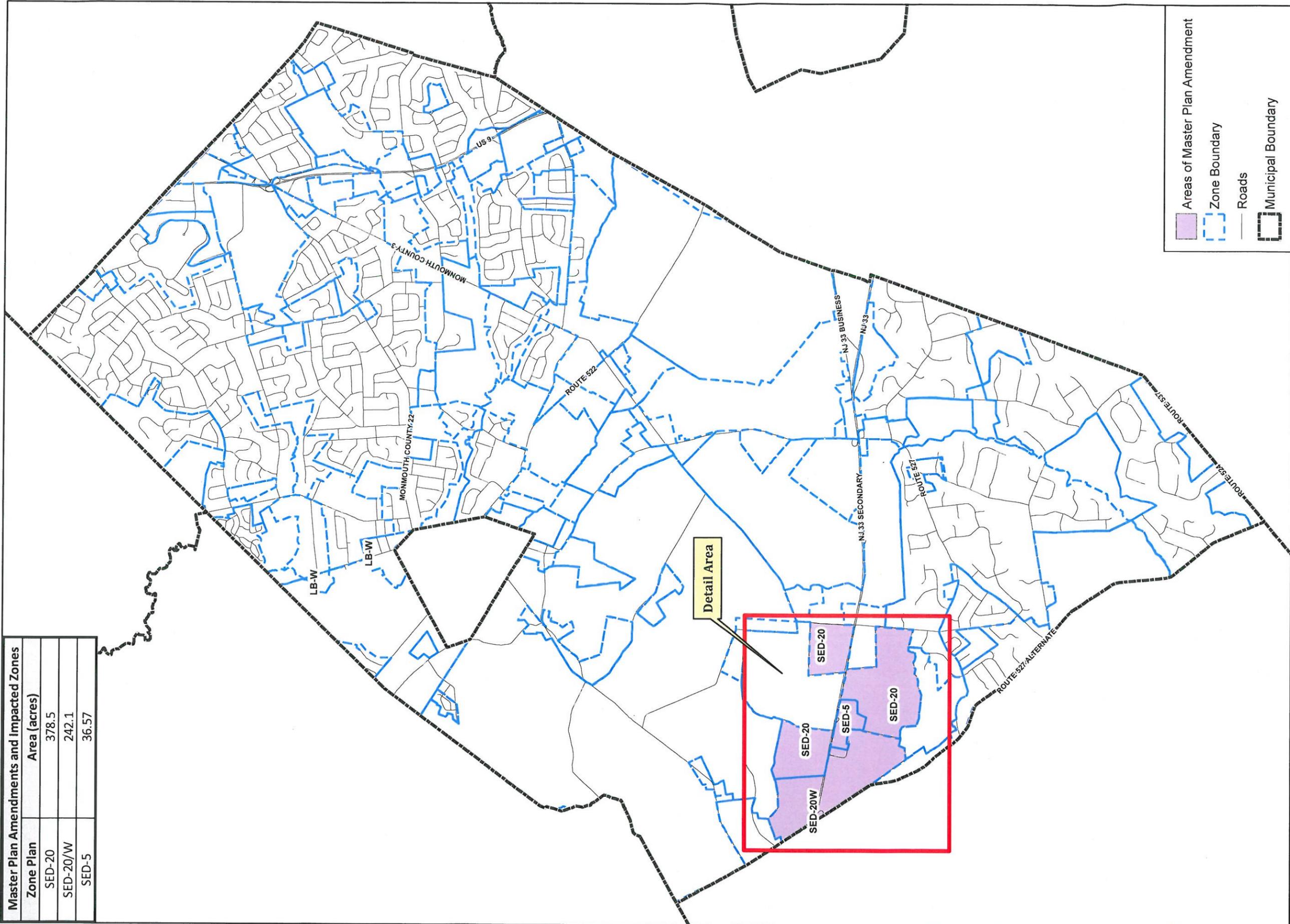
- To maintain the NJSH 33 corridor as a location for a variety of non-residential uses to support the economic development of the Township, the proliferation of automobile sales agencies shall be controlled by a condition that requires a minimum spacing between automobile sales agencies. The minimum distance required between automobile sales agencies located on the same side of NJSH 33 should be approximately one half mile.

APPENDIX

Master Plan Amendment Key Map

Master Plan Amendment: Detail Area - 1 Automobile Sales Agencies SED-20, SED-20W, SED-5

| Master Plan Amendments and Impacted Zones | |
|---|--------------|
| Zone Plan | Area (acres) |
| SED-20 | 378.5 |
| SED-20/W | 242.1 |
| SED-5 | 36.57 |



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Master Plan Amendment Key Map
Automobile Sales Agencies
Manalapan Township
Monmouth County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Prepared by: ARR, September 10, 2012
 Source: NJDOT; Manalapan Township; Monmouth County GIS
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- Areas of Master Plan Amendment
- Zone Boundary
- Municipal Boundary
- Tax Parcel

**Master Plan Amendment
 Automobile Sales Agencies
 Manalapan Township
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 Source: NJDOT; Manalapan Township; Monmouth County GIS; Bing Maps; NJDOT
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