

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2022-07

**AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 95,
“DEVELOPMENT REGULATIONS,” OF THE CODE OF THE
TOWNSHIP OF MANALAPAN, PERTAINING TO THE
DEFINITION OF “FLEX SPACE”.**

BE IT ORDAINED by the Township of Manalapan, County of Monmouth, State of New Jersey, 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 deletion of the definition of “Flex Space” and the substitution therefor of the following definition: (strikeouts denote deletions, underlined text denote additions)

“FLEX SPACE

A building occupied by two or more uses permitted in the zone and/or two or more of the following uses: contractor’s offices and shops; establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, good or products, provided such activities or materials create no hazard from fire or explosion, or produce toxic or corrosive fumes, gas, smoke, obnoxious dust or vapor, offensive noise or vibration, glare, flashes, or objectionable effluent; ~~warehousing establishments, wholesale trade establishments,~~ and offices. Flex space shall not include warehouse or distribution center uses.”

SECTION TWO: All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

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

SECTION FOUR: 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 [April 13, 2022](#) 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 [May 11, 2022](#) at the Municipal Complex, 120 Route 522 and Taylors Mill Road, Manalapan, New Jersey at 7:30 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 [May 11, 2022](#).

SHARI ROSE, RMC
Municipal Clerk