

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2024-18

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, SECTION 95-9.2, "IMPROVEMENT STANDARDS", SUBSECTION 95-9.2B, "OFF-STREET PARKING", PERTAINING TO PARKING REQUIRED FOR RESTAURANTS AND SHOPPING CENTERS.

BE IT ORDAINED by the Township Committee of 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 95-9.2, "Improvement standards", subsection 95-9.2B, "Off-street parking", subparagraph 95-9.2B(1)(c), pertaining to parking standards for non-residential developments, be and the same is hereby amended and supplemented to delete therefrom footnote 4 and to substitute the following therefor:

"⁴ If more than 80% of the total floor area is occupied by a nonretail use which has off-street parking requirements greater than those required for a shopping center, then off-street parking for the center shall be the same as the required minimum for the nonretail use plus the required minimum for the balance of the shopping center floor area."

SECTION TWO. Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-9.2, "Improvement standards", subsection 95-9.2B, "Off-street parking", subparagraph 95-9.2B(1)(c), pertaining to parking standards for non-residential developments, be and the same is hereby amended and supplemented to revise the parking standards for the specific uses indicated, as follows:

| | |
|---|---|
| “Restaurant, Category One | 1 per 3 seats PLUS 1 per employee during a maximum shift PLUS 1 per 12” bar, consumption counter space or similar area” |
| “Restaurant, other categories Category Two | 1 per 3 seats PLUS 1 per employee during a maximum shift PLUS 1 per 12” bar, consumption counter space or similar area OR 1 per 100 square feet of GFA, whichever is greater” |
| “Restaurant, fast food Category Three | 1 per 2 seats PLUS 1 per employee during a maximum shift PLUS 1 per 12” bar, consumption counter space or similar area OR 1 per 80 square feet of GFA, whichever is greater” |

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 All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION FOUR. 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 FIVE. 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 [June 26, 2024](#) 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 [July 10, 2024](#) 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 [July 10, 2024](#).

SHARI ROSE, RMC
Municipal Clerk