

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2025-14

AN ORDINANCE FURTHER AMENDING CHAPTER 96, "GAITWAY REDEVELOPMENT AREA," SECTION 96-2, "ADOPTION OF REDEVELOPMENT PLAN," OF THE CODE OF THE TOWNSHIP OF MANALAPAN, AMENDING AND SUPPLEMENTING SECTION 2, "DEVELOPMENT STANDARDS", SUBSECTION 2.2, "PERMITTED PRINCIPAL USES", OF THE GAITWAY REDVELOPMENT PLAN

WHEREAS, on the December 22, 2021, the Township Committee of the Township of Manalapan adopted Chapter 96, "Gaitway Redevelopment Area," of the Code of the Township of Manalapan and adopted the Gaitway Redevelopment Plan to regulate development in that area; and

WHEREAS, the Gaitway Redevelopment Plan was amended by Ordinance No. 2022-06, finally adopted on April 27, 2022; by Ordinance No. 2022-12, finally adopted on July 13, 2022 and by Ordinance No. 2024-12, finally adopted on May 22, 2024; and

WHEREAS, the Township Committee wishes to further amend the plan to expand the permitted uses in the Redevelopment Area;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Manalapan, County of Monmouth in the State of New Jersey as follows:

SECTION 1. Chapter 96, "Gaitway Redevelopment Area", of the Code of the Township of Manalapan, Section 96-2, "Adoption of Redevelopment Plan," be and the same is hereby amended and supplemented by the addition thereto of subsection 96-2C, subparagraph C.2. to read as follows:

“C.2. Section 2.2, “Permitted Principal Uses”, of the Gaitway Redevelopment Plan”, adopted on December 22, 2021, be and the same is hereby amended and supplemented to read, in full, as follows:

2.2. Permitted Principal Uses

1. Light Industrial Uses
 - a. Light manufacturing
 - b. Fabrication
 - c. Assembly
2. Warehousing and Storage, including refrigerated
3. Distribution Facilities, not including Last Mile Distribution Facilities
4. Wholesaling
5. Scientific or Research Facilities¹
6. Indoor and outdoor agriculture, including the raising and training of horses, but excluding marijuana cultivation
7. Indoor Recreation Centers, including indoor and outdoor ice skating/hockey rinks per requirements of Section 95-6.17 and subject to the lot area and building requirements established in the SED-5 Zoning District, and yard and building height requirements per Table 2 of this Plan.
8. Any combination of the above listed permitted uses may be located within a single building, or within a group of buildings.
9. Restaurant, Category One
10. Restaurant, Category Two
11. Bars
12. Medical and dental offices, including physical and occupational therapy
13. Personal services, including hair and nail salons
14. Spa
15. Professional offices
16. Banks
17. Retail, except grocery stores, convenience stores and pharmacies
18. Indoor athletic, exercise or recreation facilities
19. Indoor sports and recreation centers, including pickleball, trampoline and climbing wall facilities, batting cages, escape and video game rooms.
20. Indoor golf training facility
21. Fitness/health club
22. Instructional and tutoring services”

SECTION 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed to the extent of such inconsistency.

SECTION 3. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

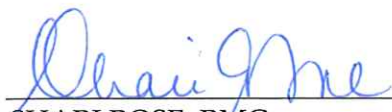
SECTION 4. A copy of this Ordinance and the Redevelopment Plan, as amended, shall be available for public inspection at the office of the Township Clerk during regular business hours.

SECTION 5. This Ordinance shall become effective upon its passage and publication according to law, and upon filing of a certified copy thereof 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 11, 2025 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 9, 2025 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 9, 2025.


SHARI ROSE, RMC
Municipal Clerk