

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2025-16

**AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN AMENDING AND
SUPPLEMENTING CHAPTER 226, "VEHICLES AND TRAFFIC," OF THE CODE
OF THE TOWNSHIP OF MANALAPAN, SO AS TO PROVIDE FOR THE
ENFORCEMENT OF TITLE 39 REGULATIONS AT BLOCK 7100, LOTS 65 AND
66 (the "Property") KNOWN AS HERITAGE AT MANALAPAN**

WHEREAS, in accordance with the provisions of N.J.S.A. 39:5A-1, the owner and developer of Property located at Block 7100, Lots 65 and 66 (the "Property"), has requested in writing that the provisions of Subtitle 1, Title 39 of the Revised Statutes of New Jersey be made applicable to the Township of Manalapan, County of Monmouth; and

WHEREAS, the Township Committee of the Township of Manalapan deems that enforcement of traffic regulations on the aforesaid semipublic roads, streets, driveway and parking lots of the Property will benefit all citizens of the Township.

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 226, entitled "Vehicles and Traffic" of the Code of the Township of Manalapan, be and the same is hereby amended and supplemented by the addition thereto of a new Article XXVIII, which shall be entitled "Traffic Regulations for Block 7100, Lots 65 and 66, Heritage at Manalapan" and which shall read as follows:

ARTICLE XXVIII. Traffic Regulations for Block 7100, Lots 65 and 66, Heritage at Manalapan"

§ 226.125. Applicability of provisions.

The owner of the Property located at Block 7100, Lot 65 and 66 (the "Property") has filed a written consent with the Township of Manalapan that the provisions of Subtitle 1, Title 39 of the Revised Statutes of New Jersey be made applicable to the semipublic roads, streets, driveways and parking lots at the Property located in the Township of Manalapan, County of Monmouth and the following regulations shall be in force.

- A. All vehicles must park in designated areas and between the lines provided.
- B. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:

Name of Street	Sides	Hours	Location
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- C. Handicapped parking. All stalls shall be as shown on the approved site plan and signed with the R7-8 and R7-8P (reserved parking sign and penalty plate), in the designated parking areas for persons who have been issued the handicapped parking permits by the Division of Motor Vehicles.

§ 226.126. Through Streets and Stop intersections.

- A. Through streets. The following streets or parts of streets are hereby designated as through streets. Stop signs shall be installed on the near

right side of each street intersecting the through street except where yield signs are provided for in the designation.

Name of Street	Limits
Theodore Drive	Entire length except at its intersection with Mitchell Court
Mitchell Court	Entire length except at its intersection with Theodore Drive

B. Stop intersections. The following described intersections are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Intersection	Stop Sign(s) On
Theodore Drive and Lori Lane	Lori Lane
Theodore Drive and American Way	American Way
Theodore Drive and Mitchell Court	Mitchell Court
Egress from Lot 66 (Retail) and Route 33	Egress from Lot 66
Egress from Lot 65 and American Way	Egress from Lot 65
Egress from Lot 65 and Theodore Drive/ Mitchell Court	Egress from Lot 65

§ 227-127. Speed limits.

A. The speed limit for both directions of travel on the following roadways is:

Name of Street	MPH	
Theodore Drive	25	Entire length
Lori Lane	25	Entire length
Mitchell Court	25	Entire length
American Way	25	Entire length

B. Regulatory and warning signs shall be erected and maintained to effect the above-designated speed limits authorized by the Department of Transportation.

§ 226-128. Tow-away zones.

Any vehicle parked or standing as to obstruct or impede a normal flow of traffic, block entrances or exitways, loading zones, oil fills, any grassy area, pedestrian walkway, or present in any way a safety or traffic hazard may be removed by towing the vehicle at the owner's expense.

§ 226-129. Signs.

All signs, posts, or other necessary materials shall be installed and paid for by the applicant. All signing shall conform to the current Manual on Uniform Traffic Control Devices, pursuant to N.J.S.A. 39:4-198 and N.J.S.A. 39:4-183.27.

§ 226-130. Violations and penalties.

Unless another penalty is expressly provided by New Jersey statute, every person convicted of a violation of this chapter or any supplement thereto shall be liable to a penalty of not more than \$100 or imprisonment for a term not exceeding 15 days, or both.

§ 226-131. Effect of regulations.

If any part of this regulation is for any reason to be held invalid, such decision shall not affect the validity of the remaining portion of the regulation."

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. 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 [September 25, 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 [October 29, 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 [October 29, 2025](#).

SHARI ROSE, RMC
Municipal Clerk