

**TOWNSHIP OF MANALAPAN
ORDINANCE NO. 2025-20**

AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN, IN THE COUNTY OF MONMOUTH, NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 95, "DEVELOPMENT REGULATIONS", OF THE CODE OF THE TOWNSHIP OF MANALAPAN, EXHIBIT 5-3 AND 5-4 PERTAINING TO PERMITTED USES IN RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OFFICE DISTRICTS AND CURBS AND SIDEWALKS ON VACANT LOTS.

SECTION 1. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Exhibit 5-3, "Residential Districts, Schedule of Permitted Uses (§95-5.1), Type of Use, Other, be and the same is hereby amended to delete the reference to "Toolsheds and storage buildings" and to substitute therefor the following:

"Toolsheds and storage building (maximum size 12'x18'x10', except on farms) shall be limited to a maximum of one (1) on any residential property."

SECTION 2. Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4) "Commercial, Industrial and Office Districts Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to revise the permitted use "Indoor athletic, exercise or recreation facilities" as a permitted use in the following District(s) as follows:

<u>"Permitted Use</u>	<u>District(s)</u>
Indoor athletic, exercise, entertainment or recreation facilities, of not more than 10,000 S.F. in size	C1, C-2, C-2M, C3 SED-5, SED-20, SED-20/W"

SECTION 3. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4), "Commercial, Industrial and Office District Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to delete footnote 11, pertaining to the location of restaurants and supermarkets, and to delete all references thereto."

SECTION 4. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4), "Commercial, Industrial and Office District Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to delete "Medical offices" as a permitted use in the SED-20 and SED-20/W Zones.

SECTION 5. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4), "Commercial, Industrial and Office District Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to change the Type of Use, "Public elementary and secondary schools" to read "Elementary and secondary schools."

SECTION 6. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Section 95-2.4, "Definitions" be and the same is hereby amended and supplemented by the deletion therefrom of the definition "Municipal Agency" and the substitution therefor of the following:

"MUNICIPAL AGENCY (Reviewing Agency) The Planning Board or Board of Adjustment when acting pursuant to N.J.S.A. 40:55-D-1 et seq. and this Chapter."

SECTION 7. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Section 95-7.6, "Frontage on improved street required", be and the same is hereby amended and supplemented to read, in full, as follows:

"§95-7.6. Frontage of improved street required; curbs and sidewalks.

- A. Every principal building, other than townhouses, patio homes, or garden apartments, shall be built upon a lot with frontage upon a public street improved to meet the municipal requirements or for which such improvement has been guaranteed by the posting of a performance guarantee pursuant to this chapter unless relief has been granted under the provisions of N.J.S.A. 50:55D-36.
- B. In the case of a single-family home to be constructed on a vacant lot, curbs and sidewalks shall be required only if they exist on other properties located on the same side of the street in the block on which the property is located."

SECTION 8. 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 9. If any section, subsection, paragraph, sentence 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 10. 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