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MANALAPAN TOWNSHIP PLANNING BOARD

RESOLUTION OF MEMORIALIZATION ADOPTING AN
AMENDMENT TO MANALAPAN TOWNSHIP MASTER PLAN

DATE: APRIL 13, 2000

WHEREAS, N.J.S.A. 40:55D-28 permits the Planning Board to amend their Master Plan to guide the use of lands within the municipality in a matter which protects public health and safety and promotes the general welfare; and

WHEREAS, there exists a need to amend the land use element of the Master Plan; and

WHEREAS, the proposed amendment to the land use element of the Manalapan Township Master Plan creates the Village Commercial Development District; and

WHEREAS, the purpose of the Village Commercial Development District is to service the long term needs of the Manalapan community for nearby personal services, employment opportunities and recreation facilities; and

WHEREAS, the Village Commercial Development District is a response to the significant residential growth currently taking place in the vicinity of the intersection of Route 33 and Millhurst Road; and

WHEREAS, the establishment of a Village Commercial Development District will provide significant tax revenues to the Township with minimal associated service costs; and

WHEREAS, the provision of recreational facilities and the possibility of other public uses will benefit the growing residential population in this area and ease the impact and pressure on existing recreation facilities; and

WHEREAS, the text of the proposed Amendment to the land use element of the Master Plan is attached to this Resolution; and

WHEREAS, notice of a public hearing was published in the official newspapers of the Manalapan Township Planning Board; and

WHEREAS, a public hearing was held on the proposed amendment to the land use element of the Master Plan on March 23, 2000; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to N.J.S.A. 40:55D-28, the Manalapan Township Planning Board hereby adopts the proposed amendment to the Land Use Element of the Manalapan Township Master Plan.

STATE OF NEW JERSEY
SS.
COUNTY OF MONMOUTH

I hereby certify that on _____, Walter Pytlik personally came before me and acknowledged under oath, to satisfaction, that this person:

- (a) is the Secretary of the Manalapan Township Planning Board; and,
- (b) signed the Resolution as his act and deed.

JAMES J. KINNEALLY, III, ESQ.
Attorney-at-Law
State of New Jersey

This Resolution memorializes an action taken at the regular meeting of the Manalapan Township Planning Board held on March 23, 2000 on a roll call vote that evening as follows:

Offered by: Moskovitz
 Seconded by: Hogan

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Ward (alt. 1)	(X)	()	()	()	()
Pine (alt. 2)	(X)	()	()	()	()
Palazzo	(X)	()	()	()	()
Benkov	(X)	()	()	()	()
Wishart	(X)	()	()	()	()
Hogan	(X)	()	()	()	()
Weisenberg	(X)	()	()	()	()
Pytlik	(X)	()	()	()	()
Scherer	(X)	()	()	()	()
Moskovitz	(X)	()	()	()	()
Shapiro	(X)	()	()	()	()

This Resolution was offered by MR. MOSKOVITZ, seconded by MR. BENKOV, adopted on roll call by the following vote:

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Ward (alt. 1)	(✓)	()	()	()	()
Pine (alt. 2)	(✓)	()	()	()	()
Palazzo	(✓)	()	()	()	()
Benkov	(✓)	()	()	()	()
Wishart	()	()	(✓)	()	()
Hogan	(✓)	()	()	()	()
Weisenberg	()	()	()	(✓)	()
Pytlik	()	()	(✓)	()	()
Scherer	(✓)	()	()	()	()
Moskovitz	(✓)	()	()	()	()
Shapiro	(✓)	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Manalapan at its meeting of April 13, 2000.

Walter J. Hoff
 , Secretary

PROPOSED AMENDMENT TO THE LAND USE ELEMENT
OF THE MANALPAN MASTER PLAN

The Land Use Plan Element of the Manalapan Township Master Plan is hereby amended by adding the following:

" Village Commercial Development

In the vicinity of the intersection of Rt. 33 and Millhurst Road, the Township should consider the establishment of a comprehensive mixed use commercial and recreational district. The purpose for this district would be to recognize the long term needs of the community for nearby personal services, employment opportunities, and recreation facilities. This is in recognition of the fact that this area of the Township is currently undergoing significant residential growth. Currently either under construction or in the approval process are approximately 2500 housing units. Providing a mixed use facility which will provide for the needs of nearby residents represents, will have multiple positive impacts.

- Establishment of such a land use will provide significant tax revenues to the Township with minimal associated service costs.
- The provision of recreational facilities and the possibility of other public uses within such a district will provide nearby services to a rapidly growing residential population and will in addition result in an easing of impacts and pressure on existing recreational facilities in the Township.
- The existence to a Village Center use in such close proximity to a large residential population will minimize the need for residents to make longer vehicle trips, thereby further impacting already constrained roads. Rt. 33 is the logical location for such a use.

The creation of such a district should include standards that will provide for a mix of land uses including, office, retail, personal services, public and private recreational uses, mandatory open space and other quasi public uses and facilities. In addition the standards for such a district should seek to assure that a comprehensively designed and maintained project results which will remain attractive to the community and serve the long term interests of the community and its residents."