

TOWNSHIP OF WALL

ORDINANCE NO. 13-2015

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CHANGING ZONING DESIGNATION FOR REAL PROPERTY IDENTIFIED AS BLOCK 805, LOT 13, BLOCK 805, LOT 23 AND BLOCK 805, LOTS 24, 25.04 AND 25.05 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WALL

WHEREAS, the Township Planner, John Hoffman, PP/AICP, has recommended that the real property located at Block 805, Lot 13, Block 805, Lot 23 and Block 805, Lots 24, 25.04 and 25.05 on the Official Tax Map of the Township of Wall (“the Property”), be rezoned; and

WHEREAS, the Township Planner has stated, that pursuant to a Developer’s Agreement (“Agreement”) dated October 3, 2013, Block 805, Lot 13 and Block 805, Lot 23 are proposed to be subdivided into four (4) new lots; and

WHEREAS, the Township Planner has determined that the proposed residential lots are fairly narrow in width and that the restrictive width requirements of the current zoning are a detriment to the construction of standard single family residential buildings; and

WHEREAS, the Township Planner has also determined that approximately one half of the southerly portion of each lot is encumbered by wetlands related to Hanna Brand Brook and not useable, further restricting the use of the properties; and

WHEREAS, the Township Planner has further determined that pursuant to the Agreement, that the southerly most portion of existing Lot 13 is proposed to be donated to the Township for open space purposes; and

WHEREAS, the Township Planner has advised the Township that Lot 13 is currently zoned as RR and RR-6 and Lot 23 is currently zoned as RR-6; and

WHEREAS, the Township Planner has recommended that Lot 13 and Lot 23 be rezoned from their current designations to R-60; and

WHEREAS, the Township Planner has further determined that Block 805, Lots 24, 25.04 and 25.05 are publicly owned, and, therefore, has recommended that these Lots should be rezoned from their current designation of RR-6 to POS for accuracy and consistency;

WHEREAS, the Township Planner has further recommended that the southerly most portion of existing Lot 13 be rezoned from its current designation to POS; and

WHEREAS, the Township Committee has determined that it would be appropriate, proper and in the best interests of the residents of the Township of Wall to rezone Block 805, Lot 13 from RR and RR-6 to R-60, Block 805, Lot 23 from RR-6 to R-60, the southerly most portion of existing Lot 13 from RR-6 to POS, and Block 805, Lots 24, 25.04 and 25.05 from RR-6 to POS.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall as follows:

Section 1. Block 805, Lot 13, shall be rezoned as R-60, Block 805, Lot 23, shall be rezoned as R-60, the southerly portion of existing Lot 13 shall be rezoned as POS, and Block 805, Lots 24, 25.04 and 25.05 shall be rezoned as POS.

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

Section 3. The Mayor, Clerk, and such other Township officials, engineers and planners are hereby authorized to take such ministerial actions as are necessary to effectuate the purposes of this Ordinance. The Township Planner and Engineer are hereby authorized to amend the Official Tax Map of the Township of Wall in accordance with the provisions of this Ordinance.

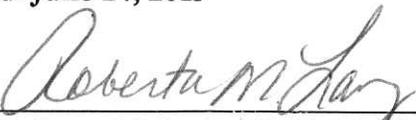
Section 3. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

Section 6. This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to first reading, this Ordinance must be referred to the municipal Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

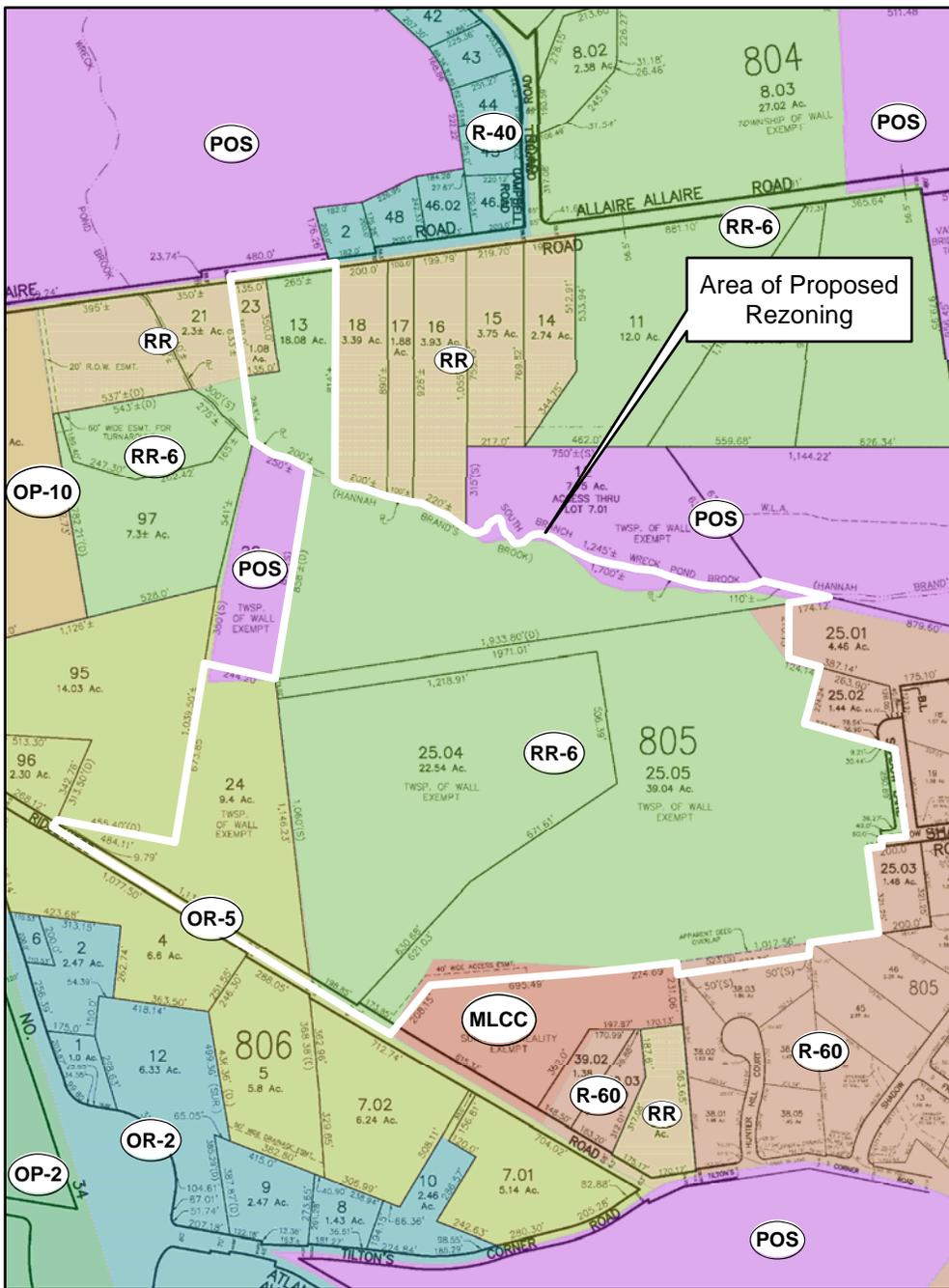
Introduced: May 27, 2015

Adopted: June 24, 2015

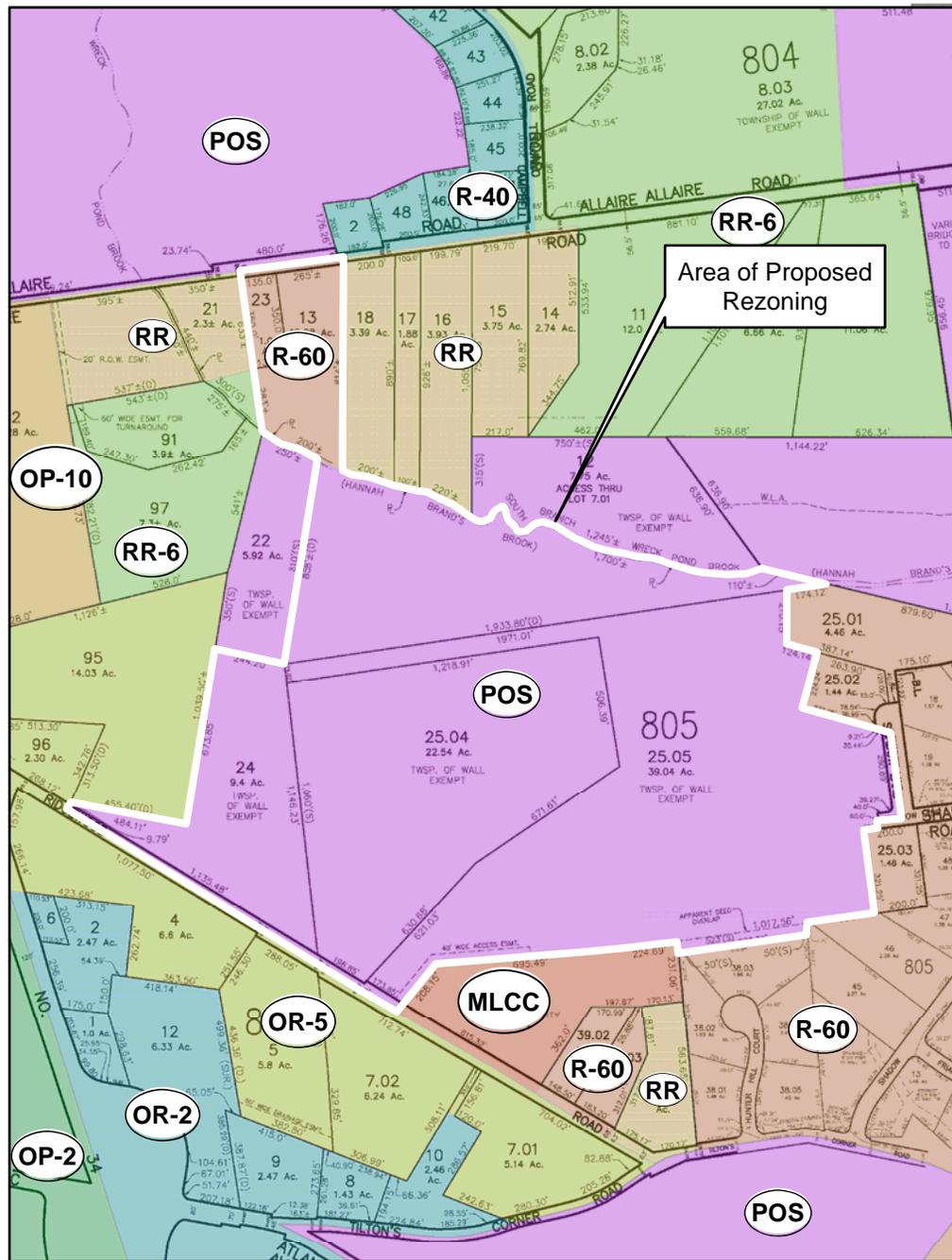
Attest: 
Roberta M. Lang, CMR, RMC
Township Clerk

Approve: 
George K. Newberry
Mayor

Block 805 Lots 13, 23, 24, 25.04, 25.05



Existing Zoning



Proposed Zoning

