

**TOWNSHIP OF WALL  
ORDINANCE NO. 16-2015**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL  
CHANGING THE ZONING DESIGNATION FOR REAL PROPERTY IDENTIFIED AS BLOCK  
830, LOT 1.02, 2233 RAMSHORN DRIVE, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF  
WALL**

**WHEREAS**, the Township's Assistant Planner, J. Nora Coyne, P.P./AICP, has recommended that the real property located at Block 830, Lot 1.02 on the Official Tax Map of the Township of Wall ("the Property") be rezoned;

**WHEREAS**, the Township's Assistant Planner has stated that Block 830, Lot 1.02 is a mostly cleared vacant property comprised of approximately 43,876 square feet (1.01 acres) located on the southern side of Ramshorn Road; and

**WHEREAS**, the Township's Assistant Planner has further stated the aforementioned property was originally part of the NJDEP owned property located at Block 830, Lot 1 (now Block 830, Lot 1.03), which is located to the south and west of the subject property;

**WHEREAS**, the Township's Assistant Planner has further stated that the property owner now seeks to build a new single family home on the property;

**WHEREAS**, the Township Planner has advised the Township that Block 830, Lot 1.02 is currently zoned as POS;

**WHEREAS**, the Township Planner has recommended that the subject property be rezoned to the RR zone, which would allow it to be consistent with other residential properties on the southern side of Ramshorn Drive;

**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 830, Lot 1.02 from POS to RR.

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

**Section 1.** Block 830, Lot 1.02 shall be rezoned as RR.

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2.** All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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

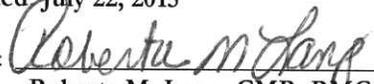
**Section 3.** Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

**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: June 24, 2015**

**Adopted: July 22, 2015**

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

**Approve:**   
George K. Newberry  
Mayor