

TOWNSHIP OF WALL

ORDINANCE NO. 13-2016

AMENDING AND SUPPLEMENTING CHAPTER 140 OF "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", PERTAINING TO HIGHWAY BUSINESS (HB-20) ZONES; HIGHWAY BUSINESS (HB-40) ZONES; HIGHWAY BUSINESS (HB-80) ZONES; HIGHWAY BUSINESS (HB-120 ZONES) AND HIGHWAY BUSINESS (HB-200) ZONES.

WHEREAS, the Township of Wall regulates land use and development within the Township of Wall, by and through Chapter 140 of the Code of the Township of Wall; and

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

Section 1. Chapter 140, "Land Use and Development" Section 140 Attachment 3:5 be and the same is hereby amended and supplemented by the addition to of the following 1997 standard North American Industry Classification System code as a permitted use in the HB-20, HB-40, HB-80, HB-120, HB-200 Highway Business Zones only:

<u>NAICS Code</u>	<u>Use</u>	<u>Zone</u>
446110	Pharmacies and Drug Stores	HB-20
446110	Pharmacies and Drug Stores	HB-40
446110	Pharmacies and Drug Stores	HB-80
446110	Pharmacies and Drug Stores	HB-120
446110	Pharmacies and Drug Stores	HB-200

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 All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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. 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 4. 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 5. 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 on: October 26, 2016

Adopted: November 22, 2016

Attest: 
Roberta M. Lang, RMC
Township Clerk

Approve: 
Ann Marie Conte
Mayor