

TOWNSHIP OF WALL

ORDINANCE NO. 19-2015

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CHANGING THE ZONING DESIGNATION FOR REAL PROPERTY IDENTIFIED AS BLOCK 771, LOT 37 – 3401 WOODFIELD DRIVE ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WALL

WHEREAS, the Township’s Planner, John Hoffman, P.P./AICP, has recommended that the real property located at Block 771, Lot 37 on the Official Tax Map of the Township of Wall (“the Property”) be rezoned;

WHEREAS, the Township’s Planner has stated that Block 771, Lot 37 currently contains a single family dwelling and ancillary structures; and,

WHEREAS, the Township Planner has stated that Block 771, Lot 37 is currently zoned R-60 but that unique circumstances warrant that the property be re-zoned to R-30; and,

WHEREAS, the property is comprised of 1.47 acres and was zoned R-30 when the property was originally developed in 1986; the proposed zone change would restore the zoning to its original R-30 designation; and,

WHEREAS, the subject property is surrounded on two sides by 48 acres of Township open space and it is the only property in the area that is zoned R-60 and the re-zoning complies with Wall Township’s Master Plan; and,

WHEREAS, the Township’s Planner has further stated that the property owner now seeks a subdivision resulting in a new 25,000 square foot lot facing Allenwood Road; and,

WHEREAS, the Township Planner has recommended that the subject property be rezoned to the R-30 zone, which would allow it to be consistent with other residential properties in this area; 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 771, Lot 37 from R-60 to R-30.

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

Section 1. Block 771, Lot 37 shall be rezoned as R-30.

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 All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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

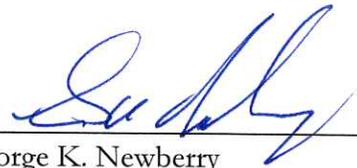
Section 5. Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, 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: August 26, 2015

Adopted: September 23, 2015

Attest: 
Roberta M. Lang

Approve: 
George K. Newberry