

TOWNSHIP OF WALL

ORDINANCE NO. 1-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO REZONE PROPOSED BLOCK 805 LOT 7.04 FROM R-60 to POS

WHEREAS, the Township Committee on December 11, 2011, adopted an official Zoning Map of the Township; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth and State of New Jersey, as follows:

Section 1. The Official Zoning Map the Township of Wall dated July 14, 2011, be and the same is hereby amended to change the zoning designation of the following Block and Lot as indicated:

Block	Lot	July 14, 2011 Zoning Map	New Zoning Designation
805	7.04	R-60	POS
(Located as shown on the Major Subdivision Plan, prepared by Thomas J. Ertle, PLS, dated 10/17/17, last revised 5/21/18)			

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 All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.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 of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 4. This Ordinance shall take effect upon final passage and publication as provided by law, and upon filing a certified copy thereof with the Monmouth County Planning Board; 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 N.J.S.A 40:55D-26a. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

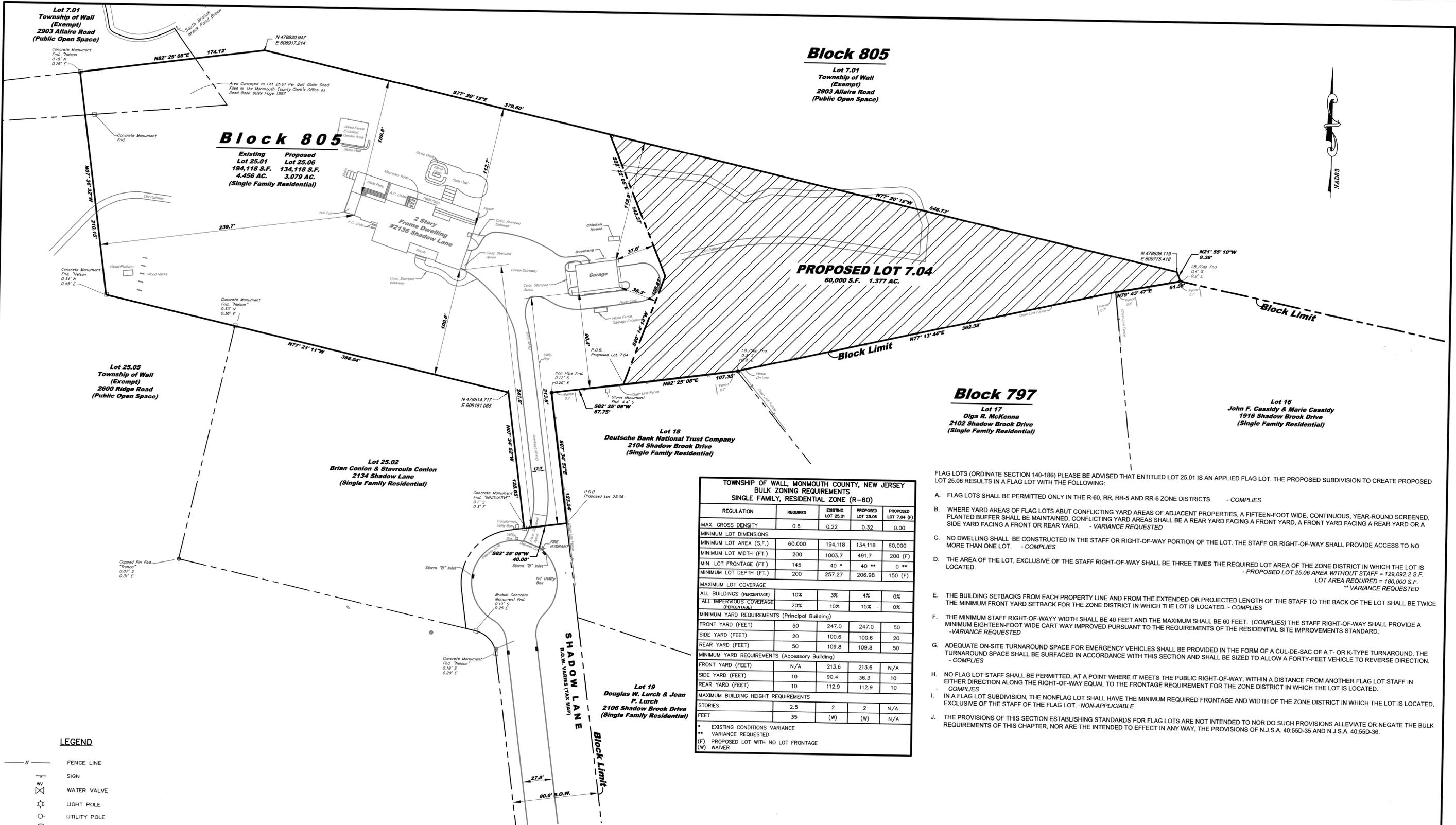
Vote				
Mayor Orender	Deputy Mayor Newberry	Committeeman DiRocco	Committeeman Farrell	Committeeman Braun
AYE	AYE	Motion Y	AYE	Second Y

Introduced: January 23, 2019

Adopted: February 27, 2019

Attest: Roberta Lang  
Roberta Lang, RMC  
Township Clerk

Approve: Kevin P. Orender  
Kevin P. Orender  
Mayor



**Block 805**

Lot 7.01  
Township of Wall  
(Exempt)  
2903 Allaire Road  
(Public Open Space)

**Block 805**

Existing Lot 25.01  
194,118 S.F.  
4.456 AC.  
(Single Family Residential)

Proposed Lot 25.06  
134,118 S.F.  
3.079 AC.  
(Single Family Residential)

**PROPOSED LOT 7.04**  
60,000 S.F. 1.377 AC.

**Block 797**

Lot 17  
Olga R. McKenna  
2102 Shadow Brook Drive  
(Single Family Residential)

Lot 16  
John F. Cassidy & Marie Cassidy  
1916 Shadow Brook Drive  
(Single Family Residential)

Lot 18  
Deutsche Bank National Trust Company  
2104 Shadow Brook Drive  
(Single Family Residential)

Lot 25.02  
Brian Conlon & Stavroula Conlon  
2134 Shadow Lane  
(Single Family Residential)

Lot 19  
Douglas W. Lurch & Jean P. Lurch  
2106 Shadow Brook Drive  
(Single Family Residential)

TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY  
BULK ZONING REQUIREMENTS  
SINGLE FAMILY, RESIDENTIAL ZONE (R-60)

REGULATION	REQUIRED	EXISTING LOT 25.01	PROPOSED LOT 25.06	PROPOSED LOT 7.04 (F)
MAX. GROSS DENSITY	0.6	0.22	0.32	0.00
MINIMUM LOT DIMENSIONS				
MINIMUM LOT AREA (S.F.)	60,000	194,118	134,118	60,000
MINIMUM LOT WIDTH (FT.)	200	1003.7	491.7	200 (F)
MIN. LOT FRONTAGE (FT.)	145	40 *	40 **	0 **
MINIMUM LOT DEPTH (FT.)	200	257.27	206.98	150 (F)
MAXIMUM LOT COVERAGE				
ALL BUILDINGS (PERCENTAGE)	10%	3%	4%	0%
ALL IMPERVIOUS COVERAGE (PERCENTAGE)	20%	10%	15%	0%
MINIMUM YARD REQUIREMENTS (Principal Building)				
FRONT YARD (FEET)	50	247.0	247.0	50
SIDE YARD (FEET)	20	100.6	100.6	20
REAR YARD (FEET)	50	109.8	109.8	50
MINIMUM YARD REQUIREMENTS (Accessory Building)				
FRONT YARD (FEET)	N/A	213.6	213.6	N/A
SIDE YARD (FEET)	10	90.4	36.3	10
REAR YARD (FEET)	10	112.9	112.9	10
MAXIMUM BUILDING HEIGHT REQUIREMENTS				
STORIES	2.5	2	2	N/A
FEET	35	(W)	(W)	N/A

\* EXISTING CONDITIONS VARIANCE  
\*\* VARIANCE REQUESTED  
(F) PROPOSED LOT WITH NO LOT FRONTAGE  
(W) WAIVER

FLAG LOTS (ORDINATE SECTION 140-186) PLEASE BE ADVISED THAT ENTITLED LOT 25.01 IS AN APPLIED FLAG LOT. THE PROPOSED SUBDIVISION TO CREATE PROPOSED LOT 25.06 RESULTS IN A FLAG LOT WITH THE FOLLOWING:

- A. FLAG LOTS SHALL BE PERMITTED ONLY IN THE R-60, RR, RR-5 AND RR-6 ZONE DISTRICTS. - COMPLIES
- B. WHERE YARD AREAS OF FLAG LOTS ABUT CONFLICTING YARD AREAS OF ADJACENT PROPERTIES, A FIFTEEN-FOOT WIDE, CONTINUOUS, YEAR-ROUND SCREENED, PLANTED BUFFER SHALL BE MAINTAINED. CONFLICTING YARD AREAS SHALL BE A REAR YARD FACING A FRONT YARD, A FRONT YARD FACING A REAR YARD OR A SIDE YARD FACING A FRONT OR REAR YARD. - VARIANCE REQUESTED
- C. NO DWELLING SHALL BE CONSTRUCTED IN THE STAFF OR RIGHT-OF-WAY PORTION OF THE LOT. THE STAFF OR RIGHT-OF-WAY SHALL PROVIDE ACCESS TO NO MORE THAN ONE LOT. - COMPLIES
- D. THE AREA OF THE LOT, EXCLUSIVE OF THE STAFF RIGHT-OF-WAY SHALL BE THREE TIMES THE REQUIRED LOT AREA OF THE ZONE DISTRICT IN WHICH THE LOT IS LOCATED.  
- PROPOSED LOT 25.06 AREA WITHOUT STAFF = 129,092.2 S.F.  
LOT AREA REQUIRED = 180,000 S.F.  
\*\* VARIANCE REQUESTED
- E. THE BUILDING SETBACKS FROM EACH PROPERTY LINE AND FROM THE EXTENDED OR PROJECTED LENGTH OF THE STAFF TO THE BACK OF THE LOT SHALL BE TWICE THE MINIMUM FRONT YARD SETBACK FOR THE ZONE DISTRICT IN WHICH THE LOT IS LOCATED. - COMPLIES
- F. THE MINIMUM STAFF RIGHT-OF-WAY WIDTH SHALL BE 40 FEET AND THE MAXIMUM SHALL BE 60 FEET. (COMPLIES) THE STAFF RIGHT-OF-WAY SHALL PROVIDE A MINIMUM EIGHTEEN-FOOT WIDE CART WAY IMPROVED PURSUANT TO THE REQUIREMENTS OF THE RESIDENTIAL SITE IMPROVEMENTS STANDARD. - VARIANCE REQUESTED
- G. ADEQUATE ON-SITE TURNAROUND SPACE FOR EMERGENCY VEHICLES SHALL BE PROVIDED IN THE FORM OF A CUL-DE-SAC OF A T- OR K-TYPE TURNAROUND. THE TURNAROUND SPACE SHALL BE SURFACED IN ACCORDANCE WITH THIS SECTION AND SHALL BE SIZED TO ALLOW A FORTY-FOOT VEHICLE TO REVERSE DIRECTION. - COMPLIES
- H. NO FLAG LOT STAFF SHALL BE PERMITTED, AT A POINT WHERE IT MEETS THE PUBLIC RIGHT-OF-WAY, WITHIN A DISTANCE FROM ANOTHER FLAG LOT STAFF IN EITHER DIRECTION ALONG THE RIGHT-OF-WAY EQUAL TO THE FRONTAGE REQUIREMENT FOR THE ZONE DISTRICT IN WHICH THE LOT IS LOCATED. - COMPLIES
- I. IN A FLAG LOT SUBDIVISION, THE NONFLAG LOT SHALL HAVE THE MINIMUM REQUIRED FRONTAGE AND WIDTH OF THE ZONE DISTRICT IN WHICH THE LOT IS LOCATED, EXCLUSIVE OF THE STAFF OF THE FLAG LOT. - NON-APPLICABLE
- J. THE PROVISIONS OF THIS SECTION ESTABLISHING STANDARDS FOR FLAG LOTS ARE NOT INTENDED TO NOR DO SUCH PROVISIONS ALLEVIATE OR NEGATE THE BULK REQUIREMENTS OF THIS CHAPTER, NOR ARE THE INTENDED TO EFFECT IN ANY WAY, THE PROVISIONS OF N.J.S.A. 40:55D-35 AND N.J.S.A. 40:55D-36.

**LEGEND**

- X- FENCE LINE
- S- SIGN
- W- WATER VALVE
- L- LIGHT POLE
- U- UTILITY POLE
- S- SANITARY SEWER MANHOLE
- D- STORM DRAINAGE MANHOLE
- I- DRAINAGE INLET
- D- APPROXIMATE LOCATION OF UNDERGROUND STORM DRAINAGE PIPE
- S- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER PIPE
- W- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- T- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- OVD- OVERHEAD WIRES

THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE RULES AND REGULATIONS TITLE 13 CHAPTER 40 SUBCHAPTER 8 SECTION 13-40-8.2(a) "NO PERSON SHALL REMOVE A TITLE BLOCK FROM ANY PRINT OR REPRODUCTION" AND SECTION 13-40-8.3(a)(5) "THE HANDWRITTEN SIGNATURE OF THE PERSON(S) IN RESPONSIBLE CHARGE AND DATE WHEN SIGNED"

No.	Date	Revision	Revised By	Checked By
2	5-21-2018	Update Title of Plan		B.R.H.
1	5-3-2018	Revised Bulk Requirements Table		R.J.C.

SCALE IN FEET  
0 40 80

**FPA**  
FRENCH & PARRELLO  
ASSOCIATES

Corporate Office  
1800 Route 34, Suite 101  
Wall, NJ 07719  
732.312.9800

Regional Offices  
Hackettstown, NJ  
New York, NY

THOMAS J. ERTLE, PLS  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 246803583400

**MAJOR SUBDIVISION OF  
LOT 25.01 BLOCK 805  
SITUATED IN THE  
TOWNSHIP OF WALL  
MONMOUTH COUNTY, NEW JERSEY**

DATE: 10-17-2017  
DESIGNED BY: B.R.H.  
DRAWN BY: T.J.E.  
SCALE: 1" = 40'  
PROJECT NUMBER: 2673.030  
SHEET: 2 of 2

**SUMMARY AND NOTICE**

**TOWNSHIP OF WALL**

**ORDINANCE NO. 1-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL  
AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE  
TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO  
REZONE PROPOSED BLOCK 805 LOT 7.04 FROM R-60 to POS**

Adoption of this Ordinance will rezone proposed Block 805 Lot 7.04 from R-60 to POS

<b>Block</b>	<b>Lot</b>	<b>July 14, 2011 Zoning Map</b>	<b>New Zoning Designation</b>
805	7.04	R-60	POS
(Located as shown on the Major Subdivision Plan, prepared by Thomas J. Ertle, PLS, dated 10/17/17, last revised 5/21/18)			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on January 23, 2019, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on February 27, 2019 at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at [www.wallnj.com](http://www.wallnj.com).

**Roberta M. Lang, R.M.C.**  
**Township Clerk**