

TOWNSHIP OF WALL

ORDINANCE NO. 2-2019

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 25.08 FROM POS TO R-60

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	25.08	POS	R-60
(Located on the western side of Shadow Lane as shown on the attached map)			

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 All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.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	Second Y	AYE	Motion Y	AYE

Introduced: January 23, 2019

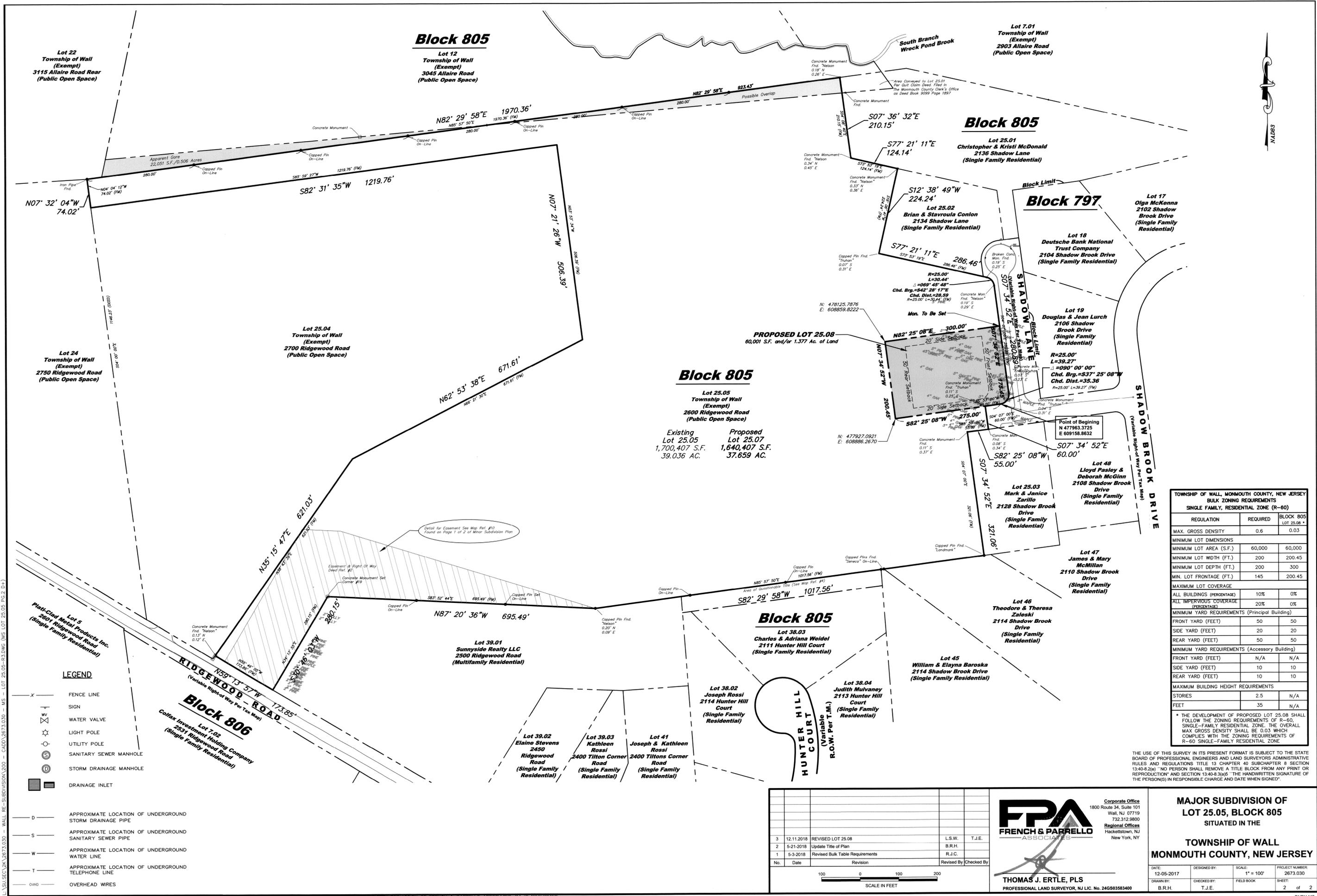
Adopted: February 27, 2019

Attest:

Roberta Lang, RMC
Township Clerk

Approve:

Kevin P. Orender
Mayor



Block 805

Lot 25.05
Township of Wall
(Exempt)
2600 Ridgewood Road
(Public Open Space)

Existing Lot 25.05
1,700,407 S.F.
39.036 AC.

Proposed Lot 25.07
1,640,407 S.F.
37.659 AC.

TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY BULK ZONING REQUIREMENTS SINGLE FAMILY, RESIDENTIAL ZONE (R-60)			
REGULATION	REQUIRED	BLOCK 805	LOT 25.08 *
MAX. GROSS DENSITY	0.6	0.03	
MINIMUM LOT DIMENSIONS			
MINIMUM LOT AREA (S.F.)	60,000	60,000	
MINIMUM LOT WIDTH (FT.)	200	200.45	
MINIMUM LOT DEPTH (FT.)	200	300	
MIN. LOT FRONTAGE (FT.)	145	200.45	
MAXIMUM LOT COVERAGE			
ALL BUILDINGS (PERCENTAGE)	10%	0%	
ALL IMPERVIOUS COVERAGE (PERCENTAGE)	20%	0%	
MINIMUM YARD REQUIREMENTS (Principal Building)			
FRONT YARD (FEET)	50	50	
SIDE YARD (FEET)	20	20	
REAR YARD (FEET)	50	50	
MINIMUM YARD REQUIREMENTS (Accessory Building)			
FRONT YARD (FEET)	N/A	N/A	
SIDE YARD (FEET)	10	10	
REAR YARD (FEET)	10	10	
MAXIMUM BUILDING HEIGHT REQUIREMENTS			
STORIES	2.5	N/A	
FEET	35	N/A	

* THE DEVELOPMENT OF PROPOSED LOT 25.08 SHALL FOLLOW THE ZONING REQUIREMENTS OF R-60 SINGLE-FAMILY RESIDENTIAL ZONE. THE OVERALL MAX GROSS DENSITY SHALL BE 0.03 WHICH COMPLIES WITH THE ZONING REQUIREMENTS OF R-60 SINGLE-FAMILY RESIDENTIAL ZONE.

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 6 SECTION 13.40-8.2(e) "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".

LEGEND

- X — FENCE LINE
- SIGN
- W — WATER VALVE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- 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
- OVERHEAD WIRES

No.	Date	Revision	Revised By	Checked By
3	12.11.2018	REVISED LOT 25.08	L.S.W.	T.J.E.
2	5-21-2018	Update Title of Plan	B.R.H.	
1	5-3-2018	Revised Bulk Table Requirements	R.J.C.	

SCALE IN FEET

100 0 100 200

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. 24G903583400

**MAJOR SUBDIVISION OF
LOT 25.05, BLOCK 805
SITUATED IN THE
TOWNSHIP OF WALL
MONMOUTH COUNTY, NEW JERSEY**

DATE: 12-05-2017	DESIGNED BY: T.J.E.	SCALE: 1" = 100'	PROJECT NUMBER: 2673.030
DRAWN BY: B.R.H.	CHECKED BY: T.J.E.	FIELD BOOK:	SHEET: 2 of 2

SUMMARY AND NOTICE

TOWNSHIP OF WALL

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**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 25.08 FROM POS TO R-60**

Adoption of this Ordinance will rezone proposed Block 805 Lot 25.08 from POS to R-60

Block	Lot	July 14, 2011 Zoning Map	New Zoning Designation
805	25.08	POS	R-60
(Located on the western side of Shadow Lane as shown on the attached map)			

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.

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