

**TOWNSHIP OF WALL
ORDINANCE NO. 4-2006**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING CHAPTER 140, THE "LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL," OF THE CODE OF THE TOWNSHIP OF WALL, PERTAINING TO HOTELS, BUILDING DESIGN STANDARDS AND BOARD OF ADJUSTMENT."

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. Chapter 140, the "Land Use and Development Regulations of the Township of Wall", of the Code of the Township of Wall, as amended and supplemented, Section 140-148, "Hotels, Excluding Motels, Cabins (NAICS 7211), hotel/convention centers." be and the same is hereby further amended and supplemented by the deletion therefrom of subsection 140-148E.(1) and the substitution therefor of the following:

“(1) It contains 100 or more rooms or suites used, rented out or hired for sleeping and living purposes by guests; and”

Section 2. Chapter 140, the "Land Use and Development Regulations of the Township of Wall", of the Code of the Township of Wall, as amended and supplemented, Section 140-148, "Hotels, Excluding Motels, Cabins (NAICS 7211), hotel/convention centers.", be and the same is hereby further amended and supplemented by the addition thereto of subsection 140-148E.(3), to read, in full, as follows:

“(3) When multiple living suites are located within two (2) or more detached buildings in an extended stay hotel, the suites may contain kitchen facilities, subject, however, to the following:

(a) The facility shall be operated, maintained and advertised as an “extended stay hotel” and shall not be maintained, operated, used or advertised as an apartment complex or facility.

(b) The facility shall contain a central lobby; a hotel reception desk that is open and staffed at all times; and a restaurant.

(c) Such additional detached ancillary buildings and structures in the facility may include, but are not limited to, pools, spas, guest services, health club amenities, other recreation facilities and business offices.”

Section 3. Chapter 140, the “Land Use and Development Regulations of the Township of Wall”, of the Code of the Township of Wall, as amended and supplemented, Article XXXVI, “Building Design Standards”, Section 140-252, “Regulations”, subsection 140-252D., “Non-Residential development design”, be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

“(1) Pole Barns. Pole barns shall not be permitted as a principal or accessory structure in any NB, HB, OB, OP or OR zone, except as a barn on farm properties pursuant to section 140-201D. hereof.”

Section 4. Chapter 140, the “Land Use and Development Regulations of the Township of Wall”, of the Code of the Township of Wall, as amended and supplemented, Article XXXVI, “Building Design Standards”, Section 140-252, “Regulations”, subsection 140-252A.(3), “Exterior treatment”, be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

“(f) Metal sided buildings. Metal siding shall not be permitted as an

exterior material on any principal or accessory structure in any NB, HB, OB, OP or OR zone, except on a barn on farm properties pursuant to section 140-201D. hereof.”

Section 5. Chapter 140, the “Land Use and Development Regulations of the Township of Wall”, of the Code of the Township of Wall, as amended and supplemented, be and the same is hereby further amended and supplemented by the deletion of section 140-39, “Board of Adjustment Attorney.” and the substitution therefor of the following new section:

“There is hereby created office of the Attorney to the Zoning Board of Adjustment. The Zoning Board of Adjustment may annually appoint, fix the compensation of or enter into a written request for a rate of compensation of the Zoning Board of Adjustment Attorney, who shall be an Attorney other than the Township Attorney.”

Section 6. 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 7. 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 8. This Ordinance shall take effect upon its passage and publication according to law, and upon the filing thereof with the Monmouth County Planning Board.

NOTICE

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 February 8, 2006, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on March 8, 2006, at 7:30 o'clock 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.

LORRAINE KUBACZ, R.M.C.
Township Clerk