

**TOWNSHIP OF WALL
ORDINANCE NO. 18-2005, AS AMENDED**

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, SECTION 140-138, "SCHEDULE OF PERMITTED AND CONDITIONAL USES" AND SECTION 140-17, "DEFINITIONS".

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 140-138, "Schedule of Permitted and Conditional Uses," be and the same is hereby further amended and supplemented by the addition to the "Schedule of Permitted and Conditional Uses" of the following North American Industry Classification System Code as a conditional use in the OP-2 (Office Park-2) Zone:

<u>NAICS Code</u>	<u>Use (Conditional)</u>	<u>Zone</u>
"23511	Special Trade Contractors; Plumbing, Heating, and Air-Conditioning Contractors."	OP-2"

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, be and the same is hereby further amended and supplemented by the addition thereto of the following new section pertaining to a conditional use:

“140-155. Special Trade Contractors; Plumbing, Heating and Air-Conditioning Contractors (NAICS 23511).

Special trade contractors; plumbing, heating and air-conditioning contractors involving the installation, servicing and selling of heating and air-conditioning appliances may be permitted in specified zones only upon receipt of a Conditional Use Permit. A Conditional Use Permit shall be granted, provided that the following standards and specifications are met;

- A. The minimum size of the building in which the use is located shall be 20,000 square feet.
- B. A minimum of 30% of the building shall be devoted to office space.
- C. The on-site storage of service vehicles shall be limited to no more than 25% of the parking spaces required by this Chapter. The service vehicles to be stored on-site shall be limited to vans of no more than 19' feet in length.
- D. The service vehicles stored on the site shall not be visible from any public street. Landscaping and buffers shall be supplemented to provide year round screening of the area in which service vehicles are to be parked or stored.”

Section 3. (Deleted by Amendment.)

Section 4. 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 5. 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 6. 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 May 25, 2005. The Ordinance was considered for final passage on June 8, 2005, at 7:30 o'clock p.m. Prior to the public hearing on the Ordinance the Ordinance was amended to delete Section 3. A public hearing was conducted upon the Ordinance, as amended, and the Ordinance was finally adopted by the Township Committee of the Township of Wall on June 8, 2005.

LORRAINE KUBACZ, R.M.C.
Township Clerk