

TOWNSHIP OF WALL
ORDINANCE NO. 4-2003

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL PERTAINING TO PARKING AND BUILDING HEIGHT IN THE OR ZONES AND BUILDING HEIGHT FOR A CONDITIONAL USE.

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 XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, entitled, "Zoning", Section 14-405.2, "Conditional Uses", subsection 14-405.2.c.20, "Age Restricted Multi-Family Housing", be and the same is hereby further amended and supplemented to amend subparagraph (j) thereof, as follows:

"(j) Maximum building height: 4 stories/~~50~~ 60 feet, provided, however, no building shall have more than three (3) stories utilized for residential purposes."

Section 2. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-408.10, entitled "Off-Street Parking and Loading Requirements", Paragraph A, entitled "Off-Street Parking Requirements" be and the same is hereby amended and supplemented to read, in full, as follows:

"a. Off-Street Parking Requirements.

At the time of the construction, enlargement, alteration or increase of capacity, or change in the use of any building,

structure or property in the Township, there shall be provided approved and usable off-street parking spaces in accordance with the requirements of this Section. All such parking shall be generally at grade and one level. No multilevel, underground, elevated or rooftop parking facilities shall be permitted, except as may be specifically provided for in this Chapter."

Section 3. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-406, "Building Lots", be and the same is hereby further amended and supplemented by the following amendment to the "Schedule of Zone Requirements" contained in the Ordinance and made a part thereof by the provisions of Section 14-406, to provide for the following regulations with respect to certain property in the OR-2, OR-5 and OR-10 Zone:

"In the OR-2, OR-5 and OR-10 Zones, the maximum permitted building height may be increased to a maximum of 4 stories and 80 feet, provided that the following criteria are met:

- (a) The area of the lot shall be a minimum of 20 contiguous acres.
- (b) All buildings constructed under the exception provided by this section shall be set back a minimum of 500 feet from all public roads. Additionally, such buildings shall be setback a minimum of 100 feet from all other interior property lines of the subject lot.
- (c) Underground or decked parking that is located beneath buildings may be constructed in the OR Zones under this exception and shall not be included in the determination of the number of stories, but shall be subject to the overall building height limitation."

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 of a certified copy 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 January 15, 2003, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on February 12, 2003, at 8:00 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