

TOWNSHIP OF WALL**ORDINANCE NO. 26 - 1998**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", PERTAINING TO REGULATIONS APPLICABLE TO THE COMMERCIAL RECREATION-40 ZONE.

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, "Zoning", Section 14-408.1, "Lot Coverage, Buildings", be and the same is hereby further amended by the addition thereto of the following subparagraph:

"a. In the Commercial Recreation-40 (CR-40) Zone, tennis courts or swimming pool facilities which are covered with temporary structures for seasonal use or play for no more than seven (7) months each year, shall be considered at a ratio of fifty (50%) percent in determining building coverage."

Section 2. 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 14-408.2, "Lot Coverage, Impervious Coverage", be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

"a. In the Commercial Recreation-40 (CR-40) Zone, the maximum lot coverage for all impervious surfaces shall be thirty-eight (38%) percent."

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 14-408.5, "Height Limitations", be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

"h. In the Commercial Recreation-40 (CR-40) Zone, one field house type structure, up to twenty thousand square feet in size, may be erected to a height not to exceed forty-six (46) feet, provided a setback of a minimum of five hundred (500) feet from any property zoned for residential use is maintained."

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 All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistencies.

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 effect or impair the remainder of this Ordinance.

Section 6. This Ordinance shall take effect upon its passage and publication according to law.

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 September 9, 1998 and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on October 14, 1998 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 person interested therein shall be given 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.

BEATRICE M. GASSNER, C.M.C.
Township Clerk