

**TOWNSHIP OF WALL****ORDINANCE NO. 29 - 1995**

**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", ARTICLE FOUR, "ZONING", SUBSECTION 400D., "ZONING MAP AND DISTRICTS", AND ARTICLE SIX, "MT. LAUREL ZONES", SECTION 600A., "MLC-RAC, MT. LAUREL COMPLIANCE - RESIDENTIAL ADULT COMMUNITY ZONE," PERTAINING TO THE PROPERTY KNOWN AS THE BENNETT SAND AND GRAVEL TRACT.**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL**, in the County of Monmouth, State of New Jersey, as follows:

Section 1. Article Four, "Zoning" of "The Land Use and Development Regulations of the Township of Wall", Subsection 400D., "Zoning Map and Districts" be and the same is hereby amended and supplemented by the deletion therefrom of the following subparagraphs: 400D.7.l., 400D.7.m., and 400D.7.n., and the substitution therefor of the following:

- "400D.7.l. To delete the following properties from the R-60 and OP-10 zones and to include the same in the MLC-RAC zone: Block 893, Lots 19, 24, 46, 47, 48, 50 and 51.
- 400D.7.m. To delete the following property from the OP-10 zone and to include the same in the MLC-3.4 zone: That portion of Lot 2 in Block 874 from the westerly property line thereof to a line approximately 500 feet west of and parallel to the westerly line of State Highway No. 34.
- 400D.7.n. To delete the following property from the OP-10 zone and to include the same in the MLC-HB-200 zone: Block 874, Lot 3; and that portion of Lot 2 in Block 874 from the easterly property line thereof to a line approximately 500 feet west of and parallel to the westerly line of State Highway No. 34."
- 400D.7.n.(i) The boundary line between the MLC-3.4 zone and the MLC-HB-200 zone shall be as shown on a plan entitled "Minor

Subdivision of Block 874, Lots 2 and 3 prepared by Najarian Associates, Inc. dated July 14, 1995 and revised August 28, 1995", which plan has been submitted to the Wall Township Planning Board in connection with an application for development of the properties described in Subparagraphs m. and n. hereof".

Section 2. Article Six, "Mt. Laurel Zones", of "The Land Use and Development Regulations of the Township of Wall," Subsection 600A.15, "Streets and Roads", be and the same is hereby amended and supplemented by the deletion therefrom of Subparagraph 600A.15(1)a. and b. and the substitution therefor of the following:

- "a. Minor streets (i.e. streets of not more than 1800 feet in length, which shall be through streets or terminate in a cul de sac) and Minor Collector Streets shall have an overall paved roadway width of thirty-two (32) feet. A proposed road in the Residential Adult Community known and designated on the preliminary subdivision plan as road "B" shall have a paved roadway width of thirty-six (36) feet.
- b. Major Collector Streets shall have a total paved roadway width of forty (40) feet which may consist of two separate twenty (20) feet cartways."

Section 3. 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 4. 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 5. 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 November 8, 1995 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey on November 29, 1995 at 8:00 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.

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