

TOWNSHIP OF WALL

ORDINANCE NO. 30 - 1994

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", PROVIDING FOR CHANGES IN THE ZONING MAP.

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 400.D, "Zoning Map and Districts" be and the same is hereby amended and supplemented by the addition thereto of the following:

"400D.7l. The property known as Block 804.02, Lot 33 is hereby rezoned to permit (a) development in accordance with the RR zone, without any Mount Laurel requirement other than that required by the township's Mandatory Contribution Ordinance; or (b) development in accordance with the R-40 zone, provided that (i) a Developer's Agreement with the Township has been entered with respect to the property; (ii) the Developer's Agreement has been approved by an order of the Superior Court of New Jersey; and (iii) the total number of lots to be developed on the property shall not exceed nineteen (19).

400D.7m. The property known as Block 954, Lot 1 is hereby rezoned to permit (a) development in accordance with the R-60 zone, without any Mount Laurel requirement other than

that required by the township's Mandatory Contribution Ordinance; or (b) development in accordance with the R-40 zone, provided that (i) a Developer's Agreement with the Township has been entered with respect to the property; (ii) the Developer's Agreement has been approved by an order of the Superior Court of New Jersey; and (iii) the total number of lots to be developed on the property shall not exceed forty (40)."

Section 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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 3. 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 4. This Ordinance shall take effect immediately 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 December 14, 1994 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on December 28, 1994 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.

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