

TOWNSHIP OF WALL
ORDINANCE NO. 7 - 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 SCHEDULE OF PERMITTED AND CONDITIONAL USES IN NON-RESIDENTIAL ZONE DISTRICTS AND HOUSING FACADE DIVERSITY.

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 IV, "Zoning" of "The Land Use and Development Regulations of the Township of Wall" Subsection 400.J, "Permitted and Conditional Uses, Non-Residential Zone Districts" be and the same is hereby amended and supplemented by the addition thereto of the following Standard Industrial Classification Codes as permitted uses in the Office Light Industrial (OLI), General Industrial (GI), and Airport Industrial (AI) Zones:

"SIC Code	Use	OLI, GI and AI Zones
5141	General Line Groceries	P
5142	Frozen Foods	P
5145	Confectionery	P
5149	Groceries and Related Products Not Elsewhere Classified (except Bagging of Tea and Cleaning of Dried Foods and Spices)"	P

Section 2. Article IV, "Zoning" of "The Land Use and Development Regulations of the Township of Wall", Subsection 400.B, "General Provisions", Section 400.B.14 "Housing Facade Diversity", be and the same is hereby

deleted in its entirety and replaced by the following:

" a. Except as hereinafter provided not more than one building permit shall hereafter be issued for any dwelling to be erected in a housing development consisting of two or more houses if it is substantially alike in exterior design and appearance with any neighboring dwelling situated on the same or opposite side of the street, within 200 feet in zones requiring lot areas of 40,000 square feet or more, or within 150 feet in zones requiring lot areas of less than 40,000 square feet. The distances herein specified shall be the shortest distance between the street lines of the respective properties.

b. Houses within such specified distances of each other shall be considered substantially alike in exterior design and appearance if they have any one of the following characteristics:

1. The same basic dimension and floor plans are used without substantial differentiation of one or more exterior elevations.
2. The same basic dimensions and floor plans are used without substantial change in the orientation of the houses on the lots.
3. The height and design of the roofs are without substantial change in design and appearance.
4. The size, type and location of doors and windows in the front elevation are without substantial differentiation."

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 judgement shall not affect or impair the remainder of this Ordinance.

Section 5. 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 *April 13, 1994* and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on *April 27, 1994* at 8 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