

WALL TOWNSHIP  
ORDINANCE NO. 12 - 1989

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XV, ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL 1977, AS AMENDED AND SUPPLEMENTED.

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. Purpose. The purpose of this Ordinance is to create a zone district and provide development regulations for a specific tract of land which is included in the Housing Plan and Fair Share Plan Element of the Wall Township Master Plan as adopted on August 1, 1988 and in conformance with the settlement agreement entered into between Lions Head Holding Corporation and the Township of Wall in a case entitled Lions Head Holding Corporation v. Township of Wall, Docket No. L-91468-87.

This Ordinance creates a new Zone District as follows:

MLC-25 Mount Laurel Compliance (single family detached dwellings)

The Zoning Map is amended to include the new zone district.

Section 2. Chapter XV "Zoning" Subsection 15-4.21, Zoning Map amendments, is hereby amended to read as follows:

- a. No change.
- b. No change.
- c. The map entitled "Zoning Map of the Township of Wall" dated May 30, 1979 is hereby amended and revised as follows:

Block 811, Lots 23 and 24, located northeast of Paynters Road and Route 34 consisting of approximately 171.28 acres is hereby

rezoned from R-30 to MLC-25 Mount Laurel Compliance.

15-18.4 - 15-18.6 Reserved.

15-18.7 MLC-25 MOUNT LAUREL COMPLIANCE ZONE.

15-18.7.1 Permitted Principal Uses. In the MLC-25 Mount Laurel Compliance Zone, no premises shall be permitted and no structure shall be erected, altered or occupied for any purpose except the following:

a. Same as permitted in the Rural Residential zone in conformance with the R-60 Residential Zone District requirements.

b. Such Mount Laurel development as is permitted by the Housing Plan Element of the Wall Township Master Plan as adopted August 1, 1988; the Consent Order Approving Settlement entered October 24, 1988; the Consent Order entered March 3, 1989; and the Developers Agreement to be entered. To the extent of any inconsistency among these documents, the terms of the Consent Order of March 3, 1989 shall govern. Such Mount Laurel Development shall be in conformance with the Schedule of Area, Yard and Building Requirements as follows:

1. Minimum Lot Area

a. Interior Lot: 25,000 square feet

b. Corner Lot: 25,000 square feet

2. Mean Width

a. Interior Lot: 110 feet

b. Corner Lot: 125 feet

c. Frontage: 80 feet

d. Depth: 150 feet

3. Maximum Lot Coverage
  - a. All Buildings: 25 percent
  - b. Accessory Buildings: 5 percent
4. Minimum Yard Depths
  - a. Principal Building
    - 1) Front Yard: 30 feet
    - 2) Side Yard: 10 feet
    - 3) Rear Yard: 25 feet
  - b. Accessory Building
    - 1) Side Yard: 5 feet
    - 2) Rear Yard: 5 feet
5. Maximum Building Heights
  - a. Principal Building: 2 1/2 stores and 35 feet
  - b. Accessory Building: 1 story and 16 feet

Section 3. If any section, subparagraph, sentence or clause, or a phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate any remaining portion of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon passage, publication according to law, and filing with the Monmouth County Planning Board

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading by the Township Committee of the Township of Wall on March 15, 1989 and will be further considered for final passage and adoption at the Court Room, Police Headquarters Building, Allaire Road, Wall, New Jersey on April 4, 1989 at 7:00 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 same.

BEATRICE M. GASSNER  
Township Clerk