

TOWNSHIP OF WALL

ORDINANCE NO. 3 - 2002

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 CORNER LOTS, USES IN THE HB-40 ZONE, BUFFER REQUIREMENTS AND CHECKLISTS.

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 14-406, "Building Lots" be and the same is hereby further amended and supplemented by the following amendments to the "Schedule of Zone Requirements" contained in the Ordinance and made a part thereof by the provisions of Section 14-406 to add a minimum lot size requirement for corner lots in certain specified zones, as follows:

<u>"Zone"</u>	<u>Minimum Lot Area - Corner Lot</u>
R-15	18,000 sq. ft.
R-10	12,000 sq. ft.
R-7.5	9,000 sq. ft."

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 14-400, "Zoning", be and the same is hereby further amended and supplemented by the addition to the "Schedule of Permitted and Conditional Uses in Nonresidential Zone Districts" of the following standard industrial classification code as a conditional use in the HB-40 (Highway Business) zone:

<u>NAICS Code</u>	<u>Use</u>	<u>Zone(s)</u>
"4411	Motor Vehicles -New and Used	HB-40 (Conditional Use)"

Section 3. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-507, entitled "Landscaping Design Standards.", subsection 14-507.3 entitled "Planting" , subparagraph 14-507.3e., "Buffering and Screening", be and the same is hereby amended and supplemented by the addition thereto of the following:

"2. All above-ground utility installations including but not limited to generators, convertors, fiber optic houses and fuel storage tanks that are not roof-mounted shall be thoroughly screened by a continuous evergreen buffer of a sufficient height and depth so as to effectively shield views of the installation year-round. Utility installations shall also comply with the performance standards on noise established in this chapter."

Section 4. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article III, "Procedures", Section 14-309, entitled "Checklists", be and the same is hereby deleted and the following substituted therefor:

"14-309 Checklists. The following checklists shall be used to determine the completeness of applications for development as noted below and shall be provided to all prospective applicants upon request. The approving authority may grant waivers from the submission of any submittal requirements upon the request of an applicant

and the provision of proofs to the authority with the exception of the submittal of an Environmental Impact Statement when required."

Section 5. 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 6. 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 7. This Ordinance shall take effect upon its passage and publication according to law, and upon the filing thereof with the Monmouth County Planning Board.

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 January 23, 2002, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on February 13, 2002, 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.

LORRAINE KUBACZ, R.M.C.
Township Clerk