

TOWNSHIP OF WALL

ORDINANCE NO. 21-2002

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL AND ESTABLISHING A CONDITIONAL USE ON GOLF COURSES.

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, entitled, "Zoning", Section 14-405.2, "Conditional Uses", be and the same is hereby further amended and supplemented to add the following subsection as subsection c.21:

"21. Dwelling for public or private golf course (NAICS 71391) caretaker/superintendent. One (1) dwelling for the caretaker of record may be permitted per golf course as a conditional use, provided that the following standards are met:

- (a) For safety purposes, the dwelling shall be located within 1,000 feet of a public roadway and adequate fire and other emergency access to the dwelling shall be provided. The Planning Board, with input from the township fire official, shall determine the appropriateness of a dwelling's location and adequacy of access to same.

- (b) The dwelling shall be constructed, maintained and occupied as a single-family unit, shall be subject to applicable residential building codes, and shall not exceed 2,100 square feet in total floor area.
- (c) No outdoor storage of any kind shall be permitted as accessory to the dwelling.
- (d) The dwelling shall be located on the same tax lot as the principal golf course use and shall not be subsequently subdivided from the golf course lot or sold, rented or otherwise occupied other than as the residence for the on-site golf course caretaker.”

Section 2. Article Four, Zoning, Section 400E.2. The Schedule of permitted Conditional Uses shall be amended to permit one (1) dwelling for the caretaker of record per golf course as a conditional use in any zone.

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 All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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 and upon the filing of a certified copy 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 May 8, 2002, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on June 12, 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