

TOWNSHIP OF WALL

ORDINANCE 17 - 1999

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER XIV, "LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", ARTICLE VI, "AFFORDABLE HOUSING REGULATIONS", OF "THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977", AS AMENDED AND SUPPLEMENTED, PERTAINING TO THE ML-7, MODERATE-LOW INCOME-MULTI-FAMILY 7 ZONE.

NOW, THEREFORE, 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 VI, "Affordable Housing Regulations", Section 14-600B.15, "ML-7 Mount Laurel 7 Zone", be and the same is hereby further amended and supplemented as follows:

a. Subsection 600B15.a(1) be and the same is hereby amended to read in full as follows:

"Townhouses - provided that not more than twelve (12) units shall be attached."

b. Subsection 600B15.d(1) be and the same is hereby amended to read in full as follows:

"(1) Density. The net density shall not be more than seven (7) dwelling units per acre of upland area including upland areas dedicated as conservation area."

c. Subsection 600B15.d, "Minimum Regulations" be and the same is hereby amended to change the designation of this subsection to "600B15.e. "Minimum Regulations."

d. Subsection 600B15.d be an the same is hereby amended and supplemented to add the following subparagraph:

"(4) Signs. A maximum of two (2) permanent entry identification signs not to exceed 100 square feet in aggregate area shall be permitted. Said entry signs shall not be more than ten (10) feet in height."

e. Subsection 600B15.e(1)(f) shall be amended to read in full as follows:

"Twenty-five (25) feet from any other structure, provided that when buildings have glass to glass proximity, a minimum of thirty-five (35) feet shall be provided unless the glass panes are at more than a fifteen (15) degree angle from one another;"

f. Subsection 600B15.e(3) shall be amended to read in full as follows:

"Dwelling Unit Width. No multi-family dwelling unit shall be less than sixteen (16) feet in width."

g. Subsection 600B15.f(1) shall be amended to read in full as follows:

"The front facade of any structure containing more than 1 dwelling unit shall not continue on the same plane for a distance of more than the width of six (6) adjacent units. Offsets between front facade planes shall not be less than four (4) feet, nor more than twenty (20) feet."

h. Subsection 600B15.f(8)(b) shall be amended to read in full as follows:

"Interior private collector roads shall have a minimum four (4) foot wide concrete sidewalk. Where adjacent to overhang and parking areas, the minimum width of sidewalks shall be four (4) feet, with a minimum grass strip between sidewalk and curb of two (2) feet. This sidewalk may be within a required setback area."

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 inconsistencies.

Section 3. Should any Section, paragraph, clause or any other portion of this Ordinance by a Court of competent jurisdiction be deemed invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 4. This Ordinance shall take effect upon its passage and publication according to law and upon the filing of the same 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 June 23, 1999 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on July 14, 1999 at 8:00 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 members of the general public who shall request the same.

BEATRICE M. GASSNER, CMC
Township Clerk