

TOWNSHIP OF WALL
ORDINANCE NO. 6 - 1998

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 REGULATIONS APPLICABLE TO THE COMMERCIAL RECREATION-10 ZONE.

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 delete the minimum yard depth requirements pertaining to the CR-10 zone currently provided at front yard, 75'; side yard, 75'; rear yard, 75' and to substitute therefor the following: "Commercial Recreation - CR-10 Zone, yard depths front yard 100', side yard 100', rear yard 100'."

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 14-407, "Building Setbacks", be and the same is hereby further amended and supplemented by the addition thereto of the following subsection:

"14-407.3 Setbacks in CR-10 Zone. In the Commercial Recreation-10

(CR-10) Zone, no principal building or structure, no accessory building or structure, no sport or playing field, and no eating, picnic or food service area shall be located within one hundred (100') feet of any property line which abuts a residential use or a property which is zoned for residential uses."

Section 3. 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 14-408.9, "Lighting", be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraph:

"d. In Commercial Recreation Zones, no outdoor lighting for the purpose of lighting playing fields, sport courts or outdoor picnic or eating areas shall be permitted within three hundred (300') feet of any property line which abuts a residential use or a property zoned for residential uses."

Section 4. 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 14-405.5, "Performance Standards.", Subsection 14-405.5g., "Performance Standards Established", subparagraph 1, "Noise", be and the same is hereby further amended and supplemented to add the following subparagraph:

"(d) In Commercial Recreation Zones, no outdoor loudspeaker, sound system, or other source of airborne sound shall be permitted where the commercial recreation property abuts a residential use or a property zoned for residential uses."

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

inconsistencies.

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 effect or impair the remainder of this Ordinance.

Section 7. This Ordinance shall take effect 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 February 11, 1998 and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on March 11, 1998 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.

BEATRICE M. GASSNER, C.M.C.
Township Clerk