

**TOWNSHIP OF WALL
ORDINANCE NO. 9 - 1997**

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" AND PROVIDING FOR A CONDITIONAL USE IN THE GENERAL INDUSTRIAL-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 14-400, "Zoning", Subsection 14-405.2, "Conditional Uses", be and the same is hereby further amended and supplemented by the addition of the following new subsection:

"14-405.2c(18) Miscellaneous Products of Petroleum and Coal-Lubricating Oils and Greases (SIC 2992).

Establishments primarily engaged in blending, compounding and re-refining of lubricating oils and greases from purchased materials shall be permitted in GI-10 zone only upon the receipt of a conditional use permit. A conditional use permit shall be granted provided that the following standards and specifications are met:

- a) The location of such facilities shall be limited as follows:
 - 1) The minimum site area shall be twenty-five (25) acres.
 - 2) The minimum setback from any side or rear property line shall be 75 feet.
 - 3) A minimum buffer as defined herein of one hundred-fifty (150) feet

shall be provided where the property line of the site abuts a residential zone or a property with an existing residential use.

4) A minimum buffer of fifty (50) feet shall be required where the street line forms the zone boundary between the site and a residential zone.

5) No building used for the manufacturing or storage of the manufactured product shall be located within 250 feet of any property line adjacent to a residential use or zone or adjacent to a street which forms the boundary of the site with a residential zone.

(b) In the case of natural woodlands, the buffer may consist of existing natural vegetation. In addition, further plantings shall be provided should the planning board deem the same necessary to provide effective buffering.

c) For office buildings, parking and other structures not directly associated with the manufacture or storage of the manufactured product, the general setback requirements of the GI-10 zone shall apply, provided, however, that the required buffer, as required herein, is supplied.

d) The following uses shall be permitted only as an accessory to the principal permitted use, and shall be limited to the manufacture, mixing or blending of the following industrial organic chemicals (SIC 2869):

- Fatty acid esters and amines;
- Hydraulic fluids, synthetic base;
- Metallic salts of acyclic organic chemicals;
- Metallic Stearates;
- Oxalic acid and metallic salts;
- Plasticizers, organic, cyclic and acyclic;
- Silicones;
- Sodium acetate;
- Solvents, organic;

Sorbitol;
Stearic acid salts.”

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 inconsistency.

Section 3. 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 4. 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 April 23, 1997 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on May 14, 1997 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