

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2017-08

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING THE ZONING MAP OF THE TOWNSHIP OF MANALAPAN TO REMOVE LOTS 3, 4, 5, 6, 7 AND 8 IN BLOCK 1308, LOCATED ALONG LENAPE LANE, FROM THE R-40/20 ZONING DISTRICT AND INCLUDE THOSE PROPERTIES IN THE R-20 ZONING DISTRICT; TO REMOVE LOTS 6, 7 AND 8 IN BLOCK 7808 AND LOTS 16, 17, 18, 19 AND 20 IN BLOCK 7809, LOCATED ALONG BEACHWOOD DRIVE, FROM THE PB ZONING DISTRICT AND INCLUDE THOSE PROPERTIES IN THE R-R ZONING DISTRICT.

WHEREAS, the Township Zoning Officer has recommended that Lots 3, 4, 5, 6, 7 and 8 in Block 1308, located along Lenape Lane, be removed from the R-40/20 Single-Family zoning district and included in the R-20 Single-Family zoning district in order to be consistent with other lots in the development and neighborhood; and

WHEREAS, the Township Zoning Officer has recommended that Lots 6, 7 and 8 in Block 7808 and Lots 16, 17, 18, 19 and 20 in Block 7809, located along Beachwood Drive, be removed from the PB Public Use zoning district and included in the R-R Rural Residential zoning district in order to be consistent with the surrounding residential area; and

WHEREAS, the aforesaid changes to the Zoning Map are in the best interests of the Township of Manalapan and its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Manalapan, in the County of Monmouth, State of New Jersey, as follows:

SECTION ONE: Lots 3, 4, 5, 6, 7 and 8 in Block 1308 on the Tax Assessment Map of the Township of Manalapan, located along Lenape Lane, be and the same are hereby removed from the R-40/20 Single-Family zoning district and included I the R-20 Single-Family zoning district.

SECTION TWO: Lots 6, 7 and 8 in Block 7808 and Lots 16, 17, 18, 19 and 20 in Block 7809 on the Tax Assessment Map of the Township of Manalapan, located along Beachwood Drive, be and the same are hereby removed from the PB - Public Use zoning district and included in the R-R Rural Residential zoning district.

SECTION THREE. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION FOUR. If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION FIVE. This Ordinance shall take effect immediately upon its Passage and publication according to law and upon filing with the Monmouth County Planning Board.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was Introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [April 19, 2017](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on Wednesday, [June 14, 2017](#) at the Municipal Complex, 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey at 8:00 p.m. or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [June 14, 2017](#).

REGINA PRETEROTI, RMC
Municipal Clerk