

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2017-09

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 LOT 6.01 IN BLOCK 10, LOCATED ON TENNENT ROAD, FROM THE R-20 ZONING DISTRICT AND TO INCLUDE THAT PROPERTY IN THE C2-M ZONING DISTRICT; TO REMOVE LOTS 22.05, 22.06, 22.10 AND 22.11 IN BLOCK 13, LOCATED ON WELNER COURT, FROM THE R-20 ZONING DISTRICT AND TO INCLUDE THOSE PROPERTIES IN THE R-40/20 ZONING DISTRICT; AND TO REMOVE LOTS 1 AND 2 IN BLOCK 32, LOCATED ALONG WILSON AVENUE, FROM THE R-TF/TH ZONING DISTRICT AND TO INCLUDE THOSE PROPERTIES IN THE LB-W ZONING DISTRICT.

WHEREAS, the Township Zoning Officer has recommended that Lot 6.01 in Block 10, located at 660 Tennent, Road be removed from the R-20 Single-Family residential zoning district and included in the C2-M Neighborhood Business/Multi-Family Option zoning district; and

WHEREAS, the Township Zoning Officer has recommended that Lots 22.05, 22.06, 22.10 and 22.11 in Block 13, located on Welner Court, be removed from the R-20 Single-Family zoning district and included in the R-40/20 Single-Family zoning district in order to be consistent with the other lots located in the development and neighborhood; and

WHEREAS, the Township Zoning Officer has recommended that Lots 1 and 2 in Block 32, located along Wilson Avenue between Knight Street and Irwin Street, be removed from the R-TF/TH Two-Family/Townhouses zoning district and included in the LB-W Limited Business-Wilson Avenue zoning district; 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: Lot 6.01 in Block 10 on the Tax Assessment Map of the Township of Manalapan, located at 660 Tennent Road, be and the same is hereby removed from the R-20 Single-Family residential zoning district and included in the C2-M Neighborhood Business/Multi-Family option zoning district.

SECTION TWO: Lots 22.05, 22.06, 22.10 and 22.11 in Block 13 on the Tax Assessment Map of the Township of Manalapan, located on Welner Court, be and the same are hereby removed from the R-20 Single-Family zoning district and included in the R-40/20 Single-Family zoning district.

SECTION THREE: Lots 1 and 2 in Block 32 on the Tax Assessment Map of the Township of Manalapan, located along Wilson Avenue between Knight Street and Irwin Street, be and the same are hereby removed from the R-TF/TH Two-Family/Townhouses zoning district and included in the LB-W Limited Business-Wilson Avenue zoning district.

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

SECTION FIVE. 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 SIX. 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 [May 10, 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