

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2015-03

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 PERTAINING TO A PORTION OF LOT 24 IN BLOCK 5 LOCATED ON STATE HIGHWAY NO. 9.

WHEREAS, pursuant to Section 95-6.22B.(17) of the Development Regulations of the Township of Manalapan, a billboard which was a lawful preexisting non-conforming use as of January 1, 2009, and that occupies a location on a lot that fronts on State Highway No. 9 is deemed to be a permitted location where an existing billboard may remain or be replaced; and

WHEREAS, such a billboard located on Lot 24 in Block 5 was destroyed in a storm and the owner of the property is entitled under the Land Use Regulations of the Township to replace the billboard; and

WHEREAS, the aforesaid property is included in the Residential Environmental Zone as a result of the fact that the property is preserved farmland; and

WHEREAS, although permitted to do so under the Township's Ordinances, the property owner cannot replace the aforesaid billboard due to the requirement of the State of New Jersey that the property where the billboard is located be contained in a commercial zoning designation; and

WHEREAS, the Township Committee finds that it would be appropriate to include that portion of the aforesaid property contiguous to State Highway No. 9 within the C-3 Commercial Zone so as to permit the preexisting billboard to be replaced;

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: That portion of Lot 24 in Block 5 on the Tax Assessment Map of the Township of Manalapan contiguous to the right-of-way of State Highway No. 9 and extending 100' East of the easterly right-of-way line of State Highway No. 9 be and the same is hereby removed from the RE zoning district and included in the C-3 zoning district.

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 All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION THREE. 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 FOUR. 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 [January 28, 2015](#) 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 [February 25, 2015](#) 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 [February 25, 2015](#).

REGINA PRETEROTI, RMC
Municipal Clerk