

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2017-02

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 1 IN BLOCK 66.21 AND LOT 67 IN BLOCK 66.08, BOTH PROPERTIES WHICH ARE LOCATED ON CANNONERO BOULEVARD, FROM THE CONSENT DISTRICT - FOUR SEASONS (CD-FS) ZONE AND TO INCLUDE THOSE PROPERTIES IN THE PB - PUBLIC USE ZONE.

WHEREAS, Lot 1 in Block 66.21 and Lot 67 in Block 66.08 are located on Cannonero Boulevard between Millhurst Road and the entrance to the Four Seasons community; and

WHEREAS, the aforesaid properties were included in the Consent District - Four Seasons zoning district (CD-FS) as part of the Township's affordable housing plan; and

WHEREAS, the aforesaid properties were intended to be utilized for an inclusionary affordable housing development for the provision of low and moderate income housing in the Township; and

WHEREAS, the Township Committee has previously determined that there are other properties which are better suited for inclusionary housing development; and

WHEREAS, the Township has previously provided for an alternative site for an inclusionary affordable housing development by means of the rezoning of property located along State Highway No. 33 in Ordinance No. 2016-06 of the Township of Manalapan, finally adopted on August 10, 2016, and by the provision for the rezoning

of property for special needs housing by the currently pending Ordinance No. 2017-01;
and

WHEREAS, as a result of the foregoing designation of alternative properties, Lot 1 in Block 66.21 and Lot 67 in Block 66.08 can be removed from the CD-FS Zone and placed in the PB-Public Use Zone, in which other properties owned by the Township for purposes other than the provision of affordable housing are included;

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 1 in Block 66.21 and Lot 67 in Block 66.08 on the Tax Assessment Map of the Township of Manalapan, located along Cannonero Boulevard between Millhurst Road and the entrance to Four Seasons, be and the same are hereby removed from the CD-FS (Consent District - Four Seasons) zoning district and included in the PB - Public Use 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 All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.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 February 22, 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, March 8, 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 February 22, 2017.

REGINA PRETEROTI, RMC
Municipal Clerk