

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2020 -10

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 25.01 IN BLOCK 3.02, LOCATED ALONG UNION HILL ROAD, FROM THE RE ZONING DISTRICT AND INCLUDE THE PROPERTY IN THE R-20 ZONE.

WHEREAS, Lot 25.01 in Block 3.02 is located on Union Hill Road and is located in the RE Residential Environmental zoning district, which is located to the East and North of the property; and

WHEREAS, Lot 25.01 in Block 3.02 is substantially undersized at only 30,633 square feet in area, where the RE Zone requires a minimum lot size of 3 acres; and

WHEREAS, the aforesaid property is bordered on the West by homes located in and developed under the bulk standards of the R-20 single family residential district, in which a minimum lot size of 20,000 square feet is required; and

WHEREAS, the Township Planner and the Township Zoning Officer have advised the Township Committee that the aforesaid property is more consistent with and should be incorporated in the R-20 zoning district; and

WHEREAS, the aforesaid change to the Zoning Map is in the best interest 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 25.01 in Block 3.02 on the Tax Assessment Map of the Township of Manalapan, located along Union Hill Road, be and the same is hereby removed from the RE Residential Environmental zoning district and included in the R-20 Single-Family 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 All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.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 [May 13, 2020](#) 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 10, 2020](#) at the Municipal Complex, 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey at 7:30 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 10, 2020](#).

SHARI ROSE, RMC
Deputy Municipal Clerk