

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2021 - 09

AN ORDINANCE FURTHER AMENDING ORDINANCE 2020-07 PROVIDING FOR MULTI-FAMILY HOUSING WITH AN INCLUSIONARY SET-ASIDE OF AFFORDABLE HOUSING TO BE DEVELOPED IN THE NEWLY CREATED AH-DIOCESE AFFORDABLE HOUSING OVERLAY ZONE

WHEREAS, the Township Committee on June 10, 2020 adopted Ordinance 2020-07 amending Chapter 95, "Development Regulations" of the Code of the Township of Manalapan to establish the AH-Diocese Affordable Housing Overlay District in furtherance of its obligation to provide an opportunity to produce its fair share obligation of affordable housing for the Third Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, Ordinance 2020-17 has been previously amended to make certain technical changes to the provisions of Section 95-5.6K, "AH-Diocese Affordable Housing Overlay Zone" so as to conform to applicable regulations and the terms of the Settlement Agreement pertaining to the Project; and

WHEREAS, further changes are required to Section 95-5.6K in order to conform to the terms of the Settlement Agreement;

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

SECTION I. Chapter 95, "Development Regulations", of the Code of the Township of Manalapan, Section 95-5.6K, "AH-Diocese Affordable Housing Overlay

Zone” (AH-Diocese), subsection 95-5.6K(4), “Design standards” is hereby amended and supplemented in addition thereto of the following subparagraphs:

“(d) Storm water basins may be located in required buffer areas along the roadway providing ingress and egress from State Highway No. 33.

(e) Fire hydrants shall be placed throughout the development in accordance with RSIS standards, including one hydrant located at the project access driveway along Iron Ore Road. The extension of water main and fire hydrants off-site including along Iron Ore Road, beyond the project site access driveway, shall not be required.

(f) Street lighting shall be provided for all parking areas, roadway intersections and midpoint of roadway curves with radius less than 100 feet to the satisfaction of the Board Engineer. The roadway illumination guidelines referenced in Exhibit 9-10 of the Manalapan Development Regulations shall not apply.”

SECTION II. Any Ordinance or portions thereof, which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION III. If any portion of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect or impair the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION IV. This Ordinance shall take effect immediately upon final passage and publication according to law and its 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 14, 2021 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 April 28, 2021 at the Municipal Complex, 120 Route 522 and Taylors Mill 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 April 28, 2021.

SHARI ROSE, RMC
Municipal Clerk