

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2021-18

**AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 95,
“DEVELOPMENT REGULATIONS,” SECTION 95-5.1,
“ZONING MAP AND SCHEDULES,” OF THE CODE OF THE
TOWNSHIP OF MANALAPAN**

WHEREAS, it has been discovered that the “Schedule of Area, Yard and Building Requirements” adopted by Section 95-5.1 of the Township’s Development Regulations contains two errors with respect to the maximum habitable floor area ratio permitted in the R-R and R-40 Zone Districts;

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

SECTION ONE. Chapter 95, “Development Regulations,” Section 95-5.1, “Zoning Map and Schedules,” Exhibit 5-1, “Residential Districts, Schedule of Area, Yard and Building Requirements,” be and the same is hereby amended with respect to the R-R Zone to amend the maximum habitable floor area ratio from 0.75 to .075.

SECTION TWO. Chapter 95, “Development Regulations,” Section 95-5.1, “Zoning Map and Schedules,” Exhibit 5-1, “Residential Districts, Schedule of Area, Yard and Building Requirements,” be and the same is hereby amended with respect to the R-40 Zone to amend the maximum habitable floor area ratio from 0.95 to .095.

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 All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION FOUR. 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 FIVE. 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 [October 13, 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 [November 10, 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 [November 10, 2021](#).

SHARI ROSE, RMC
Municipal Clerk