

ORDINANCE NO. 16-20

AN ORDINANCE TO AMEND SECTION 201 AND ZONING SCHEDULE B OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY DEFINING “EFFECTIVE LAND AREA” AND AMENDING THE MAXIMUM FLOOR AREA RATIO CALCULATION

BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth that the Land Development Ordinance be and is hereby amended as follows:

SECTION 1.

SECTION 201 – DEFINITIONS, shall be amended to include the following:

**Effective Land Area-** The area of the lot after first reducing the total area by portions of land subject to certain constraints as provided in the following schedule:

<b>Constraint</b>	<b>Percentage of Area of Constraint by which Lot Area Is To Be Reduced</b>
Bodies of water	100
Flood areas <sup>1</sup>	100
Wetlands <sup>2</sup>	100
Slopes 15% to 25% <sup>3</sup>	50
Slopes 25% to 35% <sup>3</sup>	75
Slopes 35% and greater <sup>3</sup>	100

<sup>1</sup>DEP or other equally reliable source.

<sup>2</sup>Verification by the NJDEP.

<sup>3</sup>Calculated within two-foot contour intervals from aerial topography or survey by a New Jersey licensed land surveyor.

SECTION 2.

ZONING SCHEDULE B- ZONING DISTRICT BULK REGULATIONS, shall be amended as follows:

(For the following amendments, sections marked ***in bold, italicized and underlined*** shall indicate an addition, and words marked with a ~~strikethrough~~ shall indicate a deletion. All other portions of the ordinances shall otherwise remain unchanged)

	Maximum Floor Area Ratio
<b><i><u>B-1, C-4, C-6, C-7</u></i></b>	0.6 <sup>***</sup>
<b><i><u>B-2</u></i></b>	1.0 <sup>***</sup>
<b><i><u>B-3</u></i></b>	0.7 <sup>***</sup>
<b><i><u>C-1</u></i></b>	<del>0.6</del> <b><i><u>0.8</u></i></b> <sup>***</sup>
<b><i><u>C-2, C-3, C-5</u></i></b>	<del>0.6</del> <b><i><u>0.8</u></i></b> <sup>***</sup>

***\*\*\* Floor Area Ratio shall be calculated using the Effective Land Area***

### SECTION 3. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

### SECTION 4. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

### SECTION 5. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

### SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law.

APPROVED ON FIRST READING: May 23, 2016

APPROVED, PASSED, AND ADOPTED: June 27, 2016

---

Richard J. Cuttrell,  
Municipal Clerk

---

Kevin B. McMillan,  
Mayor