

ORDINANCE NO. 14-25

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT  
ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY  
REZONING BLOCK 9025, LOTS 53, 54, 55, 55.01 FROM C-1  
PLANNED COMMERCIAL TO R-2 RESIDENTIAL

WHEREAS, properties known and designated on the Tax Map of Neptune Township as Block 9025, Lots 53, 54, 55, 55.01 are presently zoned C-1 Planned Commercial Development, and,

WHEREAS, the aforementioned properties are adjacent to the existing R-2 zone, and,

WHEREAS, the location of said properties more consistently support the Township's vision for the uses within the R-2 zone, and,

WHEREAS, the proposed changes in zoning are consistent with the goals and objectives of former and current Township Master Plan documents. By way of example, the 2011 Comprehensive Master Plan recommends to evaluate the opportunity to consolidate commercial zoning districts along the Route 33, Route 35 and Route 66 corridors,

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

SECTION 1. ZONING MAP AMENDED

The "Zoning Map" of the Township of Neptune is hereby supplemented and amended to reflect the rezoning of the abovementioned properties from the C-1 Zone to the R-2 Zone.

SECTION 2. 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 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. 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 5. EFFECTIVE DATE

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

APPROVED ON FIRST READING: July 14, 2014

APPROVED, PASSED, AND ADOPTED: July 28, 2014



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Richard J. Cuttrell,  
Municipal Clerk



Dr. Michael Brantley,  
Mayor