

ORDINANCE NO. 14-39

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT
ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY
REZONING CERTAIN PROPERTIES ALONG ROUTE 66 TO C-1
PLANNED COMMERCIAL DEVELOPMENT ZONE AND
REPEALING ORDINANCE NO. 14-24

WHEREAS, properties known and designated on the Tax Map of Neptune Township as Block 233, Lot 1; is currently zoned LI-Light Industrial, and,

WHEREAS, properties known as Block 1002, Lots 1 and 10 are zoned C-4 Route-66 East Commercial, and,

WHEREAS, properties known as Block 9000, Lots 24, 25, 25.01, 34, 35 and 35.01; Block 9025, Lots 49, 51, 52, 52.01, 54.01, 54.02, 67.01, 67.02, 67.03, and 68; Block 9029, Lots 9 and 10; Block 9033, Lot 13; Block 10000, Lots 5 and 29; and Block 10017, Lots 5 and 6 are presently zoned C-3 Route 66 West Commercial, and,

WHEREAS, Properties known as Block 10000, Lots 4, 7.03, 7.04, 7.05, 25, 27 and 28; are presently zoned PUD/R-1 Planned Unit Development, and,

WHEREAS, the aforementioned properties all front along the Route 66 Corridor, and,

WHEREAS, the rezoning of these properties to the C-1 Planned Commercial Zone will allow for a more consistent land use along the Route 66 Corridor, 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 to the C-1 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/REPEAL OF ORDINANCE NO. 14-24

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency, including Ordinance No. 14-24 which is hereby repealed its entirety.

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:

APPROVED, PASSED, AND ADOPTED:

Richard J. Cuttrel,
Municipal Clerk

Dr. Michael Brantley,
Mayor