

ORDINANCE NO. 20-25

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT  
ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY  
REZONING PROPERTIES CURRENTLY IN THE C-4 ROUTE  
66E COMMERCIAL ZONE OR C-7 ROUTE 35 COMMERCIAL  
ZONE TO B-1 TOWN COMMERCIAL ZONE

WHEREAS, properties known and designated on the Tax Map of Neptune Township as Block 701, Lots 25 and 26; Block 805, Lots 8, 9 and 10; Block 806, Lot 6; Block 807, Lots 8, 9, 10 and 11 and Block 808 Lots 5, 6, 7 and 8; are currently zoned C-4 Route 66E Commercial, and

WHEREAS, properties known as Block 1001, Lots 1, 2 and 3; Block 1002 Lots 1, 2 and 16; Block 1003 Lots 1 and 3; Block 1004 Lots 1 and 2; Block 507 Lots 1, 2, 3 and 4; Block 506 Lots 1, 2, 3, 11, 15, 16, 17 and 18; Block 613 Lots 5, 6, 7, 8, 9 and 10; Block 612 Lots 10, 11, 12 and 13; Block 401 Lots 7, 8, 9, 10, 11 and 12; Block 409, Lots 13, 14, 15, 16, 17, 18 and 19; Block 410, Lots 14, 15, 16 and 18; Block 417, Lots 16 and 17; Block 407, Lots 1 and 25; Block 411, Lots 1 and 20 and Block 416, Lot 1, are zoned C-7 Route 35 Commercial, and

WHEREAS, the above referenced properties all front along the Route 35 Corridor, and

WHEREAS, the rezoning of these properties to the B-1 Town Commercial Zone will allow for a more consistent land use along the Route 35 Corridor, and

WHEREAS, the proposed changes in zoning are generally consistent with many of 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 that the Land Development Ordinance is hereby amended as follows:

**SECTION 1 - PROPERTIES REZONED FROM C-4 OR C-7 TO B-1**

The "Zoning Map" of the Township of Neptune is hereby supplemented and amended to reflect the rezoning of the abovementioned properties to the B-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**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.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

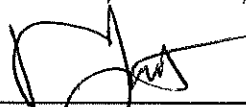
This Ordinance shall take effect upon its passage and publication according to law.

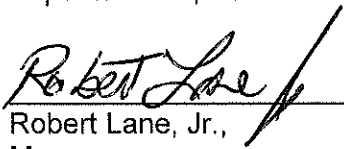
APPROVED ON FIRST READING:

August 10, 2020

APPROVED, PASSED, AND ADOPTED:

September 14, 2020

  
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Richard J. Cuttrell,  
Municipal Clerk

  
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Robert Lane, Jr.,  
Mayor