

ORDINANCE NO. 12-21

AN ORDINANCE TO FURTHER AMEND ORDINANCE #00-56 TO REMOVE THE EXEMPTION FROM DISTURBANCE OF STEEP SLOPE AREAS FOR MARKET HOUSING DEVELOPED IN CONFORMANCE WITH THE REQUIREMENTS OF THE R-5 MULTI-FAMILY RESIDENTIAL ZONE IN THE HIGH POINTE – ROUTE 18 REDEVELOPMENT PLAN

WHEREAS, the Township Committee of the Township of Neptune on December 26, 2000 adopted Ordinance 00-56 entitled “An Ordinance to Adopt the Hi-Tech Park Redevelopment Plan” and amend the zoning map of Neptune Township to include the Hi-Tech Park Redevelopment area, and,

WHEREAS, the Township Committee, from time to time, has adopted ordinances which amend the above-captioned matter and allow additional uses in the Redevelopment area of the LI Light Industrial Zoning District, and,

WHEREAS, the Neptune Township Committee, following required statutory standards, amended Ordinance 00-56 by adoption of Ordinance 05-47 to allow, in Section 2, west of New Jersey State Highway Route 18, as an additional use, the development of planned adult community consistent with the overall design standards of the planned commercial development in town of developable area, lot coverage, building coverage, building height, and exemption from disturbance of steep slope area, allowing further that such planned adult community would be developed in conformance with the requirements of the R-5 multi-family residential zone, and,

WHEREAS, the Township Engineer recommends that the ordinance be further amended to eliminate the provision that allows an exemption from disturbance of steep slope area in circumstances as authorized by Ordinance 05-47; and,

WHEREAS, the Planning Board has recommended amendment of the High Pointe – Route 18 Redevelopment Plan and the development regulations consistent therewith,

THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Neptune that Ordinance 00-56 and subsequent amending Ordinance 05-47 be and is hereby further amended to remove the exemption from disturbance of steep slope areas for market housing developed in conformance with the requirements of the R-5 multi-family residential zone. This section of the Redevelopment Plan therefore now reads and is restated as follows:

The Redevelopment Plan, namely Section 2, West of New Jersey State Highway Route 18, permits as an additional use, market housing developed in conformance with the requirements of the R-5 multi-family residential zone provided that the same comply with the overall design standards of the planned commercial development in terms of developable area, lot coverage, building coverage and building height. The maximum permitted density shall be ten (10) units per acre and the minimum tract size for any R-5 multifamily development use shall be ten (10) acres.

APPROVED ON FIRST READING:

June 11, 2012

APPROVED, PASSED, AND ADOPTED:

July 9, 2012

Richard J. Cuttrel,
Municipal Clerk

J. Randy Bishop,
Mayor