

ORDINANCE NO. 21-44

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT
ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY
ALLOWING FOR A CLUSTERING OPTION IN THE R-1 VERY
LOW DENSITY RESIDENTIAL ZONE DISTRICT

WHEREAS, Neptune Township's Land Development Ordinance and Regulations include standards that control the location, scale, and type of land uses within the Township; and

WHEREAS, in accordance with section 40:55D-62 of the Municipal Land Use Law, the Neptune Township Committee is charged with adopting zoning standards ordinances relating to the nature and extent of the uses of the land and of buildings and structures thereon in order to protect the general health, safety, and welfare of the public,

NOW, 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.

Section 403.01 F. Is hereby added as follows:

F. R-1 Clustering Overlay

1. Cluster Development. In the R-1 District only, a cluster development application classified as a major subdivision (and major site plan, if applicable) shall be permitted in accordance with the following standards and regulations. The cluster development shall consist of single family, detached dwellings.
2. The tract of lands shall have a minimum of 12 acres.
3. In order to determine the maximum number of lots for cluster development subdivision, a conforming plan of a conventional subdivision shall be submitted based on minimum lot areas of 12,500 sq. ft. in the R-1 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The plan shall include areas for drainage and roadways. The number of lots on the conventional concept plan shall be the maximum number of lots permitted under the clustering overlay.
4. Natural features such as trees, natural terrain, open waters and natural drainage areas shall be preserved wherever possible in designing any development containing such features. As part of the subdivision or site plan review process, development should be designed to preserve scenic vistas and views of cultural/historic landmarks and of unique geologic and topographic features. The open space lot shall be placed in a conservation easement, with monuments and demarcated with a split race fence.

5. All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.
6. The subdivided residential lot shall meet the following zoning requirements:
 - a. Minimum lot area: 7,500 sq. ft.
 - b. Minimum lot width: 75 ft.
 - c. Minimum lot frontage: 75 ft.
 - d. Minimum lot depth: 100 feet.
 - e. Minimum front yard setback: 25 feet.
 - f. Minimum rear yard setback: 25 feet.
 - g. Minimum side yard: 5 feet.
 - h. Minimum combined side yard setback: 15 ft.
 - i. Maximum height: 35 feet.
 - j. Maximum number of stories: 2.5
 - k. Maximum Building coverage: 25%.
 - l. Maximum Lot coverage: 35%.

SECTION 2.

All Ordinances, or parts thereof, inconsistent with the provision of this Ordinance, and the same are hereby repealed to the extent of such inconsistency.

SECTION 3.

Should any section, paragraph, clause or any other portion of the Ordinance be adjusted by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

SECTION 4.

This ordinance shall take effect upon its passage and publication according to law upon the filing of a certified copy thereof with the Monmouth County Planning Board.

APPROVED ON FIRST READING:

APPROVED, PASSED AND ADOPTED:

ATTEST:

Richard J. Cuttrell
Municipal Clerk

Dr. Michael Brantley
Mayor