ORDINANCE NO. 2020-38-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER XXXV OF THE REVISED GENERAL ORDINANCES OF BERKELEY TOWNSHIP, ENTITLED "LAND DEVELOPMENT", TO REFLECT THE RECOMMENDATIONS MADE BY THE 2019 MASTER PLAN REEXAMINATION AND LAND USE PLAN AMENDMENTS

September 21, 2020

BE IT ORDAINED by the Mayor and Township Council of the Township of Berkeley, County of Ocean, State of New Jersey as follows:

SECTION 1. Section 35-87, entitled "Zoning Map" shall be amended and the "Zoning Map, Township of Berkeley, Ocean County, New Jersey," shall be revised to include the following lots within the HB Highway Business Zone.

Block 1301, Lots 7, 7.02, and 8.
Block 1311, Lot 1.
Block 1488, Lots 1.01, 1.02, 2.01, 2.02, 3.01, 3.02, 4.01, 4.02, 5, 6, 7, 8, 9, and 10.
Block 1489, Lots 1.01, 1.02, 2.01, 2.02, 3.01, 3.02, 4.01, 6, 8, 9, 10, and 11.
Block 1490, Lots 1.01, 1.02, 2.01, 2.02, 3.01, 3.02, 4.03 C01, 4.03 C02, 4.03 C03, 4.03 C04, 4.03 CO5, 4.03 CO6, 4.03 C07, 4.03 CO8, 4.03 C09, 7.02, 8.01, 8.03, 12, 13, 14, 15, and 19.
Block 1605, Lot 1.18.
Block 1607, Lots 1, 1.01, 1.02, 2, 3, 4, 8, 9, 10, 11, 15, 17, and 18.
Block 1609, Lots 19.01, 24, 25, 26, 35, 36, and 37.

SECTION 2. Section 35-87, entitled "Zoning Map" shall be amended and the "Zoning Map, Township of Berkeley, Ocean County, New Jersey," shall be revised to include only the first 260 ft. of depth of the following within the HB Highway Business Zone.

Block 1301, Lots 4, 5, and 6.

SECTION 3. Section 35-87, entitled "Zoning Map" shall be amended and the "Zoning Map, Township of Berkeley, Ocean County, New Jersey," shall be revised to include the following lots within the BR Beachfront Residential Zone.

Block 1694, Lots 1
Block 1699, Lot 1.01

SECTION 4. Section 35-87, entitled "Zoning Map" shall be amended and the "Zoning Map, Township of Berkeley, Ocean County, New Jersey," shall be revised to include the following lots within the R-64 Residential Zone.

Block 1610, Lots 40, 41, 41.01.

SECTION 5. Section 35-87, entitled "Zoning Map" shall be amended and the "Zoning Map, Township of Berkeley, Ocean County, New Jersey," shall be revised to include the following lots within the R-100 Residential Zone.

Block 1605, Lots 1.15, 1.16, 1.17

SECTION 6. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 7. This ordinance shall take effect after second reading and publication as required by law and the filing of the adopted ordinance with the Ocean County Planning Board.

SECTION 8. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

CARMEN F. AMATO, JR., Mayor

KEITH BUSCIO, Council President
ANGELO GUADAGNO, Council Vice Pres.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on **September 21, 2020**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the **26th** day of **October, 2020**, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

BEVERLY CARLE, RMC
Township Clerk, Township of Berkeley