TOWNSHIP OF WALL

ORDINANCE NO. 2-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 243 LOT 7 - 1099 MORRIS LANE - INTO THE RR-5 ZONE

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the Public Open Space (POS) zone; and,

WHEREAS, the Township's Land Use Ordinance, at section 140-17, defines "Public Open Space" as an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, an federal, state, or county agency, or other public body for recreational or conservational uses; and,

WHEREAS, the Township Committee has become aware of a privately owned single-family parcel of property known as Block 243 Lot 7 that is within the POS zone; and,

WHEREAS, the Township Planner has reviewed historical zoning maps, past zoning ordinances, Township Clerk's Office files, Township Tax Assessor files, Township Land Use files, Monmouth County Clerk's Office online property records, and the Wall Township Recreation and Open Space Inventory (ROSI); and,

WHEREAS, through review of these files, there was no evidence of any logical reason as to why this privately owned property would be designated in the POS zone; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the current zone designation of POS is not appropriate for the single family use of the lot; and,

WHEREAS, the Township Committee desires to permit the property to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the property is approximately 9.38 acres; and,

WHEREAS, the Township Committee finds that the RR-5 zone would be a more appropriate zoning designation as it would allow the property to continue to be maintained for one single family dwelling; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
243	7	1099 Morris Lane	RR-5
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: Roberta M Z
Roberta Lang, RMC
Township Clerk

Approve: KPO
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL
ORDINANCE NO. 2-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY ZONE FOR PORTIONS OF BLOCK 243 LOTS 7

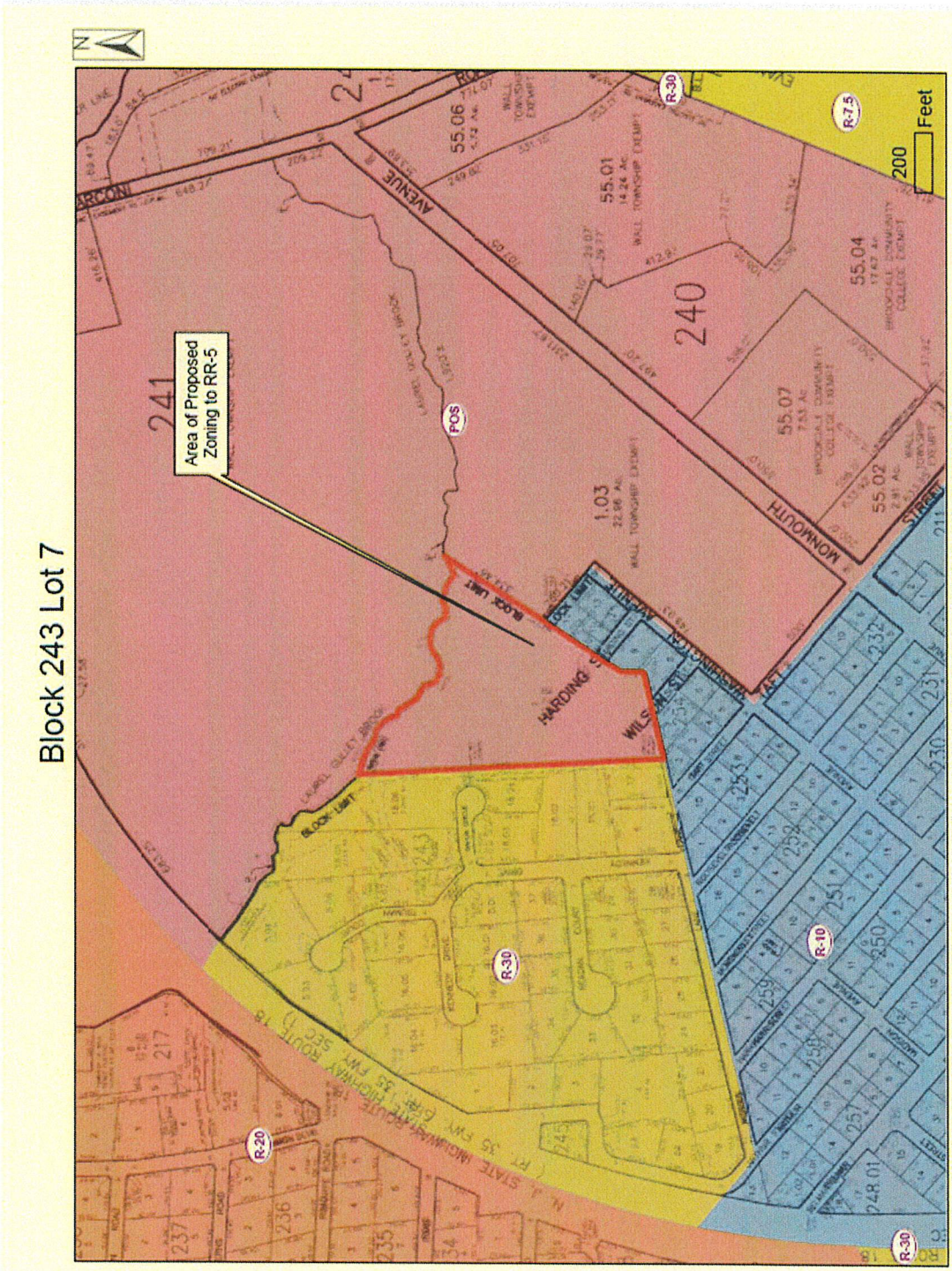
Adoption of this ordinance will amend the zoning map to zone the following properties into the RR-5 Zone:

Block	Lot(s)	Address	New Zoning Designation
243	7	1099 Morris Lane	RR-5
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

Roberta M. Lang, R.M.C.
Municipal Clerk

EXHIBIT A



Sources: 2019 Wall Township Tax Map Sheets 24, 25, 26, 36; 12/14/2021 Wall Township Zone Map last revised 9/7/2021.