

ORDINANCE NO. 2020-15

AN ORDINANCE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS" AND MORE PARTICULARLY SECTION 102-85 A-4, MIXED HOUSING DISTRICT

WHEREAS, the Colts Neck Township Committee desires to amend and supplement Section 102-85, A-4, Mixed Housing District to provide for the construction of an inclusionary development designed to assist the Township in satisfying its fair share housing obligation through construction of affordable units set aside for low and moderate income households pursuant to the Mount Laurel doctrine and laws of New Jersey; and

WHEREAS, the A-4, Mixed Housing District includes, in part, Block 42, Lots 3 and 4 as identified on the Colts Neck Township Tax Map; and

WHEREAS, the Colts Neck Township Committee desires to amend the A-4, Mixed Housing District pursuant to a Settlement of Litigation Agreement between Countryside Developers, Inc. and Colts Neck Township dated March 18, 2020, 2020 in the case captioned In the Matter of the Application of the Township of Colts Neck docketed at MON-L-2234-15.

NOW, THEREFORE, BE IT ORDAINED, by the Colts Neck Township Committee, County of Monmouth, State of New Jersey that Chapter 102 of the Code of Colts Neck Township entitled "Development Regulations" subsection 102-84 "A-4, Mixed Housing District" be amended and supplemented in the following parts only (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~):

SECTION I: That Section 102-85E(4) Bulk and Design Requirements be amended and supplemented in the following parts only

Type	Patios, Atriums and Townhouses, Duplexes and Quadplexes ⁷ (See §102-98)	Garden Apartments (see §102-98)	Detached Single-Family Dwellings ⁷
Perimeter Setback	50 feet ¹²	85 feet	50 feet
Minimum Side yard ^{6, 8}	20 feet 15 feet	20 feet 15 feet	5 feet ¹⁰

Notes:

12 Tract perimeter setback of 50 maybe reduced to 35 feet along the Colts Neck side of the Howell Township municipal boundary as long as the remaining 15 feet is provided by a buffer easement dedicated to Colts Neck Township along the Howell Township side of the boundary. The grantor, its successors and assigns reserve a 24 foot access easement and a 15 foot utility right-of-way easement across the 15 foot buffer easement in Howell Township

SECTION II Severability. If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

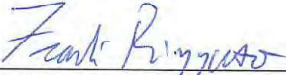
SECTION III Repealer. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION IV Inconsistent ordinance. All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION V This ordinance shall take effect immediately upon passage, publication and

filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of the Township of Colts Neck on the 12th day of August, 2020. A public hearing will be held on September 9, 2020, 7:30 p.m. Town Hall, 124 Cedar Drive.


 Frank Rizzuto, Mayor


 Trina Lindsey, Township Clerk

RECORD OF VOTE												
	First Reading						Second Reading					
	August 12, 2020						September 9, 2020					
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X						X			
Deputy Mayor Viola	M		X				M		X			
Bartolomeo		S	X					S	X			
Fitzpatrick			X						X			
Orgo						X			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

A4Amendment2020