ORDINANCE NO. 2024-33

AN ORDINANCE OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE CURRENT ZONING OF BLOCK 114, LOTS 8.02 AND 9.02

WHEREAS, Block 114, Lots 8.02 and 9.02 are currently located in the CN (Neighborhood Commercial) Zone District; and

WHEREAS, Block 114, Lots 8.02 and 9.02 are situated directly adjacent to existing single-family residential development located to the south and west in the R-20 (Residential) Zone District, and specifically on Blocks 114 and 114.66; and

WHEREAS, Block 114, Lots 8.02 and 9.02 do not have frontage on West Bay Avenue (Ocean County Route No. 554) like most other adjacent properties in the CN (Neighborhood Commercial) Zone District; and

WHEREAS, the only frontage of Block 114, Lot 9.02, which has an area of approximately 5.32 acres according to the official tax map of the Township of Barnegat is located along Erin Way and has a width of 50 feet; and

WHEREAS, Block 114, Lots 8.02 and 9.02 are currently vacant and under common ownership; and

WHEREAS, given the conditions noted above, it is appropriate to amend the zoning of Block 114, Lots 8.02 and 9.02 from the CN (Neighborhood Commercial) Zone District to the R-20 (Residential) Zone District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Barnegat, County of Ocean, and State of New Jersey that Block 114, Lots 8.02 and 9.02 which are currently in the CN Zone District be rezoned to R-20 Zone District:

SECTION 1. Block 114, Lots 8.02 and 9.02 are hereby removed from the CN (Neighborhood Commercial) Zone District and added to the R-20 (Residential) Zone District.

SECTION 2. The official Zoning Map of the Township of Barnegat shall be revised to incorporate the revisions depicted in Attachment A.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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.

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ATTORNEYS AT LAW
310 Lacey Road | P.O. Box 779
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SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Barnegat on the **7th day of November, 2024**, and will be considered for second and final passage at a meeting of the Township Committee to be held on the **3rd day of December, 2024, at 10:00 AM** at the Municipal Building located at 900 West Bay Avenue, Barnegat, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

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Donna M. Manno, RMC
Municipal Clerk

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