

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWNSHIP OF LAKEWOOD TO CORRECT THE
ERRONEOUS DESIGNATION OF VARIOUS BLOCKS AND
LOTS IN THE LAKEWOOD COMMONS RESIDENTIAL
DEVELOPMENT IN THE R-M ZONE BACK INTO THE R40-
R20 CLUSTER ZONE IN ACCORDANCE WITH THE 2017
LAKEWOOD TOWNSHIP MASTER PLAN**

WHEREAS Ordinance No. 2017-51, in the adoption of the 2017 Zoning Map unintentionally placed the following lots in the following blocks from the R-40/20C Zone into the R-M zone, when these parcels were all permitted as conditional uses in the R-40/20C Zone, and were developed as such and proposed to be further developed as such in a multi-phase project by NJ Hand as low and moderate income housing known as Lakewood Commons; and

WHEREAS the following blocks and lots were unintentionally placed in the R-M Zone in accordance with the Memorandum from township planners T & M Associates, to wit:

BLOCK	LOT(S)
807	1
808	1 & 2
809	1 & 2
814	1
815	ALL
815.01	ALL
837	3

WHEREAS, the property owners of these aforementioned lots, their finance companies, and the township planners T & M Associates have all requested these parcels be correctly put back in the R-40/20C Zone and the 2017 Zoning Map be corrected accordingly, as well as all tax records regarding the zone designations for these lots; and

WHEREAS, inasmuch as this is a correction of the Zoning Map in accordance with the Master Plan and not a reclassification of a zone, nor a change in the character of the

zone, since the property was developed in accordance with the R-40/20C zoning uses and requirements and its change on the map to the R-M zone was erroneous.

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. The following Blocks and Lots are and the same are hereby returned to the R-40/20C Zone and the Zoning Map and tax records shall be adjusted accordingly to reflect same:

BLOCK	LOT(S)
807	1
808	1 & 2
809	1 & 2
814	1
815	ALL
815.01	ALL
837	3

SECTION 2. All ordinances or parts of ordinances that are found to be inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part hereof is adjudged unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgement shall have been rendered.

SECTION 4. A copy of this Ordinance must be transmitted to the Ocean County Planning Board upon final passage.

SECTION 5. This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood in the County of Ocean and State of New Jersey on the **20th day of June, 2019**, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 7:30 p.m. on the **15th day of August, 2019**. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk