

ORDINANCE No. 2014-31

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER XVIII
(UNIFIED DEVELOPMENT ORDINANCE), OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP
OF LAKEWOOD, 1999, SPECIFICALLY SECTION 18-1019
(DIGITAL BILLBOARDS)

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE) of the Revised General Ordinance of the Township of Lakewood, 1999, is hereby amended and supplemented as follows:

SECTION 1. Section 18-1019 R is hereby repealed.

SECTION 2. The provisions and implementation of Section 18-1019 (Digital Billboards) is hereby suspended pending further action by the Township Committee.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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 8th day May, 2014, 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 June 12, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-31
ADOPTED ON THE 12th DAY OF June 2014

BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY


MARY ANN DEL MASTRO
MUNICIPAL CLERK

ORDINANCE NO. 2014-37

AN ORDINANCE OF THE TOWNSHIP OF
LAKEWOOD, COUNTY OF OCEAN, STATE
OF NEW JERSEY AMENDING AND
SUPPLEMENTING CHAPTER XVIII
(UNIFIED DEVELOPMENT ORDINANCE),
ARTICLE II (DEFINITIONS) OF THE
REVISED GENERAL ORDINANCES OF THE
TOWNSHIP OF LAKEWOOD, 1999

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

SECTION 1. Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE II (DEFINITIONS) of the Revised General Ordinances of the Township of Lakewood, 1999 is amended and supplemented as follows:

18-200 B

PLANNED EDUCATIONAL CAMPUS: An educational campus of a not for profit institution of higher education that is a not for profit entity that is fully accredited and licensed by the Office of the Secretary of Higher Education of the State of New Jersey and one that offers both undergraduate and graduate degrees and is devoted to higher education and no other forms of education and that contains housing and accessory uses proportionate to the educational facilities intended for only for faculty and students who will attend or staff the institution's educational facilities and that is adjoining to or within five hundred (500) feet of faculty and student housing so as to create a unified campus setting. The land and all structures including dwelling units shall be owned and developed only by the institution of higher education and not by or in partnership or in other arrangement with any investor group, construction company, a not for profit entity or any other third party.

The occupancy of the residential uses in the institution of higher education must be limited to: (a) students, faculty or staff of the institution of higher education, or (b) the immediate families of faculty, staff or students.

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

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

SECTION 4. 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 8th day May, 2014, 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 May 22, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-37
ADOPTED ON THE 22nd DAY OF
May 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.

MARY ANN DEL MASTRO
MUNICIPAL CLERK

ORDINANCE NO. 2014-32

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX (ZONING DISTRICTS AND REGULATIONS), SECTION 18-903 I (RESIDENTIAL OFFICE PARK ROP), OF THE LAKEWOOD TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE OF 2005.

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

SECTION 1. That Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX (Zoning Districts and Regulation), Section 18-903 I (Residential Office Park ROP), is amended and supplemented as follows:

18-903 I Service Stations and Public Garages

1. thru 3. No change

4. Conditional Uses:

a. ~~Automobile sales only on properties that have frontage on US Highway 9 (Madison Avenue).~~

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

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

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

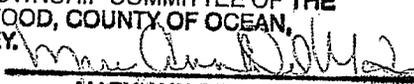
PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the 8th day May, 2014, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 7:30 p.m. on May 22, 2014. 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.



MARY ANN DEL MASTRO, RMC
Township Clerk

WE HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND CORRECT COPY OF Ordinance 2014-32
ADOPTED ON THE 22nd DAY OF

May 2014

THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.


MARY ANN DEL MASTRO
MUNICIPAL CLERK

ORDINANCE NO. 2014-20

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XVIII OF THE LAKEWOOD TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE OF 2005, SECTION 18-901 (ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP), SECTION 18-902 (RESIDENTIAL ZONING DISTRICTS), SECTION 18-903 (NONRESIDENTIAL ZONING DISTRICTS) AND SECTION 1018 (OAK STREET CORE NEIGHBORHOOD OVERLAY ZONE)

BE IT ORDAINED, by the Township Committee of the Township of Lakewood, State of New Jersey that Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE OF 2005), ARTICLE IX (ZONING DISTRICTS AND REGULATIONS), Section 18-901 (Establishment of Zoning Districts and Zoning Map), Section 18-902 (Residential Zoning Districts), Section 18-903 (Nonresidential Zoning Districts) and Section 18-1018 (Oak Street Core Neighborhood Overlay Zone) is amended and supplemented as follows:

SECTION 1. Section 18-901.A (Establishment of Zoning Districts and Zoning Map) is hereby amended and supplemented to add the following new Zoning District to the list of districts as follows:

“32. Oak Street Core Neighborhood Overlay Zone.”

SECTION 2. Section 18-901 (Establishment of Zoning Districts and Zoning Map) is hereby amended and supplemented to add new subsection B.1.a.(4) as follows:

“The Official Zoning Map of the Township of Lakewood is hereby revised to establish the Oak Street Core Neighborhood Overlay Zone as delineated on attached Figure #1 entitled: “Proposed Rezoning, Oak Street Core Neighborhood Overlay Zone, Lakewood Township” prepared by T&M Associates, one sheet last revised March , 2014.”

SECTION 3. Article IX (Zoning Districts and Regulations) of Chapter 18 is amended and supplemented to create new section 902.L entitled “Oak Street Core Neighborhood Overlay Zone” as follows:

“Oak Street Core Neighborhood Overlay Zone”

- I. Purpose. The Oak Street Core Neighborhood Overlay Zone is intended to provide an optional development technique for residential and school development consistent with the surrounding area, offer a sufficient buffer to existing neighborhoods and provide a new north-south pedestrian-oriented linkage from Pine Street to Oak Street.
- II. Location. The underlying zones for the Oak Street Core Neighborhood Overlay Zone are the M-2 Industrial and R-40/20 Residential Zones. The Overlay Zone consists of

the following blocks: 824, 824.01, 825, 828, 829, 830, and 853 and is generally located south of Pine Street and west of Albert Avenue. The area contains a number of paper streets some of which will be vacated.

- III. Unified Development. To achieve the goals of the Oak Street Core Neighborhood Overlay Zone, it is critical that development of the permitted uses in the zone occurs in a unified or overall manner. Piecemeal development is discouraged.
- IV. Street Development. The Overlay Zone shall be developed with a north-south street with a service road to serve the permitted uses in accordance with the street location plan and street cross-section prepared by T&M Associates, entitled "Street Plan, Oak Street Core Neighborhood" one sheet, dated 2014. The single-family detached and townhouse sub-district will also be served by internal streets based on the design of the property owner.
- V. Maximum Residential Density. The maximum gross density in the area of the tract devoted to residential development shall not exceed six (6) units per acre. For the purpose of calculating the gross residential density, the tract area devoted to residential development shall include both the area of the R-12 and Single Family/Townhouse sub-districts, excluding public rights of way, after subtracting the area of the school sub-district.
- VI. Use and Bulk Regulations. In addition to the applicable requirements of the underlying zone districts, the following uses are permitted in accordance with the design regulations provided herein:
 - A. R-12 Sub-District
 - 1. Permitted Uses: Single Family Detached Housing.
 - 2. Accessory Uses: Private residential garages, sheds, greenhouses, and private swimming pools; home occupations in accordance with the standards established by 18-902.E.
 - 3. Design Regulations
 - a. Minimum Lot Area: 12,000 square feet.
 - b. Minimum Lot Width: 75 feet.
 - c. Minimum Front Yard Setback: 30 feet.
 - d. Minimum Rear yard Setback: 20 feet.
 - e. Minimum Side Yard Setback: 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage: 25%.
 - g. Maximum Building Height: 35 feet.
 - h. Accessory Buildings Setbacks
 - (1) Minimum Side Yard: 10 feet.
 - (2) Minimum Rear Yard: 10 feet.

- i. Buffer to Albert Avenue neighborhood. A twenty-five foot wide undisturbed buffer, after the vacation of Charity Tull Avenue, bordering the west side of the Albert Avenue neighborhood shall be provided on the east side of the tract.

B. Single-Family Detached and Townhouse Sub-District

1. Permitted Uses: Single-family detached and townhouse (single-family attached) development.
2. Accessory Uses: uses customarily incidental and accessory to single-family detached and townhome dwellings.
3. Townhouse Design Regulations:
 - a. Minimum sub-district size shall be one-half (0.5) acre.
 - b. Sub-district boundaries: From all other property lines - 20 feet.
 - c. Minimum sub-district width - 125 feet.
 - d. Minimum sub-district depth - 100 feet.
 - e. The overall single family detached and townhouse sub-district may be subdivided to provide fee-simple ownership for the individual townhouse units. The following shall apply to the individual townhouse lots:
 - (1) Minimum front yard setback - 5 feet from internal streets
 - (2) Minimum side yard setback (for end units) - 5 feet.
 - (3) Minimum rear yard setback - 20 feet.
 - (4) Maximum height - 35 feet or 2.5 stories, whichever is less.
4. Single family detached dwellings design regulations
 - a. Minimum front yard setback - 5 feet
 - b. Minimum side yard setback - 5 feet.
 - c. Minimum rear yard setback - 20 feet.
 - d. Maximum height - 35 feet
 - e. Minimum lot area - 3,600 square feet
5. Minimum distance between townhouse buildings - 10 feet.
6. Maximum units per townhouse structure - eight (8).
7. Maximum townhouse building length - 240 feet.
8. Design. Separate rows of townhouses shall incorporate different design elements to distinguish the buildings from each other. Such elements may include varied facade colors or materials; building ornamentation; window treatments; window placements; porches or stoops; roof-lines; or any other architectural element that accomplishes the intent of varied design.

9. Each unit shall have an area designated for the storage of trash and recycling containers. All trash containers shall be screened from view. Screening should blend with the building exterior.
10. All residential development shall provide a useable rear yard depth of at least fifteen (15) feet, including the rear yard setback. Decks shall be permitted within the useable yard area, but detention/retention facilities, drainage swales, or any easements which would inhibit the use of the rear yard are prohibited. For the purposes of this section a drainage swale with side slopes exceeding 1:10 and a depth exceeding eighteen (18) inches shall be established as the limit which inhibits use of this yard and is therefore prohibited.
11. Architectural drawings of the front, side and rear elevations of townhouse structures shall be provided. Architectural drawings should also be provided if the HVAC equipment is to be located on the roof.
12. All areas put into common ownership for common use by all residents shall be owned by a non-profit homeowners association in accordance with the requirements of the Department of Community Affairs and the following:
 - a. Deed restrictions and covenants shall be provided in accordance with the requirements and standards of the Department of Community Affairs.
 - b. The homeowners association shall be responsible for the ownership and maintenance of all common space and any streets not accepted by the Township.
 - c. This organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise, except to another organization conceived and established to own and maintain the common open space and non-dedicated streets.
 - d. The homeowners association shall be established prior to any certificates of occupancy being issued. Membership of the association shall be automatic and mandatory for each owner of dwelling unit and any succeeding owner thereto, being accomplished by the purchase of a dwelling unit in the development.
 - e. The association shall guarantee access to all the common areas to all persons legally residing in the development.
 - f. The association shall be responsible for liability insurance and taxes.
 - g. A certificate of incorporation shall contain provisions so that adequate funds will be available for maintenance.
 - h. The documents establishing the association shall provide a plan for the maintenance of all common areas and undedicated streets.
13. Parking shall be provided within one hundred fifty (150) feet of the structure.
14. All units shall be designed with a unified architectural style.

15. Variations in setback and building facades shall be provided.
16. All HVAC equipment shall be located in rear or side yards and shall be buffered from adjoining properties and units, or shall be placed on rooftops.
17. Maximum building coverage of the townhouse sub-district: 35%.
18. Buffer to Block 830.04. A twenty-five foot wide undisturbed buffer or dense landscaping shall be provided adjacent to the existing dwellings on Block 830.04. This buffer requirement shall not apply to the stormwater basin on Lot 47.

C. School sub-district

1. Permitted Uses: Public and private schools. With the exception of dormitories as defined in this sub-section, no residential use shall be permitted in the school sub-district.
2. Accessory Uses: Uses customarily incidental and accessory to the school use including but not limited to dormitories, off-street parking, basketball court or gymnasium, swimming pools, playgrounds and play equipment and recreation facilities/athletic fields. For the purpose of this sub-section, the term "dormitory" shall mean a building used as group quarters for a student body or religious order as an accessory use to a college, university, boarding school, convent, monastery or similar institutional use.
3. Design Regulations
 - a. Maximum Lot Area: 5 acres.
 - b. Minimum Lot Area: 3 acres.
 - c. Minimum Lot Width: 75 feet.
 - d. Minimum Front Yard Setback: 30 feet.
 - e. Minimum Rear yard Setback: 20 feet.
 - f. Minimum Side Yard Setback: 10 feet with an aggregate of 25 feet.
 - g. Maximum Building Coverage: 25%.
 - h. Maximum Building Height: 35 feet.
 - i. Accessory Buildings Setbacks
 - (1) Minimum Side Yard: 10 feet.
 - (2) Minimum Rear Yard: 10 feet.
4. Buffer Requirements
 - a. From the overlay zone boundary - 10 feet.
 - b. A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no existing vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that

this planting shall provide an adequate screen of at least six (6) feet in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.

- c. Parking is not permitted in any required buffer.
- d. One parking space shall be provided for each of the following:
 - 1. Classrooms
 - 2. Tutor room
 - 3. Library
 - 4. Meeting room
 - 5. Office
- e. If a recreation area or areas are designated then details shall be provided for such recreational areas. All play equipment shall meet all required safety standards.
- f. Bus loading and unloading areas shall be situated in a manner so that children do not cross any traffic lane or parking areas whatsoever, unless it is in area that is curbed and physically separated from traffic circulation and specifically designated solely for bus loading and unloading.”

SECTION 4. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 6. This Ordinance shall take effect immediately upon final passage and publication as required by law.

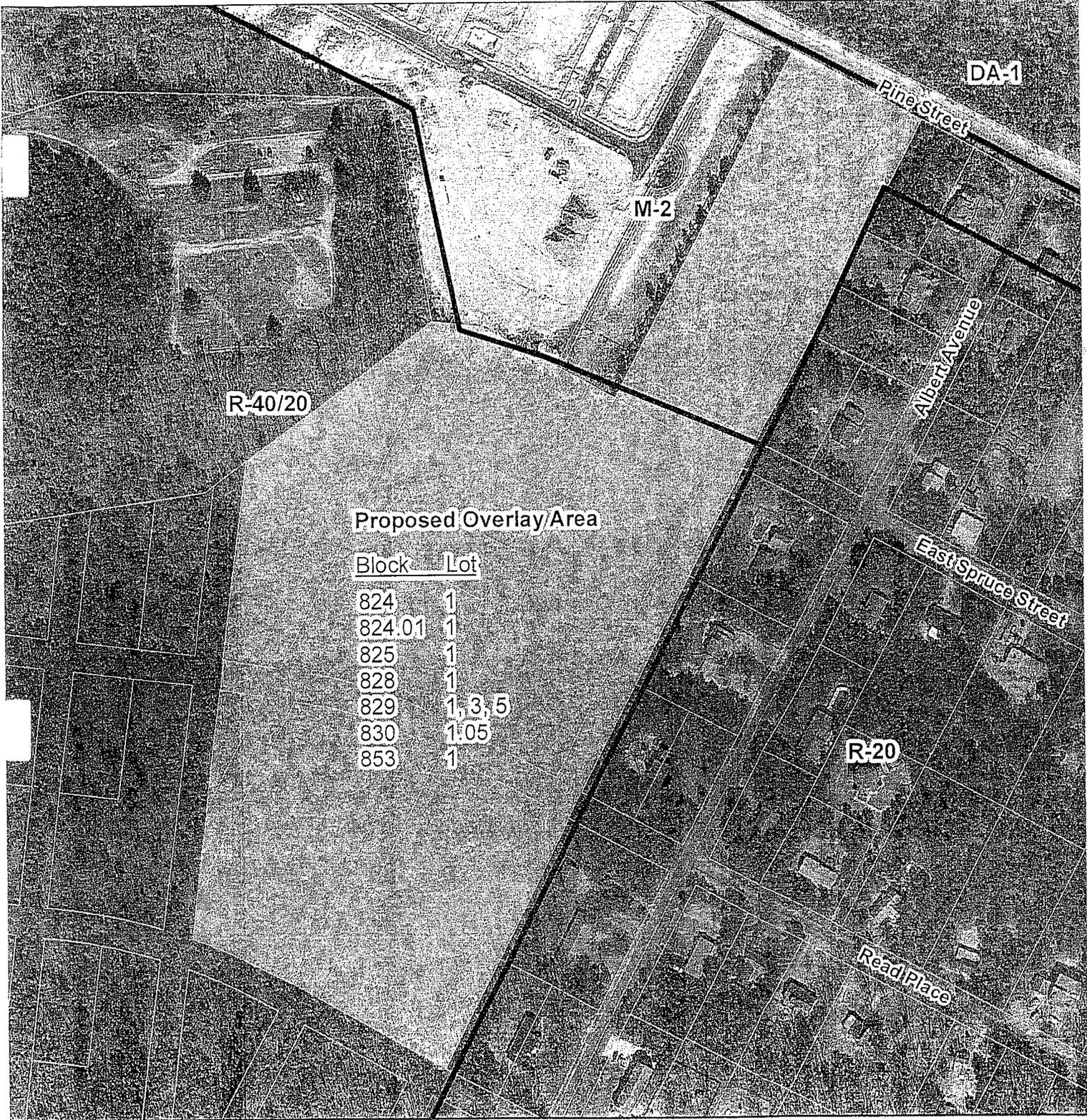
NOTICE

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 March, 2014, 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 May 8, 2014. 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.


MARY ANN DEL MASTRO, RMC
TOWNSHIP CLERK

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-20
ADOPTED ON THE 8th DAY OF
May 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY


MARY ANN DEL MASTRO
MUNICIPAL CLERK



DA-1

Pine Street

M-2

R-40/20

Albert Avenue

Proposed Overlay Area

<u>Block</u>	<u>Lot</u>
824	1
824.01	1
825	1
828	1
829	1, 3, 5
830	1, 05
853	1

East Spruce Street

R-20

Read Place

Proposed L...ing District
Oak Street Core
Neighborhood
Overlay Zone
 Township of Lakewood
 Ocean County
 New Jersey

-  Buffer/Open Space
-  School Sub-District
-  R-12 Sub-District
-  Townhouse Sub-District
-  Overlay Boundary
-  Parcel Boundary
-  Existing Roads
-  Proposed Right of Way



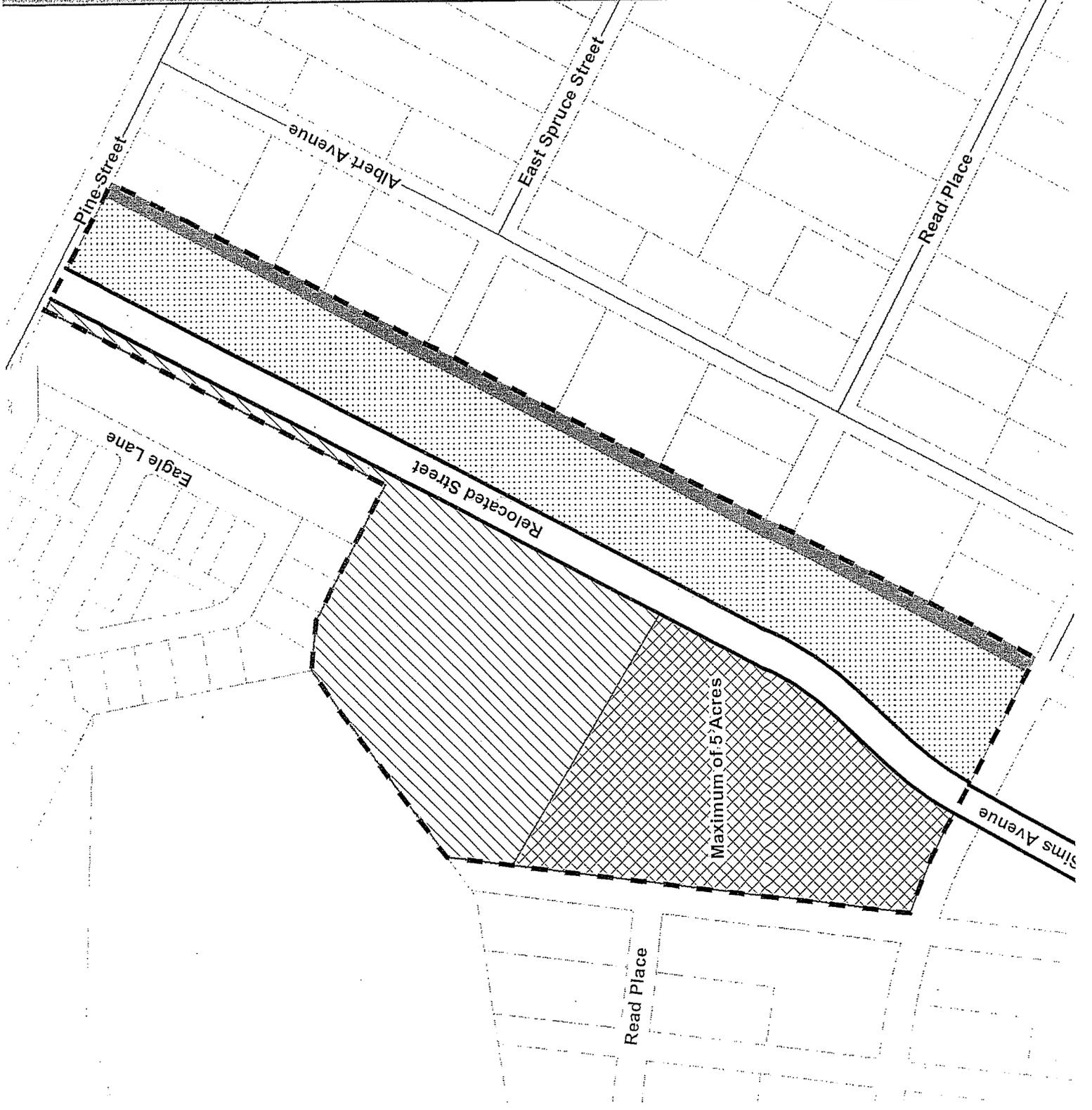
250 Feet



AS 50 DIGITAL ES
 11 Tindall Road
 Middletown, NJ 07748-2762
 Phone: 732-674-6400
 Fax: 732-674-7365

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State authorized.

Prepared by JAC 3/18/2014
 Source: NJDEP, NJDOT,
 Ocean County, Lakewood Township
 H:\DATA\00370GIS\Projects\Oak Street
 Core\Neighborhood Overlay Proposed
 Zoning\Districts.mxd



AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER XVIII
(UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX
(ZONING DISTRICTS AND REGULATIONS), SECTION
18-910 (BASEMENT APARTMENTS), OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF
LAKEWOOD, 1999

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

SECTION 1. Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX (ZONING DISTRICTS AND REGULATIONS), Section 18-910 (Basement Apartments), Subsection 18-910 I. "Prohibitions" is deleted and replaced with the following new Section 18-910 I.:

18-910 **Basement Apartments**

I. Prohibitions. Basement apartments are prohibited in the A-1 Agricultural Zone and age restricted communities.

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

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

SECTION 4. 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 March 2014 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 May 8, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF 2014-19 Ordinance
ADOPTED ON THE 8th DAY OF May 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.

MARY ANN DEL MASTRO,
MUNICIPAL CLERK

ORDINANCE NO. 2014-13

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XVIII OF THE LAKEWOOD TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE OF 2005, SECTION 18-901 B (MAP AND INTERPRETATION).

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

SECTION 1. Section 18-901 B "Map and Interpretation" is hereby amended and supplemented as follows:

18-901 B a. (4) The Zoning Map is amended and supplemented to rezone areas in the vicinity of Kimball Hospital specifically Williams Street, Prospect Street, West Spruce Street and Cedar Court as identified on a "Proposed Rezoning, Williams St. at Prospect St. and Cedar Ct. Vicinity" map prepared by T&M Associates, dated January 29, 2014 to R-10, R-10A and R-7.5. The properties subject to this Ordinance are listed in the attached Schedule A. Said parcels shall be subject to all of the regulations of the Residential -10, 10A and 7.5 (R-10, R-10A and R-7.5) zone districts.

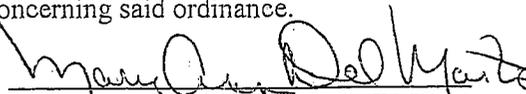
SECTION 2. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

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

SECTION 4. 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 February, 2014, 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 May 8, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-13
ADOPTED ON THE 8th DAY OF

May 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY


MARY ANN DEL MASTRO
MUNICIPAL CLERK

SCHEDULE A

<u>BLOCK</u>	<u>LOTS</u>	<u>REZONE</u>
411	1, 6-8, 10, 12.01-12.03, 13, 15-18, 20, 22-29, 55, 56, 69-76, 80 & 81	R-12 to R-10A
415	1	R-12 to R-10
416	31-35, 39	R-12 to R-10
417	1-3, 4.01	R-12 to R-10
419	1.01, 1.03, 1.04, 3.06 & 4	R-12 to R-10
423	7, 57-67	R-10 to R-7.5
423.01	6, 8-30	R-10 to R-7.5
411	30,35,36,40 & 43	M-1 to R-10A

**Exhibit Two:
Proposed Zoning
Williams St.
at Prospect St.
and Cedar Ct. Vicinity**

Township of Lakewood
Ocean County
New Jersey

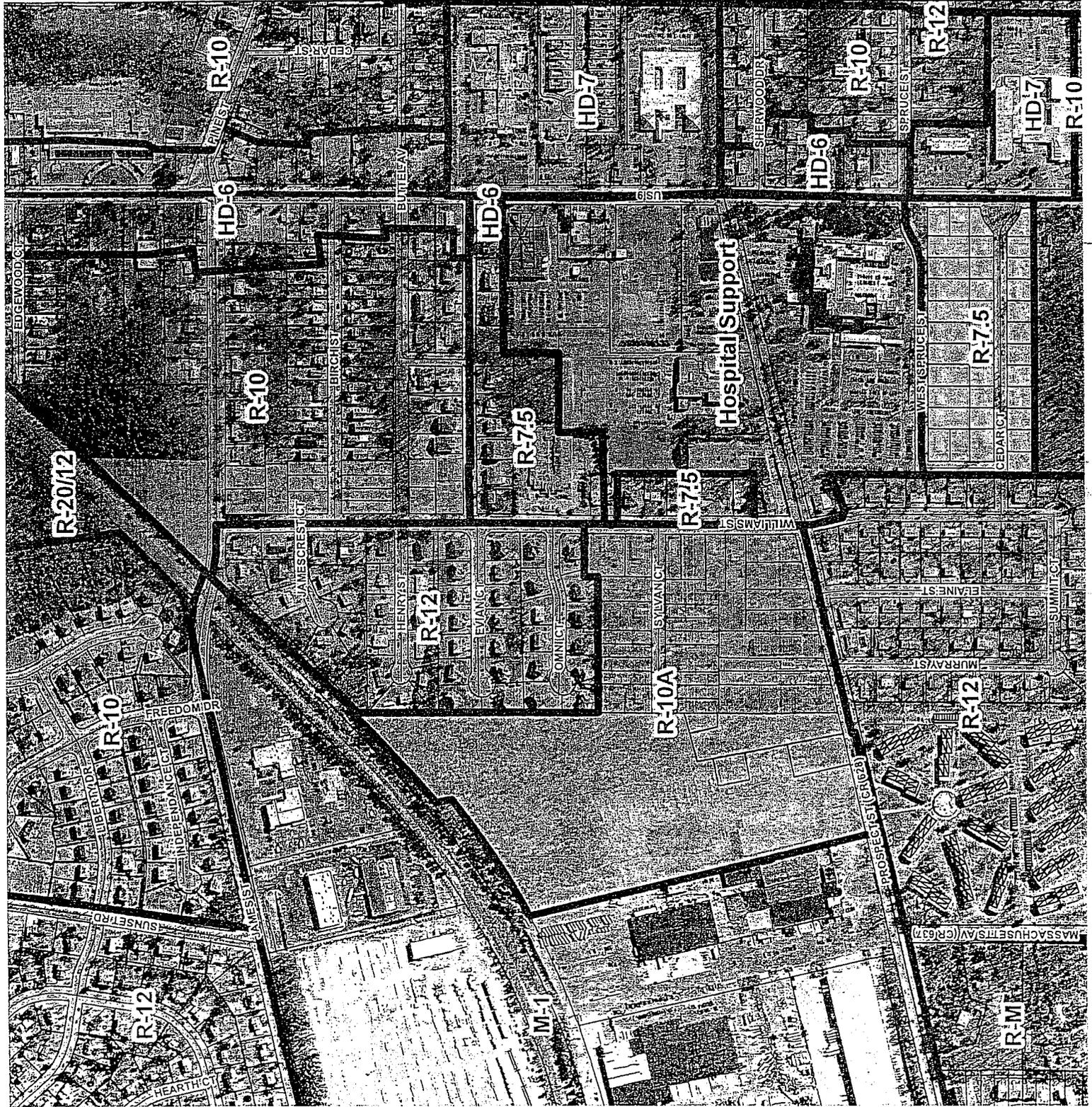
Legend

-  Proposed Zoning
-  R-12 to R-10A
-  R-12 to R-10
-  R-10 to R-7.5
-  M-1 to R-10A
-  Tax Parcel
-  US Highway
-  State Highway
-  Toll Road
-  County Route
-  Local Road
-  Ramp



11 Tindall Road
Middletown, NJ 07748-2782
Phone: 732-671-6400
Fax: 732-671-7365

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NDEP and is not State authorized.
Prepared by: J.C. 1/28/2014
Source: NDEP, NDEP, NDEP; Ocean County Lakewood Township
H:\LAKWOOD\101GIS\Proposed\Proposed Zoning Williams St at Prospect 01-17-14.mxd



ORDINANCE NO. 2014-12

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER XVIII
(UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX
(ZONING DISTRICTS AND REGULATIONS), SECTION
18-902 (RESIDENTIAL ZONING DISTRICTS) OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP
OF LAKEWOOD, 1999

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE IX (ZONING DISTRICTS AND REGULATIONS), Section 18-902 (Residential Zoning Districts), is amended and as follows:

18-902 Residential Zoning Districts

A. Agricultural (A-1)

4. Design Regulations – For all permitted uses except for Places of Worship:

g. Maximum Building Coverage – 25%

B. Residential (R-40)

4. Design Regulations:

g. Maximum Building Coverage – 25%.

C. Single-Family Residential (R-20)

4. Design Regulations:

g. Maximum Building Coverage – 30%.

D. Single-Family Residential (R-15)

4. Design Regulations:

g. Maximum Building Coverage – 30%.

E. Single-Family (R-12 and 12A)

4. Design Regulations:

g. Maximum Building Coverage – 30%.

F. Single-Family Residential (R-10)

4. Design Regulations:

g. Maximum Building Coverage – 30%.

G. Single-Family Residential (R-7.5)

4. Design Regulations:

g. Maximum Building Coverage – 35%.

H. Multi-Family Residential (R-M)

4. Design Regulations:

a. Single-Family and Two Family Standards

8. Maximum Building Coverage – 35%.

SECTION 2. The column entitled "Percent Maximum Bldg. Coverage" of APPENDIX A "ZONING SCHEDULE OF GENERAL REGULATIONS TOWNSHIP OF LAKEWOOD (Article IX Zoning Districts and Regulations) shall be amended to reflect the amendments made in Section 1 above.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

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 February, 2014 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 March 20, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE AND REAL COPY OF Ordinance 2014-12 ADOPTED ON THE 20th DAY OF March 2014

BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY  RMC

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE II (DEFINITIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD, 1999

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

SECTION 1. Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE II (DEFINITIONS) of the Revised General Ordinances of the Township of Lakewood, 1999 is amended and supplemented as follows:

18-200 B **Building:** Any structure having a roof supported by columns, piers or walls including trailers permitted by ordinance *not including a deck.*

Building Coverage: The ratio of the horizontal area, measured from the exterior surface of the exterior walls of the ground floor, excluding decks and porches of all principal and accessory buildings on a lot to the total lot area.

Building Line: A line formed by the intersection of a horizontal plane at average grade level and a vertical plane that coincides with the exterior surface of the building on any side. In case of a cantilevered section of a building *or a deck*, the vertical plane will coincide with the most projected surface. All yard requirements are measured to the building line.

Deck: A permanent construction, usually of wood, and *either free-standing or connected to a building, having no roof and supported by pillars or posts.*

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

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

SECTION 4. 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 February, 2014, 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 March 20, 2014. 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.


MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-11
ADOPTED ON THE 20th DAY OF
March 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY


MARY ANN DEL MASTRO
MUNICIPAL CLERK

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AMENDING AND SUPPLEMENTING CHAPTER XVIII
(UNIFIED DEVELOPMENT ORDINANCE), ARTICLE VIII
(DESIGN STANDARDS), SECTION 18-806
(NONCONFORMING USES AND LOTS), OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP
OF LAKEWOOD, 1999

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, that Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE VIII (DESIGN STANDARDS), Section 18-806 (Nonconforming Uses and Lots), Subsection 18-806 A 1. "Continuance" is amended and as follows:

18-806 Nonconforming Uses and Lots

A. Continuance

1. a, b.

c. That an existing Single residential building, *with or without basement apartment*, on any lot, may be replaced, extended or increased in size provided that the residential building as altered, *does not increase the degree of existing non-conformity and* meets all of the existing conforming setback, lot coverage and height requirements of the then current zone

d. *That in Zones where Duplexes are a permitted use, when there exists on any lot, two (2) separate residential buildings, each having a certificate of occupancy, the two (2) buildings may be replaced with one (1) Duplex provided the Duplex, does not increase the degree of existing non-conformity and meets all of the existing conforming setback, lot coverage and height requirements, of the then current zone;*

e. That no nonconforming use may be expanded, *except as permitted by this Section 18-806.*

f. That a single-family residential dwelling may be constructed on a vacant nonconforming lot provided the single-family residential building meets all of the setback and height requirements of the then current zone. The maximum lot coverage requirement for nonconforming, single-family residential lots shall be thirty-five (35%) percent.

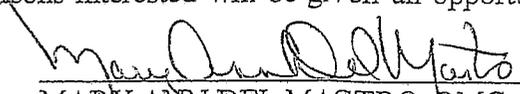
SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

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

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

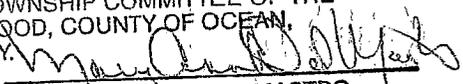
NOTICE

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 February, 2014 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 March 20, 2014. 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.



MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-10
ADOPTED ON THE 20th DAY OF
March 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.



MARY ANN DEL MASTRO
MUNICIPAL CLERK

ORDINANCE NO. 2014-8

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE X (CONDITIONAL USE REQUIREMENTS), SECTION 18-1014 (DUPLEXES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD, 1999

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

SECTION 1. Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE), ARTICLE X (CONDITIONAL USE REQUIREMENTS), Section 18-1014 (Duplexes) is amended and supplemented by the replacement of Sections 18-1014.A.1, 18-1014.A.2, and 18-1014.A.6 with the following:

18-1014.A.1. minimum lot size for existing lots shall be 10,000 square feet, except for zone districts in which townhouses are a permitted conditional use, in which case the minimum lot size shall be 8,500 square feet. The tract density, including roadways and common areas, shall not exceed eight (8) duplex dwelling units per acre.

18-1014.A.2. minimum lot size for newly created lots shall be 10,000 square feet, except for zoning districts in which townhouses are also a permitted conditional use in which case the minimum lot size shall be 8,500 square feet, and all shall have a minimum lot width of 60 feet. The tract density, including roadways and common areas, shall not exceed eight (8) duplex dwelling units per acre.

18-1014.A.3. Thru 5. No change.

18-1014.A.6. maximum building coverage – 30% except for zoning districts in which townhouses are also a permitted conditional use in which case the maximum building coverage shall be 40%.

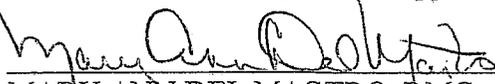
SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

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

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

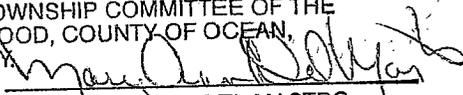
NOTICE

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MARY ANN DEL MASTRO, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-8
ADOPTED ON THE 20th DAY OF
March 2014

BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY 

MARY ANN DEL MASTRO
MUNICIPAL CLERK