

## NOTICE OF REZONING

NOTICE is hereby given that Ordinance No. 2013-80 entitled "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", was introduced and passed on first reading at a regular meeting of the Township Committee of the Township of Lakewood held on November 21, 2013. The objective of said Ordinance is to amend, revise and supplement Article IX "Zoning Districts and Regulations": and the Zoning Map of the Township of Lakewood, as set forth in Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005 and to rezone portions of property known as Blocks 411.,415, 416, 417, 419, 423, and 423.01, located in the vicinity of Kimball Medical Center from their current zoning of either R-10 (single-family residential or R1-2 (single--family residential), to R-7.5 (single-family residential. The specific properties subject to the rezoning are listed below. Certain properties are bounded by US Highway 9, West Spruce Street and Cedar Court. Other properties are bounded by Prospect Street and Williams Street and are in the area of Sylvan Court, Omni Court, Evian Court, Henry Street and Jamescrest Court. A copy of the proposed zoning map of the properties is attached as Schedule A to the referenced Ordinance.

The said Ordinance will be considered for a public hearing for final reading and adoption at a regular meeting of the Township Committee, to be held on December 19, 2013 at 7:30 p.m. (or as soon thereafter as the matter may be reached) at the Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701, at which time all interested persons may appear and ask questions about the Ordinance, and make statements for or against the passage of said Ordinance. A copy of the Ordinance has been forwarded to the Lakewood Township Planning Board, in accordance with N.J.S.A. 40-55D-64, and notice of the introduction and hearing, together with a copy of the proposed Ordinance and zoning map, have been forwarded to all interested parties, in accordance with N.J.S.A. 40:55D-62.1. A copy of the proposed Ordinance and zoning map are posted on the bulletin board in the Municipal Clerk's office, and are also available at no charge at the Municipal Clerk's office between the hours of 9:00 a.m. to 3:00 p.m. every weekday. Said Ordinance has also been posted on the Township of Lakewood website at [twp.lakewood.nj.us](http://twp.lakewood.nj.us).

## SUMMARY OF ORDINANCE

Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005 sets forth the zoning regulations of the Township of Lakewood, as it pertains to the establishment of the Lakewood Township Zoning Map and various zoning districts; district regulations and those regulations pertaining to permitted accessory and conditional uses within each zoning district; lot regulations such as building heights, yard regulations, setbacks and side yards; performance standards, design criteria and regulations relating to non-conforming uses.

The changes that Ordinance No. 2013-80 makes to amend and supplement Chapter XVIII of the Lakewood Township unified Development Ordinance of 2005 and the existing Zoning Map of the Township of Lakewood are as follows:

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 West Spruce Street, Cedar Court, Prospect Street, and Williams Street as identified on a “Proposed Rezoning” map prepared by T&M Associates, dated November 20, 2013 to R-10 and R-7.5. The properties subject to the this Ordinance are listed in the attached Schedule A. Said parcels shall be subject to all of the regulations of the Residential -10 and 7.5 (R-10 and R-7.5) zone districts.

LIST OF PROPERTIES SUBJECT TO REZONING

<u>BLOCK</u>	<u>LOTS</u>	<u>REZONE</u>
411	6-8, 10, 12.01-12.03, 13, 15-18, 20, 22-29, 69-81	R-12 to R-7.5
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, 2, 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

JAN L. WOUTERS, ESQ.  
TOWNSHIP ATTORNEY  
TOWNSHIP OF LAKEWOOD

ORDINANCE NO. 2013-80

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 West Spruce Street, Cedar Court, Prospect Street, and Williams Street as identified on a "Proposed Rezoning" map prepared by T&M Associates, dated November 20, 2013 to R-10 and R-7.5. The properties subject to the this Ordinance are listed in the attached Schedule A. Said parcels shall be subject to all of the regulations of the Residential -10 and 7.5 (R-10 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 21st day of November 2013, 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 Dec. 19, 2013. 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.

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MARY ANN DEL MASTRO, RMC  
Township Clerk

SCHEDULE A

<u>BLOCK</u>	<u>LOTS</u>	<u>REZONE</u>
411	6-8, 10, 12.01-12.03, 13, 15-18, 20, 22-29, 69-81	R-12 to R-7.5
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, 2, 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

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

**Township of Lakewood  
Ocean County  
New Jersey**

### Legend

Study Area

## Zoning Boundary

☐ Tax Parcel

**US Highway**

— State Highway

Toll Road

— County Route

— Local Road

Ramp

300 Feet



ASSOCIATES

10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044

11 Lincoln Road  
Miami Beach, FL 33139-3207

Phone: 732-671-5400

Fax: 732-671-7365

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NOTE: This map was developed using ArcView 3.2a, Department of Environmental Protection Geographic Information System.

Information System digital data, but this secondary

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Prepared by: JAC: 11/20/2013

Source: NJGIN, NJDEP, NJDOT, Ocean County, Lab

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Exhibit Three:  
Excerpt from  
"Recommended  
Rezoning and Land  
Use Plan Map" of  
the 2007 Master Plan  
Reexamination Report

Township of Lakewood  
Ocean County  
New Jersey

Legend

R-10

R-7.5

Existing Zoning Boundary

Tax Parcels

US Highway

State Highway

Toll Road

County Route

Local Road

Ramp

300 Feet



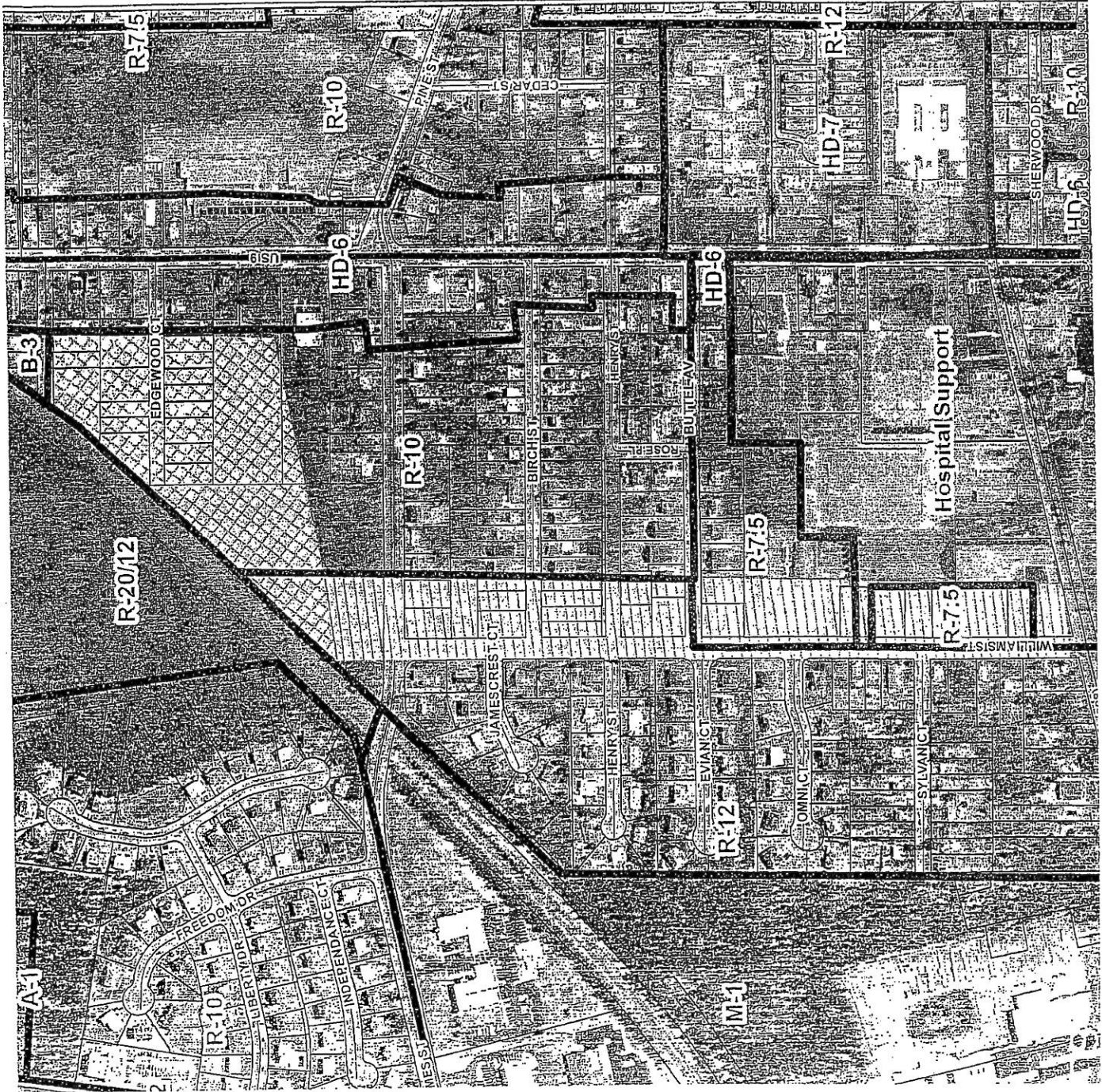
**T&M**  
ASSOCIATES

11 Thidal Road  
Middletown, NJ 07748-2792  
PHONE: 908-671-4800  
FAX: 908-671-7385

NOTE: This map was developed using New Jersey  
Department of Environmental Protection Geographic  
Information System digital data. The information  
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approved.

Prepared by: JAC. 11/20/2013

Source: NJDEP, NJDOT, Ocean County, Lakewood Township  
NJLAKE00410631SP-Project/Excerpt from Recommended Rezoning and  
Land Use Plan Map of the 2007 Master Plan Reexamination Report



# **Exhibit Four:** **Lot Size** **Williams St.** **at Prospect St.** **and Cedar Ct. Vicinity**

Township of Lakewood  
 Ocean County  
 New Jersey

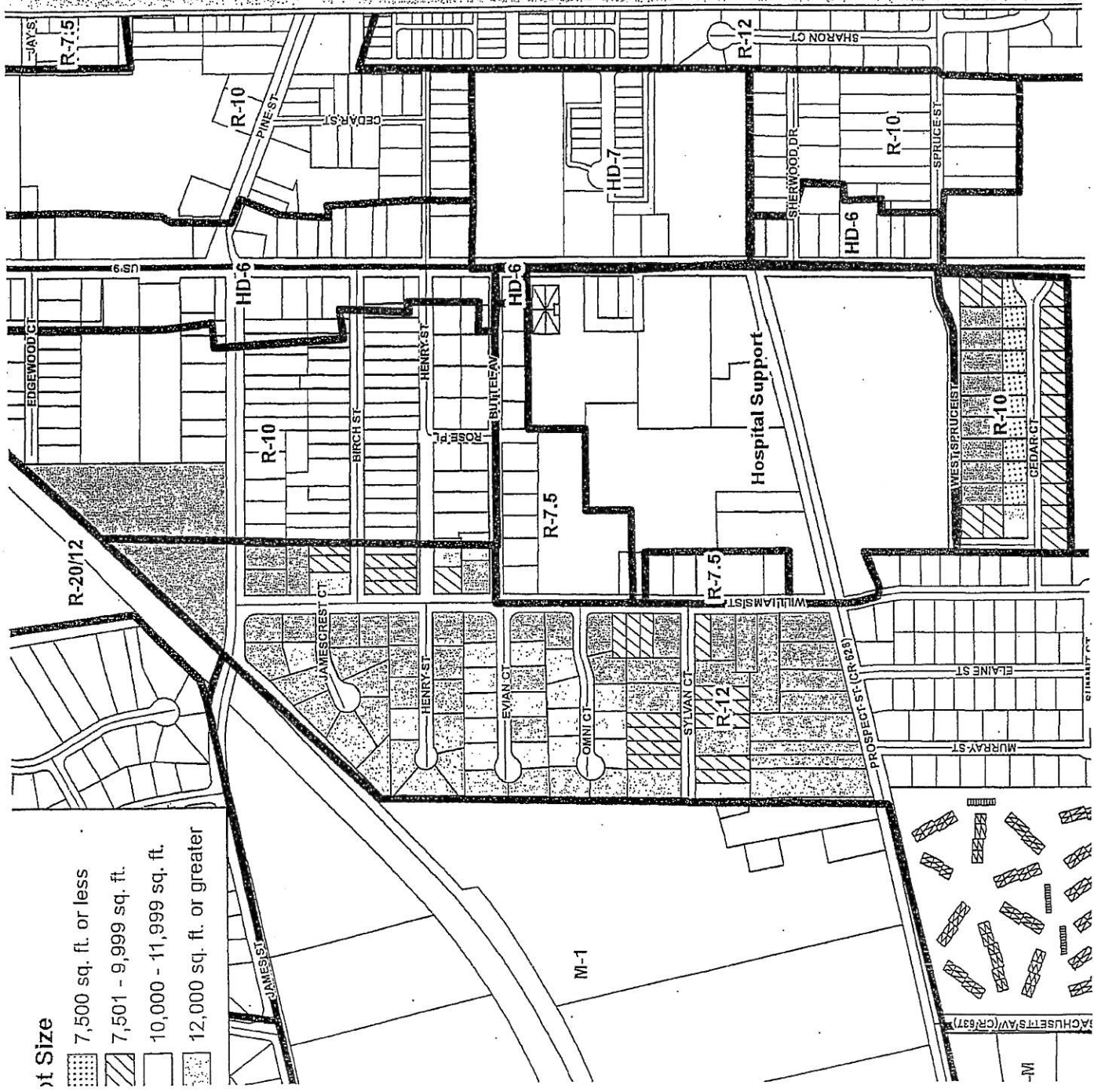
## **Legend**

- Existing Zoning Boundary
- Tax Parcel
- US Highway
- State Highway
- Toll Road
- County Route
- Local Road
- Ramp



**T&M ASSOCIATES**  
 11 Tidal Road  
 Middlebury, NJ 07748-2792  
 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 the accuracy of the product has not been verified by NJDEP and is not state authorized.  
 Prepared by: JAC, 11/20/2013  
 State of New Jersey, Ocean County, Lakewood Township  
 11 Lakewood Drive, Prospect St. at Williams St. at Prospect Ave.



- Lot Size**
- 7,500 sq. ft. or less
  - 7,501 - 9,999 sq. ft.
  - 10,000 - 11,999 sq. ft.
  - 12,000 sq. ft. or greater



[illegible]

### Proposed Re-Zoning

R-12 to R-7.5

R-12 to R-10

R-10 to R-7.5

Study Area No.

Change

Tax Parcels

11c Highway

State Highway

Toll Road

County Route

County Road  
Local Road

Baron

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11 Tindall

Middletown, NJ  
Phone: 732-6

Fax: 732-671-3333

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d by JAC. 11/20/2013

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