

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY, RE-
ADOPTING ORDINANCE 2017-11 AMENDING AND
SUPPLEMENTING ARTICLE IX (“ZONING DISTRICTS
AND REGULATIONS”) SECTION 18-903E.1.(e) OF THE
UNIFIED DEVELOPMENT ORDINANCE OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF
LAKEWOOD PURSUANT TO STIPULATION OF
SETTLEMENT I/M/O LAKEWOOD REALTY ASSOCIATES
V LAKEWOOD, ET ALS., DOCKET # 1741-17.**

WHEREAS, the Lakewood Township Committee adopted Ordinance 2017-11 on March 2, 2017 which amended the Unified Development Ordinance to add “hotels” as permitted uses in the B-5 Zone; and

WHEREAS, litigation was instituted Captioned Lakewood Realty Associates V Lakewood, et als., Docket # 1741-17, challenging this ordinance; and

WHEREAS, the parties thereto entered into a Stipulation of Settlement on August 23, 2018 providing, *inter alia*, that the Township would re-introduce this ordinance and refer same to the Planning Board pursuant to the Municipal Land Use Law for its comment and any further action by the Township Committee following said review; and

WHEREAS, the parties specifically agreed that the Township would provide notice pursuant to the Municipal Land Use Law, but that “super notice” would not be required for this ordinance as set forth in N.J.S.A. 40:55D-62.1.

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

SECTION 1. That Article IX of the Unified Development Ordinance of the Revised General Ordinances of the Township of Lakewood entitled “Zoning Districts and Regulations, Section 18-903E.1(e) be and hereby is amended and supplemented as follows:

18-903E Highway Development Zone (B-5)

1. Permitted Uses:

- a. Office buildings for professional, executive, engineering or administrative purposes, including accounting and sale functions.

- b. Retail Stores and Shops.
- c. Indoor theaters, assembly halls, bowling alleys and similar public recreational uses.
- d. Restaurants, cafes and similar non-"drive-in" eating establishments.
- e. Motels and hotels.
- f. New motor vehicle salesrooms.
- g. Wholesale business and distributors.
- h. Research and testing laboratories.
- i. Places of worship including parish houses and classrooms in accordance with the requirements of Section 18-905 and the bulk standards below.
- j. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.

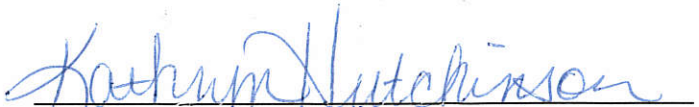
SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby replaced to the extent of such inconsistency.

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 **September 6, 2018**, 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 **October 11, 2018**. 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

CERTIFICATION

I, Kathryn Hutchinson, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **October 11, 2018** at 7:30 P.M., at the Municipal Building, located at 231 Third Street, Lakewood, NJ 08701.


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

Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD
231 THIRD STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500

JEFFREY W. STAIGER, P.E., P.P., C.M.E.
Township Engineer

ALLY MORRIS
Planning Board Administrator

September 24, 2018

L-18-020

Mayor & Township Committee
231 Third Street
Lakewood, NJ 08701

Re: Resolution 2018-384 – Proposed Ordinance: Section 18-903E.1.(e) (hotels)

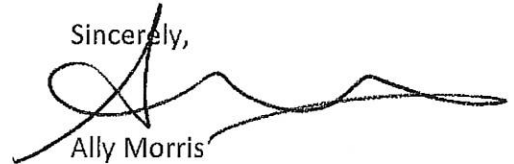
Dear Committeemen:

At the Planning Board meeting of September 20, 2018, the Board members discussed the merits of the above-referenced proposed ordinance.

As previously indicated, the Board unanimously agreed that the proposed Ordinance is consistent with the intent of the Master Plan.

Should you have any questions, please contact the office at (732) 364-2500 extension 5238.

Sincerely,



Ally Morris
Planning Board Administrator

cc: Kathryn Hutchinson, Township Clerk
Harold Hensel, Esquire