

ORDINANCE NO. 2014-61

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 REZONING RESIDENTIAL AREAS ALONG CROSS STREET,
NEWPORT AVENUE, FRANKLIN BOULEVARD, AND NIEMAN ROAD

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. The Lakewood Township Unified Development Ordinance of 2005, specifically Chapter XVIII, Section 18-901A is amended and supplemented by adding the following new zoning districts to the list of districts:

40. Single Family Residential (R-12D);
41. Single Family Residential (R-20A); and,
42. Single Family Residential (R-40A).

SECTION 2. Section 18-901B is hereby amended and supplemented as follows:

18-901B a. 1. (9) The Zoning Map is amended and supplemented to rezone residential areas in the southwest sector of the Township, specifically along Cross Street, Newport Avenue, Franklin Boulevard, and Nieman Road, as identified on the map entitled "Exhibit 1: Rezoning Map" that was prepared by T&M Associates on August 4, 2014 and is attached hereto to R-12D, R-20A and R-40A. 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 R-12D, R-20A and R-40A zone districts.

SECTION 3. Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902P, entitled "Single Family Residential (R-12D)", as follows:

"P. Single Family Residential (R-12D)

1. Permitted Uses:

- a. Single family detached housing.
- b. Two-family and duplex housing provided that the minimum lot size is 12,000 square feet with a minimum tract size is three (3) acres, and that the development is served by public sewer.
- c. Places of worship, including parish houses and classrooms in accordance with the requirements of Section 18-905 and the bulk standards provided below.
- d. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards provided below.

2. Conditional Uses (See Article X):

- a. Public buildings of a governmental or cultural nature, but not including warehouse and workshops.

3. Accessory Uses:

- a. Private residential garages.
- b. Sheds.
- c. Greenhouses.
- d. Private swimming pools.
- e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a nonresident person is employed in conjunction with the home occupation use.
 - (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.

4. Design Regulations -- For all uses except for two-family and duplex housing and places of worship:

- a. Minimum Lot Area -- 12,000 square feet.
- b. Minimum Lot Width -- 65 feet.
- c. Front Yard Setback -- 30 feet.
- d. Rear Yard Setback -- 20 feet.
- e. Side Yard Setback -- 10 feet with an aggregate of 25 feet.
- f. Accessory Building:
 - (1) Side Yard Setback -- 10 feet.
 - (2) Rear Yard Setback -- 10 feet.
- g. Maximum Building Coverage -- 30%
- h. Maximum Building Height -- 35 feet.

5. Design Regulations -- Two-family and duplex housing:

- a. Minimum Lot Area -- 12,000 square feet.
- b. Minimum Lot Width -- 65 feet.
- c. Front Yard Setback -- 25 feet.
- d. Rear Yard Setback -- 20 feet.
- e. Side Yard Setback -- 7 feet with an aggregate of 15 feet.

- f. Accessory Building:
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 30%.
 - h. Maximum Building Height – 35 feet.
6. Design Regulations – Places of Worship:
- a. Minimum Lot Area – 12,000 square feet.
 - b. Minimum Lot Width – 90 feet.
 - c. Front Yard Setback – 30 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage – 25%.

SECTION 4. Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902Q, entitled “Single Family Residential (R-20A)”, as follows:

“Q. Single Family Residential (R-20A)

- 1. Permitted Uses:
 - a. Single family detached housing.
- 2. Accessory Uses:
 - a. Private residential garages.
 - b. Sheds.
 - c. Greenhouses.
 - d. Private swimming pools.
- 3. Design Regulations:
 - a. Minimum Lot Area – 20,000 square feet.
 - b. Minimum Lot Width – 100 feet.
 - c. Front Yard Setback – 30 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Accessory Building:
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 30%
 - h. Maximum Building Height – 35 feet.”

SECTION 5. Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902R, entitled “Single Family Residential (R-40A)”, as follows:

“R. Single Family Residential (R-40A)

- 1. Permitted Uses:

- a. Single family detached housing.
2. Accessory Uses:
- a. Private residential garages.
 - b. Sheds.
 - c. Greenhouses.
 - d. Private swimming pools.
3. Design Regulations:
- a. Minimum Lot Area – 40,000 square feet.
 - b. Minimum Lot Width – 150 feet.
 - c. Front Yard Setback – 50 feet.
 - d. Rear Yard Setback – 30 feet.
 - e. Side Yard Setback – 15 feet with an aggregate of 40 feet.
 - f. Accessory Building:
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 25%
 - h. Maximum Building Height – 35 feet.”

SECTION 6. All ordinances or parts of ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such adjudgment shall not affect, impair, or invalidate remaining parts of this Ordinance that are not directly involved in the controversy in which such adjudgment shall have been rendered.

SECTION 8. 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 7th day of August 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 August 21, 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

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
 AND REAL COPY OF Ordinance 2014-61
 ADOPTED ON THE 21st DAY OF
August 2014
 BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
 TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
 STATE OF NEW JERSEY.


SCHEDULE A (Page 1 of 3)

NEW ZONE	BLOCK	LOT
R-12D	251.02	17
R-12D	251.02	18
R-12D	251.02	28
R-12D	251.02	29
R-12D	251.02	88
R-12D	251.02	90
R-12D	251.02	91
R-12D	251.02	93
R-12D	251.02	98
R-12D	251.02	101
R-12D	251.03	19
R-12D	251.03	20
R-12D	251.03	20.01
R-12D	251.03	20.02
R-12D	251.03	20.03
R-12D	251.03	27
R-12D	251.03	28
R-12D	251.03	29
R-12D	251.03	30
R-12D	251.03	31

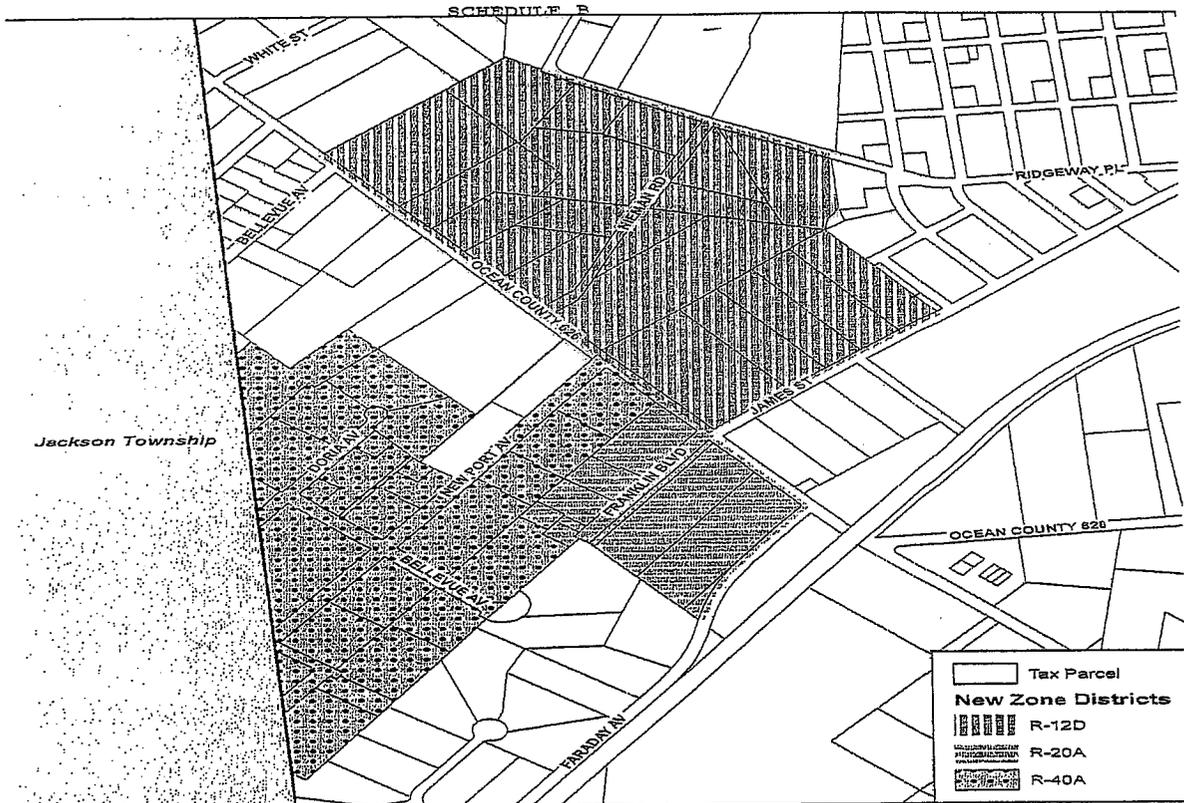
SCHEDULE A (Page 2 of 3)

NEW ZONE	BLOCK	LOT
R-20A	500	1
R-20A	500	18
R-20A	500	19
R-20A	500	34
R-20A	500	41
R-20A	500	42
R-20A	508	1
R-20A	508	2
R-20A	508	3
R-20A	508	11

SCHEDULE A (Page 3 of 3)

NEW ZONE	BLOCK	LOT
R-40A	494	2.02
R-40A	494	2.03
R-40A	494	2.04
R-40A	494	2.05
R-40A	494	Part of 3
R-40A	494	12
R-40A	494	14
R-40A	494	21
R-40A	494	25
R-40A	494	Part of 56
R-40A	494	58
R-40A	494	62
R-40A	495	1
R-40A	496	2
R-40A	497	1
R-40A	498	1
R-40A	498	10
R-40A	499	1
R-40A	499	7
R-40A	499	8
R-40A	499	19
R-40A	500	21
R-40A	501	1.01
R-40A	501	1.02
R-40A	502	1
R-40A	502	3

SCHEDULE B



T&M ASSOCIATES
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7865

**Exhibit 1: Rezoning Map
 Newport Avenue and Nieman Road Area
 Lakewood Township, New Jersey**

Prepared by: RED, 08-04-14
 Source: Ocean County GIS, NJDOT, NJDEP, T&M
 File Path: H:\LAKEV00500\GIS\Projects\NIEMAN_NEWPORT.mxd



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.

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, ARTICLE II (DEFINITIONS), SECTION 18-200 (DEFINITION OF TERMS)

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 containing less than one hundred (100) acres 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 24th day July, 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 August 7, 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 2014-56
ADOPTED ON THE 7th DAY OF
August 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. 2014-53

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, ARTICLE VII (PROVISIONS APPLICABLE TO SITE PLANS AND SUBDIVISIONS).

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

SECTION 1. Chapter XVIII (UNIFIED DEVELOPMENT ORDINANCE OF 2005), Article VII (Provisions Applicable to Site Plans and Subdivisions) is hereby amended and supplemented by adding the following new Section 18-707 (Tax Map/GIS Database Fees):

18-707 Tax Map/GIS Database Update Fees

A. Purpose and Intent. It is the purpose of this ordinance to impose upon developers the costs incurred by the Township in updating the municipal tax map/GIS database as a result of the approval of various subdivisions or the creation of any new lots within the Township. Said costs are directly related to the development procedure, and thereby the Township determines that such costs should be borne by the developer/applicant for all said subdivisions.

Each applicant and/or developer for any approval which results in the creation of any new lots, revision of any existing lots, and/or other alterations to the tax map/GIS database, shall be responsible for paying all reasonable charges incurred by the Township Engineer in updating said tax map/GIS database. These costs shall include, but not be limited to, update to the GIS database, revisions to existing tax map plates, creation/addition of new tax map plates, appropriate revisions to the Key Map(s), reprographic services for applicable Township, County and State submission copies, as well as any reasonable shipping and handling fees involved.

B. Fees. Once final subdivision and/or new lot approval has been received, an escrow account shall be established by the applicant and maintained by the Township for the express purpose of maintaining the Township's tax map/GIS database. No construction permit shall be issued until said costs are posted with the Township, as outlined below:

1. \$75.00 per lot for minor subdivisions (five [5] lots or less);
2. \$65.00 per lot for six (6) to twenty-five (25) lots;
3. \$55.00 per lot or per change for each lot/tax map revision due to deed discrepancies, lot line adjustments, easement detailing, ownership labeling, acreage calculation and labeling, street name changes and other minor revisions;

4. \$800.00 per commercial site plan (detailing of commercial site needed on separate sheet);
5. \$1,000.00 per condominium site plan plus \$20.00 per unit for residential condominium projects (detailing of condominium site needed on separate sheet); and
6. \$1,000.00 for printing/plotting of final deliverables, as outlined herein.

C. Return of Unused Escrow.

1. If any portion of escrow account remains unused following the appropriate revisions to the tax map/GIS database, it shall be refunded to the applicant;
2. In the event that any application for development is denied and the applicant is no longer pending before the respective Board, then any portion of the aforementioned fee which has not been expended by the engineer responsible for maintaining the tax map/GIS database shall be refunded to the applicant; and

D. Electronic Submissions. In addition to the payment of the fees listed in 18-707 above, each applicant that receives a final approval must supply a map of the new subdivision or new lot in a scale suitable for inclusion on the Township tax map/GIS database. Said map must be submitted in both electronic and hardcopy formats, and must be compliant with current New Jersey Map Filing Law guidelines (N.J.S.A. 46:23-1). All electronic file submissions must also conform to the then Township electronic files submission ordinance.

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

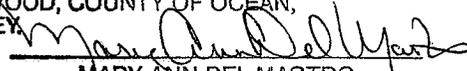
PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the 8th day of July, 2014, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 7:30 p.m. on July 24, 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 2014-53
ADOPTED ON THE 24th DAY OF
July 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. 2014-52

**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**

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 the Lakewood Township Unified Development Ordinance of 2005, specifically Chapter XVIII, Section 18-901A is amended and supplemented by adding the following new zoning districts to the list of districts:

37. Single Family Residential (R-12B);
38. Single Family Residential (R-12C); and,
39. Single Family Residential (R-10B).

SECTION 2. Section 18-901B is hereby amended and supplemented as follows:

18-901B a.1.(8) The Zoning Map is amended and supplemented to rezone residential areas in the southwest sector of the Township, specifically along Cross Street, James Street, White Street and Nieman Road, as identified on the map entitled "Rezoning Map, R-10B, R-12, R-12B, and R-12C" that was prepared by T&M Associates, is dated June 26, 2014, and is attached hereto, to R-10B, R-12 and R-12B. 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 R-10B, R-12, R-12B and R-12C zone districts.

SECTION 3. That Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902M, entitled "Single Family Residential (R-12B)", as follows:

"M. Single Family Residential (R-12B)

1. Permitted Uses:

- a. Single family detached housing.
- b. Two family and duplex housing provided the minimum lot size is 12,000 square feet with a minimum tract size is 2 acres and the development is served by public sewer.
- c. Places of worship including parish houses and classrooms (See Section 18-905 for regulations in addition to subsection 5 below.)
- d. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.

2. Conditional Uses (See Article X)

- a. Public buildings of a governmental or cultural nature but not including warehouse and workshops.

3. Accessory Uses

- a. Private residential garages.
- b. Sheds.
- c. Greenhouses.
- d. Private swimming pools.
- e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a nonresident person is employed in conjunction with the home occupation use.
 - (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.

4. Design Regulations – For single family detached housing:

- a. Minimum Lot Area – 12,000 square feet.
- b. Minimum Lot Width – 65 feet.
- c. Front Yard Setback – 30 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
- f. Accessory Building
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
- g. Maximum Building Coverage – 30%%.
- h. Maximum Building Height – 35 feet.

5. Design Regulations – For two family and duplex housing:
 - a. Minimum Lot Area – 12,000 square feet.
 - b. Minimum Lot Width – 65 feet.
 - c. Front Yard Setback – 25 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 7 feet with an aggregate of 15 feet.
 - f. Accessory Building
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
 - g. Maximum Building Coverage – 30%.
 - h. Maximum Building Height – 35 feet.

6. Design Regulations – Places of Worship:
 - a. Minimum Lot Area – 12,000 square feet.
 - b. Minimum Lot Width – 90 feet.
 - c. Front Yard Setback – 30 feet.
 - d. Rear Yard Setback – 20 feet.
 - e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage – 25%.”

SECTION 4. That Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902N, entitled “Single Family Residential (R-12B)”, as follows:

“N. Single Family Residential (R-12C)

1. Permitted Uses:
 - a. Single family detached housing
 - b. Places of worship including parish houses and classrooms (See Section 18-905 for regulations in addition to subsection 5 below.)
 - c. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.

2. Conditional Uses (See Article X)
 - a. Public buildings of a governmental or cultural nature but not including warehouse and workshops.

3. Accessory Uses
 - a. Private residential garages.
 - b. Sheds.
 - c. Greenhouses.
 - d. Private swimming pools.
 - e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:

- (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
- (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
- (3) The residential character of the exterior of the structure appearance shall not be compromised.
- (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
- (5) There shall be no outdoor storage or display of materials, products or equipment.
- (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a nonresident person is employed in conjunction with the home occupation use.
- (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.

4. Design Regulations – For all uses except places of worship:

- a. Minimum Lot Area – 12,000 square feet.
- b. Minimum Lot Width – 65 feet.
- c. Front Yard Setback – 25 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 7 feet with an aggregate of 15 feet.
- f. Accessory Building
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
- g. Maximum Building Coverage – 30%.
- h. Maximum Building Height – 35 feet.

5. Design Regulations – Places of Worship:

- a. Minimum Lot Area – 12,000 square feet.
- b. Minimum Lot Width – 90 feet.
- c. Front Yard Setback – 30 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
- f. Maximum Building Coverage – 25%.”

SECTION 5. That Article IX, *Zoning Districts and Regulations* of Chapter XVIII is amended and supplemented to create new Section 902O, entitled "Single Family Residential (R-10B)", as follows:

"O. Single Family Residential (R-10B)

1. Permitted Uses:

- a. Single family detached housing.
- b. Two family and duplex housing. Two family and duplex housing provided the minimum lot size is 10,000 square feet with a minimum tract size is 2 acres and the development is served by public sewer.
- c. Places of worship including parish houses and classrooms (See Section 18-905 for regulations in addition to subsection 5 below.)
- d. Public and private schools in accordance with the requirements of Section 18-906 and the bulk standards below.

2. Conditional Uses (See Article X)

- a. Public buildings of a governmental or cultural nature but not including warehouse and workshops.

3. Accessory Uses

- a. Private residential garages.
- b. Sheds.
- c. Greenhouses.
- d. Private swimming pools.
- e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two (2) people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one (1) client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than twenty-five percent (25%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One (1) off-street parking space must be provided in addition to those required for the dwelling if a nonresident person is employed in conjunction with the home occupation use.

(7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.

4. Design Regulations – For single family detached housing:

- a. Minimum Lot Area – 10,000 square feet.
- b. Minimum Lot width – 65 feet.
- c. Front Yard Setback – 25 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 7 feet with an aggregate of 15 feet.
- f. Accessory Building
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
- g. Maximum Building Coverage – 30%.
- h. Maximum Building Height – 35 feet.

5. Design Regulations – For two family and duplex housing:

- a. Minimum Lot Area – 10,000 square feet.
- b. Minimum Lot width – 65 feet.
- c. Front Yard Setback – 25 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 7 feet with an aggregate of 15 feet.
- f. Accessory Building
 - (1) Side Yard Setback – 10 feet.
 - (2) Rear Yard Setback – 10 feet.
- g. Maximum Building Coverage – 30%.
- h. Maximum Building Height – 35 feet.

6. Design Regulations – Places of Worship:

- a. Minimum Lot Area – 10,000 square feet.
- b. Minimum Lot Width – 75 feet.
- c. Front Yard Setback – 30 feet.
- d. Rear Yard Setback – 20 feet.
- e. Side Yard Setback – 10 feet with an aggregate of 25 feet.
- f. Maximum Building Coverage – 25%.”

7. Duplex Development Buffer

A buffer of fifty (50) feet wide shall be provided from any proposed duplex dwellings in this zone to the property line of any adjoining residential homestead. For the purposes of this section, a residential homestead shall be defined as a residential lot fronting on an existing Lakewood Township roadway being located in the R-40 residential zone prior to the adoption of this ordinance, with an existing habitable residential dwelling, provided

the lot and dwelling conform to the requirements of the R-40 residential zone. This specifically excludes lots which are developed with uses other than single family detached dwellings such as farms, schools, places of worship and commercial uses.

The fifty (50) foot width shall be preserved in its natural state and the applicant shall plant a screen along the buffer line such that this planting shall provide an adequate screen of at least six (6) feet in height so as to continually obscure the view.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. 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 June 26, 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 July 24, 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 2014-52
ADOPTED ON THE 24th DAY OF

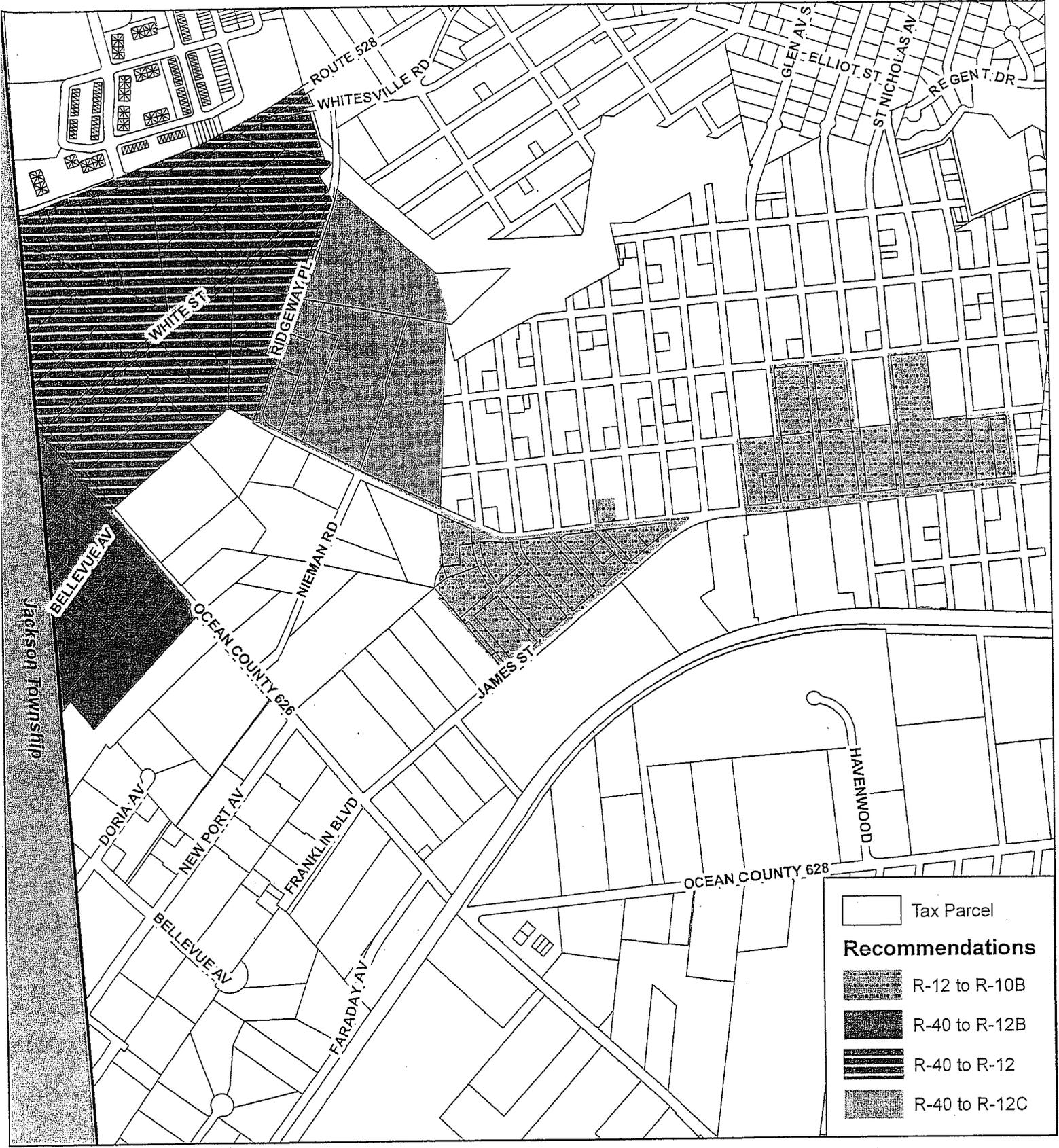
July 2014
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.



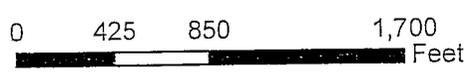
MARY ANN DEL MASTRO
MUNICIPAL CLERK

SCHEDULE A

REZONE	BLOCK	LOT
R-12 to R-10B	251.03	21, 22
	321	1
	322	1
	334	p/o 1
	338	1, 3
	339	1
	340	1
	341	1
	343	1
	344	1.01, 1.02
	363	1, 3
	368	1, 3
	370	1
	375	1
	376	1
	377	2, 26, 26.01
	378	1
R-40 to R-12C	251.01	30- 32, 86, 86.01, 87, 88
R-40 to R-12B	492	1, 2, 4, 5
	493	1-8, 11, 12
	494	45, 47-49, 52-55
R-40 to R-12	11.06	76
	251	1-3, 8, 9.01, 9.03, 9.04, 9.05, 10-13, 13.01, 14.01, 14.02, 15-18, 20
	251.02	15, 16, 85-87, 94-97, 99, 100



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365



Prepared by: CLB, 06-26-14
 Source: Ocean County GIS, NJDOT, NJDEP, T&M
 File Path: H:\LAKE\G1401\GIS\Projects\ReZoning.mxd

Exhibit 1: Rezoning Map R-10B, R-12, R-12B, and R-12C March 2014 Land Use Plan Amendment Lakewood Township, New Jersey



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.

ORDINANCE NO. 2014-51

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) AND SECTION 18-902 (RESIDENTIAL ZONING DISTRICTS)

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) and Section 18-902 (Residential Zoning Districts) are 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:

“34. Oak Street Core Neighborhood Overlay Zone-2”

SECTION 2. Section 18-901 (Establishment of Zoning Districts and Zoning Map) is hereby amended and supplemented to add new subsection B.1.a.(8) as follows:

“The Official Zoning Map of the Township of Lakewood is hereby revised to establish the Oak Street Core Neighborhood Overlay Zone-2 and delineated on attached Exhibit #1 entitled: “Proposed Rezoning, Oak Street Core Neighborhood Overlay Zone-2, Lakewood Township” prepared by T&M Associates, one sheet, last revised June 26 2014.”

SECTION 3. Article IX (Zoning Districts and Regulations) of Chapter 18 is amended and supplemented to create new section 902.M entitled “Oak Street Core Neighborhood Overlay Zone-2” as follows:

“Oak Street Core Neighborhood Overlay Zone-2”

1. Purpose. The Oak Street Core Neighborhood Overlay Zone-2 is intended to provide an optional development technique for residential 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.

2. Location. The underlying zone for the Oak Street Core Neighborhood Overlay Zone-2 is the R-40/20 Residential Zone. The Overlay Zone consists of the following blocks: 795, 800, 802, 803, 804, 805, 806.01, 821, 822, 823, and 830 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.
3. Street Development. The Overlay Zone shall be developed with a north-south street. The single-family detached and townhouse sub-district will also be served by internal streets based on the design of the property owner.
4. 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 Building Setbacks
 - i. Minimum Side Yard: 10 feet

ii. Minimum Rear Yard: 10 feet

- (i) Buffer to Albert Avenue neighborhood: A 25 foot wide undisturbed buffer, after the vacation of Charity Tull Avenue, bordering the west side of the Albert Avenue neighborhood (including Blocks 798, 799, and 801), shall be provided on the east side of the tract.

(b) Townhouse Sub-District

- (1) Permitted Uses: Townhouse (single-family attached) development.
- (2) Accessory Uses: Uses customarily incidental and accessory to townhome dwellings.
- (3) Townhouse Design Regulations:
 - (a) Minimum Lot Area: 2,000 square feet
 - (b) Minimum Lot Width: 20 feet
 - (c) Minimum Lot Depth: 80 feet
 - (d) Minimum Front Yard Setback with Garage: 20 feet
 - (e) Minimum Front Yard Setback without Garage: 10 feet
 - (f) Minimum Side Yard Setback: 0 feet for a common wall; 10 feet for end units
 - (g) Minimum Rear Yard Setback: 15 feet
 - (h) Maximum Building Height: 35 feet
 - (i) Minimum distance between townhouse buildings- 12 feet.
 - (j) Maximum units per townhouse structure- eight (8).
 - (k) Maximum townhouse building length- 240 feet.
 - (l) Maximum building coverage: 40%
 - (m) Maximum impervious coverage: 80%

- (4) Townhouse Development Standards
 - (a) Minimum tract size shall be one (1) acre
 - (b) Maximum Density: 16 dwelling units per acre
 - (c) Minimum Tract Width: 125 feet.
 - (d) Minimum Tract Depth: 100 feet.
- (5) Design. Separate rows of townhouses shall incorporate different design elements to distinguish the buildings from each other. Such elements may include varied façade 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.
- (6) 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 interior.
- (7) 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.
- (8) 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.
- (9) All areas put into common ownership for common use by all residents shall be owned by a non-profit homeowner's 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 homeowner's 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 homeowner's 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 the 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 the 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.
- (10) Parking shall be provided within one hundred fifty (150) feet of the structure.
 - (11) All units shall be designed with a unified architectural style.
 - (12) Variations in setback and building facades shall be provided.

- (13) 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.

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 June 26, 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 PM on July 24, 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 2014-51
ADOPTED ON THE 24th DAY OF

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



MARY ANN DEL MASTRO
MUNICIPAL CLERK

SPRUCE ST

PINE ST

WILSON AVE

YESODEI CT

SOUTH BELL AVE

SOUTH LAFAYETTE AVE

SCOTT AVE

SIMS AVE

Pine-Oak Connector Road

E. SPRUCE ST

READ PL

ALBERT AVE

TOWERS ST

BELLINGER ST

OAK ST

SOUTH ST



ORDINANCE NO. 2014-47

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. (8) The Zoning Map is amended and supplemented to rezone Block 1086 Lot 22, further described in the attached metes and bounds description in Exhibit "A" attached and as shown on the map entitled Exhibit "B" attached from Multi-Family Residential (R-M) to Highway Development Zone (B-5A). Said parcel shall be subject to all of the regulations of the Highway Development Zone (B-5A) zone district.

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 12th day of June, 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 26, 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.

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2014-47
ADOPTED ON THE 26 DAY OF

June 2014
IN THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.


MARY ANN DEL MASTRO, RMC
Township Clerk

EXHIBIT A

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean and State of New Jersey:

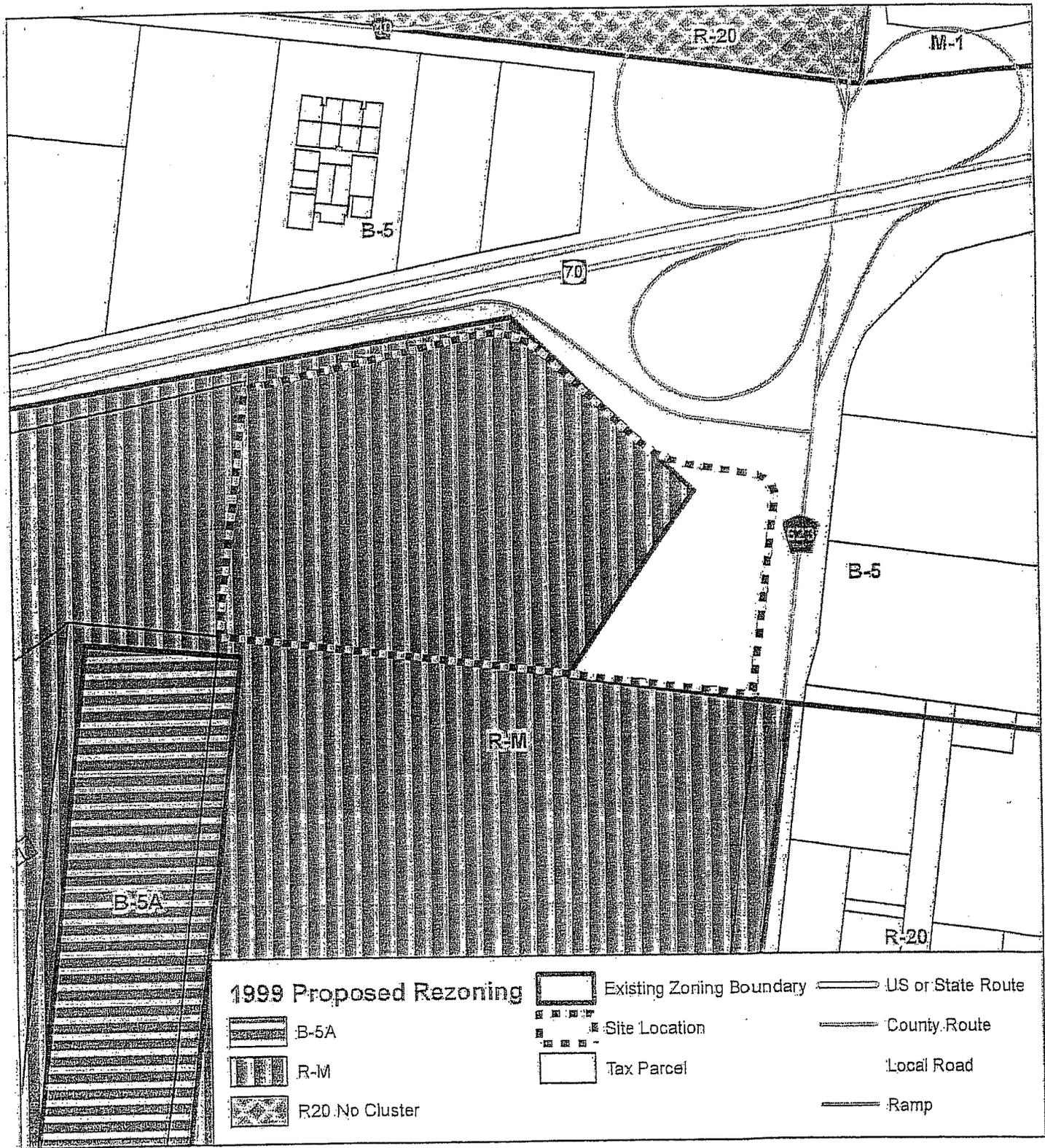
TRACT ONE:

Known as Lot #8, Block 16, Section "A" on map entitled, "No. 1 Standard Map of the Portion of Section A of the Bricksburg Land & Improvement Co." filed in the Ocean County Clerk's Office on June 28, 1873 as Map #C-9.

Beginning at a point 7 chains 26 links southerly from the southwesterly corner of Chestnut Street and New Hampshire Avenue and running;

1. Westerly at right angles to New Hampshire Avenue 13 chains, 28 links;
2. Southerly parallel with New Hampshire Avenue 7 chains 26 links;
3. Easterly 13 chains 78 links to the westerly line of New Hampshire Avenue;
4. Northerly along the westerly line of New Hampshire Avenue, 7 chains 26 links to the place of beginning.

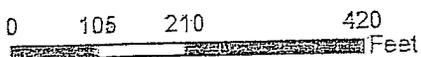
Being known and designated as Lot 22 in Block 1086 on the Lakewood Township Tax Map.



**Exhibit 3: 1999 Master Plan Rezoning
Block 1086, Lot 22, Lakewood Township
Ocean County, New Jersey**



T&M Associates
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365



Prepared by: JAC, 04-24-2014
Source: Ocean County GIS, NJDOT, NJDEP, T&M
File Path: H:\LAKE\00530\GIS\Projects\1999 REZONING.mxd



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.

