

**TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**

**ORDINANCE NO. 2022-15**

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF MOUNT HOLLY AMENDING THE ZONING  
MAP OF TOWNSHIP OF MOUNT HOLLY TO REZONE  
LOT 2 IN BLOCK 87 FROM R-3 TO B-1**

**WHEREAS**, The Township Council recognizes that Lot 2 in Block 87 is situated within the R-3 Residence District zone.

**WHEREAS**, the Township Council further acknowledges that Lot 2, Block 87 is not currently being utilized for residential purposes, nor has it been utilized for residential purposes by previous owner(s);

**WHEREAS**, Lot 2, Block 87 runs adjacent to the B-1 Central Business District zone;

**WHEREAS**, the property owner has requested that the Township Council adjust the Zoning Map in order to rezone Lot 2, Block 87 from the R-3 zone to B-1; and

**WHEREAS**, the Council of the Township believes this is a de minimis change to the overall R-3 and B-1 Zones and the current zoning and location of Lot 2, Block 87 in the R-3 zone restricts the use of the lot.

**NOW THEREFORE BE IT ORDAINED** by the Council of the Township of Mount Holly, in the County of Burlington and State of New Jersey that the Zoning Map of the Township of Mount Holly be and are hereby amended as follows:

**SECTION 1.**

1. Lot 2 in Block 87 shall be removed from the current R-3 Residence District designation and rezoned in its entirety to the B-1 Central Business District zone.

2. The Mount Holly Township Zoning Map shall be revised accordingly.

**SECTION 2.** If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective;

**SECTION 3.** If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

**SECTION 4.** This Ordinance shall take effect upon passage and publication in accordance within applicable law.

**First Reading:** October 3, 2022

<b>Councilmember</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Yea</b>	<b>Nay</b>	<b>Recuse</b>	<b>Abstain</b>	<b>Absent</b>
L. Brown	X		X				
J. Codianni		X	X				
T. Astor			X				
C. Banks			X				
J. Jones			X				

**Second Reading:** November 14, 2022

<b>Councilmember</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Yea</b>	<b>Nay</b>	<b>Recuse</b>	<b>Abstain</b>	<b>Absent</b>
L. Brown	X		X				
J. Codianni		X	X				
T. Astor			X				
C. Banks			X				
J. Jones			X				

TOWNSHIP OF MOUNT HOLLY

\_\_\_\_\_  
JASON JONES, Mayor

Attest:

\_\_\_\_\_  
SHERRY L. MARNELL, Township Clerk

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, held on the \_\_\_ day of \_\_\_\_\_, 2022, and will be considered for final passage after a public hearing at a meeting of the Township Council of the Township of Mount Holly to be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
SHERRY L. MARNELL, Township Clerk

I HEREBY CERTIFY that the foregoing Ordinance was approved for final adoption by Mayor and Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, at a regular meeting on the \_\_\_\_day of \_\_\_\_\_, 2022.

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SHERRY L. MARNELL, Township Clerk