

ORDINANCE O-23-36

AN ORDINANCE OF THE TOWNSHIP OF HOWELL AMENDING CHAPTER 188, ARTICLE X ZONING AMENDING SECTION 188-65 ENTITLED ENUMERATION OF DISTRICTS

WHEREAS, the Howell Township Planning Board having adopted an update to the Land Use Element of the Master Plan in 2022 and has reexamined the Master Plan again in 2023 which recommended several zoning changes throughout the Township; and

WHEREAS, the Mayor & Township Council of the Township of Howell have supplemented the Borough's Land Development Ordinance by amending Section 188-65 entitled Enumeration of Districts to add Highway Development 1 South (HD-1S).

BE IT HEREBY ORDAINED by the Mayor and Township Council of the Township of Howell, County of Monmouth, and State of New Jersey that Chapter 188, Article X Zoning, Section 188-65 entitled Enumeration of Districts to add Highway Development 1 South (HD-1S) hereby amended and shall read as follows:

CHAPTER 188 LAND USE

Article X Zoning

188-65 Enumeration of Districts

For the purpose of this chapter the Township of Howell is hereby divided into ~~35~~ 36 zones, as follows:

District	Abbreviation
Agricultural Rural Estate 6	(ARE-6)
Agricultural Rural Estate 4	(ARE-4)
Agricultural Rural Estate 3	(ARE-3)
Agricultural Rural Estate 2	(ARE-2)
Agricultural Rural Estate 1	(ARE-1)
Agricultural Rural Estate/Natural Resource Protection	(ARE-C)
Residential 2	(R-2)
Residential 3	(R-3)
Residential 4	(R-4)

Residential Age Restricted	(R-5)
Residential 6	(R-6)
Residential 50	(R-50)
Mobile Home Park	(MHP)
Neighborhood Commercial	(NC)
Highway Commercial	(HC)
Highway Development 1	(HD-1)
<i>Highway Development 1 South</i>	<i>(HD-1S)</i>
Highway Development 2	(HD-2)
Highway Development 3	(HD-3)
Highway Development 4	(HD-4)
Recreational-Residential Community	(RRC)
Land Conservation/Open Space	(LC/OS)
Moderate- and Low-Income Housing	(ML7)
Moderate- and Low-Income Housing 8	(ML8)
Moderate- and Low-Income Housing 12	(ML-12)
Moderate- and Low-Income Housing 13	(ML-13)
Moderate- and Low-Income Housing 14	(ML-14)
Agricultural Rural Estate/Natural Resource Wilderness Protection Zone	(ARE-NRW)
Special Economic Development	(SED)
Special Economic Development – 1	(SED-1)
Special Economic Development – 2	(SED-2)
Planned Retirement Community	(PRC)
Planned Mixed Use	(PMU)
Reserved Mount Laurel	(RMLD)
Reserve Mount Laurel 2	(RMLD-2)
Residential Adult Community	(RAC)

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed invalid and effective.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final adopted Ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16.

SO ORDAINED as aforesaid.

NOTICE

The Ordinance published herewith was introduced and passed on first reading by the Township Council of the Township of Howell on **October 24, 2023** and will be further considered for final passage and adoption at the Township Municipal Building on 4567 Route 9 North, Howell, New Jersey on **November 28, 2023 at 7:00 p.m.** or as soon thereafter as the matter can be reached on the Agenda, at which time and place all persons interested therein shall be given an opportunity to be heard and during the week prior thereto, and up to, and including, the date of such meeting, copies of said Ordinance will be available at the Clerk’s Office in the Township of Howell Municipal Building to the members of the general public who shall request same.

Introduction:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Fischer</i>						X
<i>Councilman Gasior</i>	X		X			
<i>Councilman Nadel</i>		X	X			
<i>Deputy Mayor O'Donnell</i>			X			
<i>Mayor Berger</i>						X

I, Diane Festino, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at its Meeting held October 24, 2023. WITNESS my hand this 25th day of October 2023.

Diane Festino

DIANE FESTINO, MUNICIPAL CLERK

Adoption:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Fischer</i>			X			
<i>Councilman Gasior</i>		X	X			
<i>Councilman Nadel</i>	X		X			
<i>Deputy Mayor O'Donnell</i>			X			
<i>Mayor Berger</i>						X

I, Diane Festino, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at its Meeting held December 12, 2023. WITNESS my hand this 13th day of December 2023.

Diane Festino

DIANE FESTINO, Municipal Clerk

Explanatory Statement: This ordinance modifies the Article X, Zoning, Chapter 188-65 Enumeration of Districts to add Highway Development 1 South (HD-1S) to the list of zones within the Township.