

# **ORDINANCE O-24-01**

## **AN ORDINANCE OF THE TOWNSHIP OF HOWELL CHANGING THE ZONING OF CERTAIN PROPERTIES WITHIN THE TOWNSHIP OF HOWELL TO ZONING DESIGNATION SPECIAL ECONOMIC DEVELOPMENT 1 (SED-1) AND OTHER PROPERTIES TO AGRICULTURAL RURAL ESTATE 6 (ARE-6) ZONE**

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**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 include a zone designated “Special Economic Development 1 , further referenced as “SED-1” as Section 188-79.1, which was created and added to the Land Use Ordinance by Ordinance O-22-23; and

**WHEREAS**, the Mayor & Township Council wish to change the zoning designation of several parcels to SED-1 in order to provide an expansion of commercial zoning near Oak Glen Road, County Route 547, County Route 524 and County Route 524A; and

**WHEREAS**, the Mayor & Township Council also wish to change the zoning designation of several parcels along Victory Road to Agricultural Rural Estate 6 (ARE-6), and

**BE IT HEREBY ORDAINED** by the Mayor and Township Council of the Township of Howell, County of Monmouth, and State of New Jersey that the following properties as identified on the Howell Township Tax Maps shall have the zoning designation changed to Special Economic Development 1 (SED-1) or Agricultural Rural Estate 6 (ARE-6) as noted:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
52	9	SED	ARE-6
52	10	SED	ARE-6
52	14	SED	ARE-6
41	1	SED	SED-1
41	2	SED	SED-1
41	2.01	SED	SED-1

41	3	SED	SED-1
41	4	SED	SED-1
<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
41	5	SED	SED-1
41	6	SED	SED-1
41	7	SED	SED-1
41	8	SED	SED-1
41	9.01	SED	SED-1
41	9.02	SED	SED-1
41	10	SED	SED-1
41	11	SED	SED-1
41	12	SED	SED-1/ARE-6*
41	17	SED	ARE-6
41	18	SED	SED-1
41	18.01	SED	SED-1
41	19*	SED	SED-1/ARE-6*
41	20.02	SED	SED-1
41	21.02	SED	SED-1
41	22	SED	SED-1
41	23	SED	SED-1
41	24	SED	SED-1
41	25	SED	SED-1
41	26.02*	SED	SED-1
157	1	SED/ARE-2	SED-1/ARE-2
157	2	SED/ARE-2	SED-1/ARE-2
157	3	SED/ARE-2	SED-1/ARE-2
157	4	SED/ARE-2	SED-1/ARE-2
157	5	SED/ARE-2	SED-1/ARE-2
157	5.02	SED/ARE-2	SED-1/ARE-2

\*portion of lot

## 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 January 16, 2024 and will be further considered for final passage and adoption at the Township Municipal Building on 4567 Route 9 North, Howell, New Jersey on February 6, 2024 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:**

<b>COUNCIL</b>	<b>MOTION</b>	<b>2ND</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<i>Councilwoman Fischer</i>		X	X			
<i>Councilman Gasior</i>			X			
<i>Councilwoman O’Donnell</i>	X		X			
<i>Deputy Mayor Nadel</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 January 16, 2024. WITNESS my hand this 17<sup>th</sup> day of January 2024.

*Diane Festino*

DIANE FESTINO, Municipal Clerk

**Adoption:**

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

This is to certify that the foregoing Ordinance was adopted by the Township Council at a regular meeting of the Township of Howell held on February 6, 2024.

*Diane Festino*

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DIANE FESTINO, Municipal Clerk

**Explanatory Statement:** This ordinance changes the zoning of certain parcels within the Township of Howell to Special Economic Development 1 (SED-1) along County Route 547, Oak Glen Road, County Route 524 and 524A and properties along Victory Road to Agricultural Rural Estate 6 (ARE-6).