

MANNINGTON TOWNSHIP

ORDINANCE NO. 24-02

**AN ORDINANCE AMENDING THE MANNINGTON TOWNSHIP
LAND DEVELOPMENT ORDINANCE AND ZONING MAP TO RECONFIGURE THE
A-AGRICULTURAL ZONING DISTRICT AND THE LC-LIMITED COMMERCIAL
ZONING DISTRICT BOUNDARIES NEAR THE INTERSECTION OF
SALEM COUNTY ROUTE NO. 540 (HAWKS BRIDGE ROAD) AND
SALEM COUNTY ROUTE NO. 620 (KINGS HIGHWAY)**

WHEREAS, as memorialized by Resolution 11-2023, dated September 14, 2023, the Mannington Township Planning Board has adopted, as part of its periodic general reexamination of the Mannington Township Master Plan pursuant to *N.J.S.A. 40:55D-89*, a report entitled “2023 Master Plan Reexamination Report Mannington Township,” prepared by Michael F. Sullivan, ASLA, AICP, and Donna Miller, AICP, PP, CFM, of the firm of Clarke Caton Hintz, 100 Barrack Street, Trenton, New Jersey 08608 (the “Reexamination Report”); and

WHEREAS, the Reexamination Report, on page 35, recommends the following zoning district classification and boundary change:

- The LC zone on the west side of CR 540 and State Route 45 should be examined and redrawn to ensure the boundary is correct pursuant to zoning documents.

AND WHEREAS, the Mannington Township Committee now desires to enact the aforesaid recommended zoning district classification and boundary change; and

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Mannington, in the County of Salem, State of New Jersey, as follows:

1. Section 70-32.B. (“Enumeration of districts”) of Mannington Township Code Chapter 70 (“Land Development”), Part 3, Article VIII (“Zoning District Regulations”) is hereby deleted and replaced with the following new Section 70-32.B.:

B. District maps. The boundaries of these zoning districts are established on the maps entitled “Mannington Township Zoning Map,” dated February 1, 1979, or as may be subsequently amended, and “Zoning Map Amendment Block 38 / Lots 1&2 – Location: Mannington Township, Salem County, NJ – Date: November 2023”. Said maps and all notations, references, and dates pertaining to zoning and zoning districts shown thereon are hereby incorporated by referenced into this chapter and shall be as much a part of this chapter as if they were fully described herein.

2. The “Zoning Map” for Mannington Township, Salem County, New Jersey (designated as “Land Development 70 Attachment 9” on page 70 Attachment 9:1 of the Mannington Township Code, and bearing the date “09-01-2006”) is hereby supplemented with and modified by the additional map entitled “Zoning Map Amendment Block 38 / Lots 1&2 –

Location: Mannington Township, Salem County, NJ – Date: November 2023” (intended to be designated as “Land Development 70 Attachment 9.1” on page 70 Attachment 9.1:1 of the Mannington Township Code).

3. The Mannington Township Clerk is directed to give notice of this Ordinance pursuant to *N.J.S.A. 40:55D-15* to the Clerks of all municipalities adjoining Mannington Township and to the Salem County Planning Board at least ten (10) days prior to the date scheduled for hearing on the adoption of this Ordinance.
4. After second reading and final passage of this Ordinance, and before filing this Ordinance with the Salem County Planning Board as provided below, the Mannington Township Clerk is directed to complete the above blanks with the number and date of adoption (i.e., the date of second reading and final passage) of this Ordinance.
5. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.
6. Any article, section, paragraph, subsection, clause, or other provision of the Mannington Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.
7. This Ordinance shall, following adoption and publication in accordance with the laws of the State of New Jersey, take effect immediately upon its filing with the Salem County Planning Board pursuant to *N.J.S.A. 40:55D-16*.

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NOTICE

Notice is hereby given that the foregoing proposed Ordinance No. 24-02 was introduced and passed on first reading by the Township Committee of the Township of Mannington, County of Salem, State of New Jersey, at a regularly scheduled meeting held on February 1, 2024. A second reading and public hearing on the foregoing Ordinance will be conducted by the Township Committee at a regularly scheduled meeting to be held on March 7, 2024 at 5:30 p.m., in the Mannington Town Hall, 491 Route 45, Mannington Township, New Jersey, after which the Ordinance will be considered for final passage

ATTEST:

/s/Esther A. Mitchell, Township Clerk

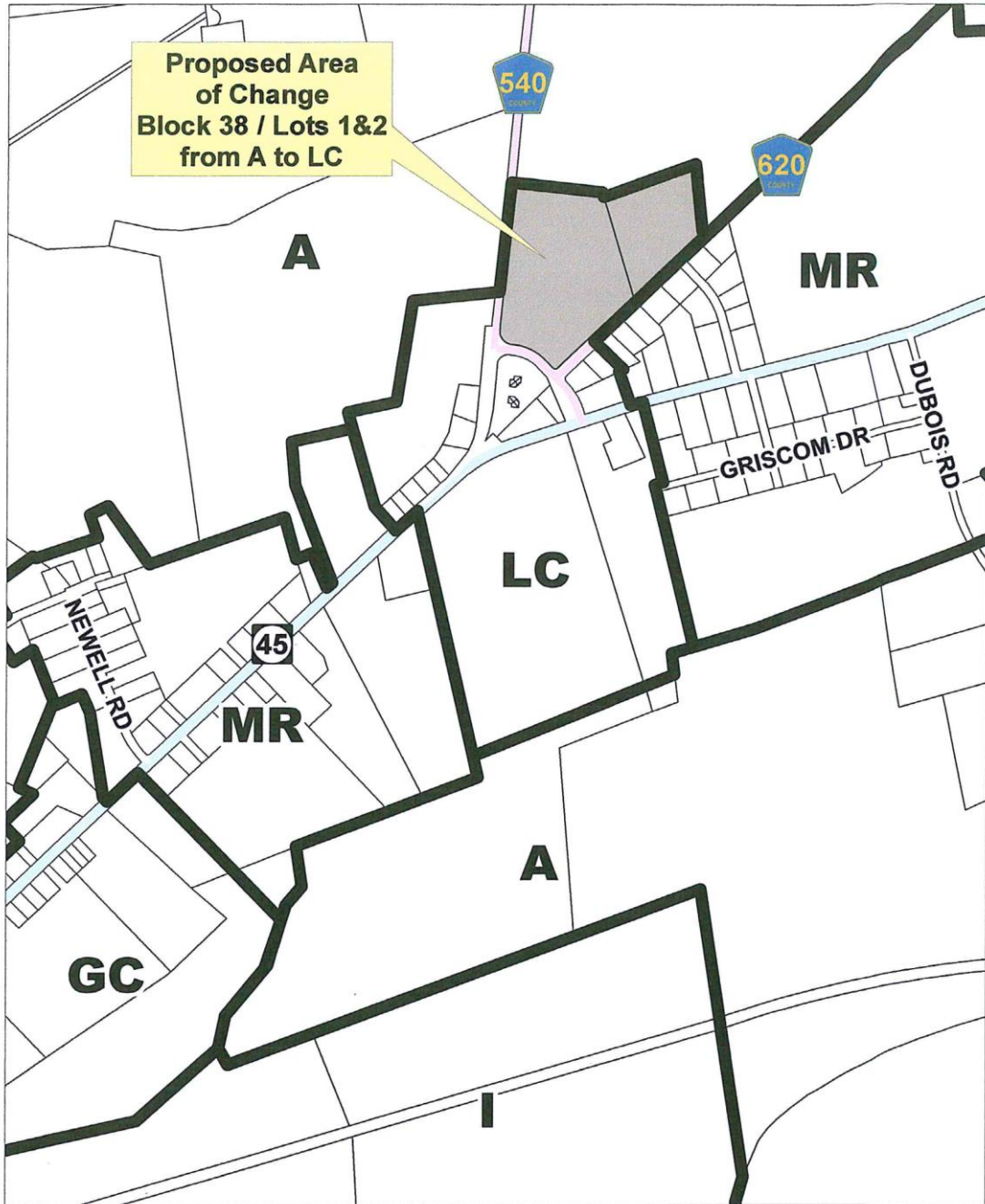
/s/Donald C. Asay, Mayor

CERTIFICATION

I hereby certify the above to be a true copy of an Ordinance introduced and passed by the Mannington Township Committee on second reading following a public hearing at a regular meeting held on March 7, 2024.

/s/Esther A. Mitchell, Township Clerk

ADOPTED: 3/7/2024



**Proposed Area
of Change
Block 38 / Lots 1&2
from A to LC**



Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture

Zoning Map Amendment Block 38 / Lots 1&2

LOCATION:
 Mannington Township, Salem County, NJ

DATE:
 November 2023