

**TOWNSHIP OF MAURICE RIVER
COUNTY OF CUMBERLAND**

ORDINANCE NO. 727

AN ORDINANCE AMENDING THE ZONING MAP WITHIN
CHAPTER 35 OF THE CODE OF THE TOWNSHIP OF MAURICE
RIVER TO REZONE PROPERTY AT BLOCK 266, LOT 34 TO
VHB ZONE CLASSIFICATION

WHEREAS, the Township of Maurice River is desirous of amending its land use and development regulations to redesignate a certain property on the Zoning Map located at Block 266, Lot 34, from the present zoning classification of VC to a VHB classification; and,

WHEREAS, the subject of this Ordinance has been referred to the Township Land Use Board for review and the Land Use Board has found that this Ordinance is substantially consistent with the Master Plan of the Township;

WHEREAS, the Township Committee believes that such rezoning is consistent with the Zoning Ordinance and Master Plan of the Township, and would be consistent with surrounding properties; and,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Maurice River as follows:

A. The Zoning Map which is part of Chapter 35 of the Code of the Township of Maurice River is hereby amended as follows:

Block 266, Lot 34 is hereby rezoned from VC to VHB, in accordance with the attached map.

B. The Zoning Map is hereby considered and shall be amended to reflect the depiction of the above zoning change. The official map of the Township shall not take effect until filed with the county recording officer per N.J.S.A. 40:55D-16.

C. If any part or parts of this Ordinance are held to be invalid for any reason such decision shall not affect the validity of any other provision hereof.

D. All ordinances, policies and/or procedures or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency.

E. Pursuant to the Municipal Land Use Law, the Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon the adoption of this ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

F. Pursuant to N.J.S.A. 40:55D-62.1, notice of the scheduled hearing date and this ordinance shall be given at least ten (10) days prior to the hearing by the Municipal Clerk by either personal service or certified mail and regular mail to the owners of all real property as shown on the current tax duplicates, located, in the case of a classification change, within the tax district and within the State within two hundred feet (200') in all directions of the boundaries of the district, and located in the case of a boundary change, in the State within two hundred feet (200') in all directions of the proposed new boundaries of the district.

BE IT FURTHER ORDAINED AND ENACTED by the Township Committee of the Township of Maurice River, County of Cumberland and State of New Jersey that this Ordinance shall take effect immediately upon the adoption and publication of notice of adoption as prescribed by law.

ATTEST:

DENISE PETERSON, TOWNSHIP
CLERK

Ken Whildin, MAYOR

Bill Ashton, DEPUTY MAYOR

Joe Sterling, Committeeperson

First Reading	<u>September 21, 2023</u>
Publication	<u>September 28, 2023</u>
Public Hearing	<u>October 19, 2023</u>
Adoption	<u>October 19, 2023</u>
Publication of Notice of Adoption	<u>October 25, 2023</u>