

**BOROUGH OF STONE HARBOR
CAPE MAY COUNTY, NEW JERSEY
ORDINANCE NO. 1668**

**AN ORDINANCE AMENDING CHAPTER 560, ZONING OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF STONE HARBOR
AMENDING THE ZONING CODE FOR CLARIFICATION OF APPLICABILITY OF
RESIDENTIAL STANDARDS FOR LOTS SITUATED IN TWO ZONING DISTRICTS**

WHEREAS, Section 560 of the Zoning Ordinance (the “Ordinance”) of the Borough of Stone Harbor (the “Borough”) currently establishes the definitions, zoning district regulations, general provisions and exceptions for the zoning districts; and

WHEREAS, at the request of the Zoning Board the Planning Board undertook a review of two Sections of the Zoning Code; and

WHEREAS, the Planning Board review focused on the addition of residential use standards into the business zone for any development that sought to develop residential uses in the commercial zone.

BE IT ORDINANED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STONE HARBOR, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. Section 560-36. Lots in two districts. Is amended (added text underlined and deleted text is ~~stricken~~) as follows:

For a lot located in two districts, the regulations of the more-restrictive district shall be applied to the entire lot; except in the case of a residential use in a business zone in which case the residential standards for the particular residential use shall apply.

Section 2. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 3. This ordinance shall take effect after final adoption and publication as required by law.

I HEREBY CERTIFY THAT the foregoing ordinance was introduced by the Borough Council of the Borough of Stone Harbor, New Jersey at the Regular Meeting held on June 4, 2024, and was considered for second reading and public hearing at the Regular Meeting held on July 2, 2024.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYE</u>	<u>NAY</u>	<u>RECUSE</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Councilmember Dallahan			X				
Councilmember Foschini		X	X				
Councilmember Parzych	X		X				
Councilmember Casper			X				
Councilmember Gensemer			X				
Councilmember Carney			X				

Introduced: June 4, 2024

First Publication: June 11, 2024


2nd Reading & Public Hearing: July 2, 2024

Final Publication: July 12, 2024

Effective Date: July 22, 2024



Emily Dillon, Borough Clerk



Judith Davies-Dunhour, Mayor