

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 14-21

1st Reading 8-12-14

Date to Mayor 9-10-14

2nd Reading &
Public Hearing 9-9-14

Date Returned _____

Date Adopted:
9-9-14

Date Resubmitted to Council _____

Approved as to Form of Legality

Effective Date:
9-29-14

Township Attorney

AN ORDINANCE AMENDING THE TOWNSHIP OF EWING ZONING MAP TO REZONE
PROPERTY LOCATED AT BLOCK 423.04, LOT 12 FROM OP-1 to R-M/R-TH

First Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Keyes-Maloney	X				X	
Schroth	X					
Steward	X					X
Wollert	X					
Baxter	X					

Second Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Keyes-Maloney	X				X	
Schroth	X					
Steward	X					X
Wollert	X					
Baxter	X					

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

TOWNSHIP OF EWING

ORDINANCE NO. 14-21

AN ORDINANCE AMENDING THE TOWNSHIP OF EWING ZONING MAP TO REZONE PROPERTY LOCATED AT BLOCK 423.04, LOT 12 FROM OP-1 to R-M/R-TH

WHEREAS, S.O.L.D. Enterprises Inc. submitted to the Township a written request to change the zoning of the parcel known as Block 423.04, Lot 12 from OP-1 Office Park to R-M, Residential Multi-Family Apartments and R-TH, Residential, Single-Family Attached Townhouses; and

WHEREAS, the subject property is known as Block 423.04, Lot 12 (the "Property") on the Ewing Township Tax Map, and contains 26.02 acres of vacant land in between Scenic Drive and I-95 and south of Bear Tavern Road; and

WHEREAS, the Property has been zoned for OP-1, Office Parks, for approximately 40 years and the Township has only received proposals for multi-family housing; and

WHEREAS, the Property was previously approved for senior-housing units, but since the market is saturated with such units, the Property's current owner, S.O.L.D., is unable to proceed with that project; and

WHEREAS, almost the entirety of scenic drive is already zoned for and developed as multi-family apartments and single-family attached Townhouses, thus making the proposed rezoning congruent with the character of the area; and

WHEREAS, pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26(a), the Township shall request to the Planning Board to review whether the rezoning request is consistent with the Township's Master Plan after first reading and introduction of this ordinance; and

WHEREAS, the Planning Board shall make and transmit to Council, within thirty-five days, a report including identification of any provision of the rezoning request which is inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as deemed appropriate; and

BE IT ORDAINED by the Township Council of the Township of Ewing that:

Section 1. Chapter 215, LAND DEVELOPMENT, ARTICLE III, ZONING DISTRICTS AND MAP, Section 215-10, Zoning Map, of the Code of the Township of Ewing is hereby AMENDED as follows:

Block 423.04, Lot 12 as identified on the Tax Maps of the Township of Ewing, Mercer County, New Jersey, is hereby rezoned on the Ewing Township Map from OP-1, Office Park, to R-M, Residential Multi-Family Apartments and R-TH, Residential, Single-Family Attached Townhouses.

Section 2. This Ordinance shall take effect after final publication according to law.

STATEMENT

This Ordinance amends the Township of Ewing Zoning Map to rezone property located at Block 423.04, Lot 12 from OP-1 to R-M/R-TH.