

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 5A-2005

**AN ORDINANCE AMENDING CHAPTER 180 (ZONING)
OF THE CODE OF THE TOWNSHIP OF MOORESTOWN
TO AMEND THE ZONING MAP IN THE VICINITY OF EAST MAIN STREET**

WHEREAS, the Township Council of the Township of Moorestown, a municipal corporation in the County of Burlington, State of New Jersey, finds that the public health, safety, and the general welfare of the community shall be promoted by the revision and amendment to the Zoning Map of the Township; and

WHEREAS, the Planning Board of the Township of Moorestown has adopted a Master Plan providing for the appropriate use and development of lands in the Township in a manner which will promote the public health, safety, and the general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the regulations governing zoning and land use development with the adopted Master Plan; and

WHEREAS, the Land Use Plan in the adopted Master Plan recommends that a certain property in the vicinity of East Main Street be designated for single-family detached dwellings at a certain residential density, but the current zone of the property is inconsistent with the Master Plan because it permits multi-family dwellings at a higher density than recommended in the Master Plan;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, in the County of Burlington, State of New Jersey as follows:

Section 1. The Zoning Map established pursuant to §180-4 of the Code of the Township of Moorestown is hereby amended by redesignating the following property from the Residence-Limited Commercial-2 (RLC-2) Zone to the R-3 Residential Zone:

Block: 6206 Lot: 12

Section 2. Continuation. In all other respects, Chapter 180 shall remain in full force and effect.

Section 3. Severability. In the event that any section or paragraph, clause, phrase, term, provision, or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, phrase,

term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 4. Repealer. Any and all ordinances, inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

Section 5. Effective Date. This ordinance shall take effect upon proper publication and in accordance with law.

Section 6. Short Title. This ordinance shall be known as Ordinance No. 5A-2005.

CERTIFICATION

I hereby certify that Ordinance No. 5A-2005 was introduced and adopted on first reading by the Township Council at a meeting held on April 18, 2005. This ordinance was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on May 9, 2005.

<u>VOTE:</u>	
ABERANT	YES
ROCCATO	YES
MILLER	YES
SEGAL	NO
ERON	YES

PATRICIA L. HUNT, RMC
Township Clerk