

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 30-2005

**AN ORDINANCE AMENDING CHAPTER 180 (ZONING)
OF THE CODE OF THE TOWNSHIP OF MOORESTOWN
TO AMEND THE ZONING MAP IN THE VICINITY OF
WEST MAIN AND UNION STREETS**

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 uses including "...service businesses for automobiles..." are only appropriate along the existing railroad line through the conditional use process; and

WHEREAS, the current CHS Commercial Highway Service zoning in the vicinity of West Main and Union Streets permits automobile dealerships, garages and auto repair shops, and also allows service stations as conditional uses, and since this area is not located along a railroad line, the current zoning is inconsistent with 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 properties from the CHS Commercial Highway Service Zone District Zone to the CRO Commercial Retail Office Zone District:

Block: 2405 Lots: 17 and 17.01
Block: 2406 Lots: 3 (portion), 16 (portion) and 19

Section 2. The Zoning map shall be further amended to delete the dimensional zoning district boundaries shown thereon for Blocks 2405 and 2406.

Section 3. Continuation. In all other respects, Chapter 180 shall remain in full force and effect.

Section 4. 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 5. 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 6. Effective Date. This ordinance shall take effect upon proper publication and in accordance with law.

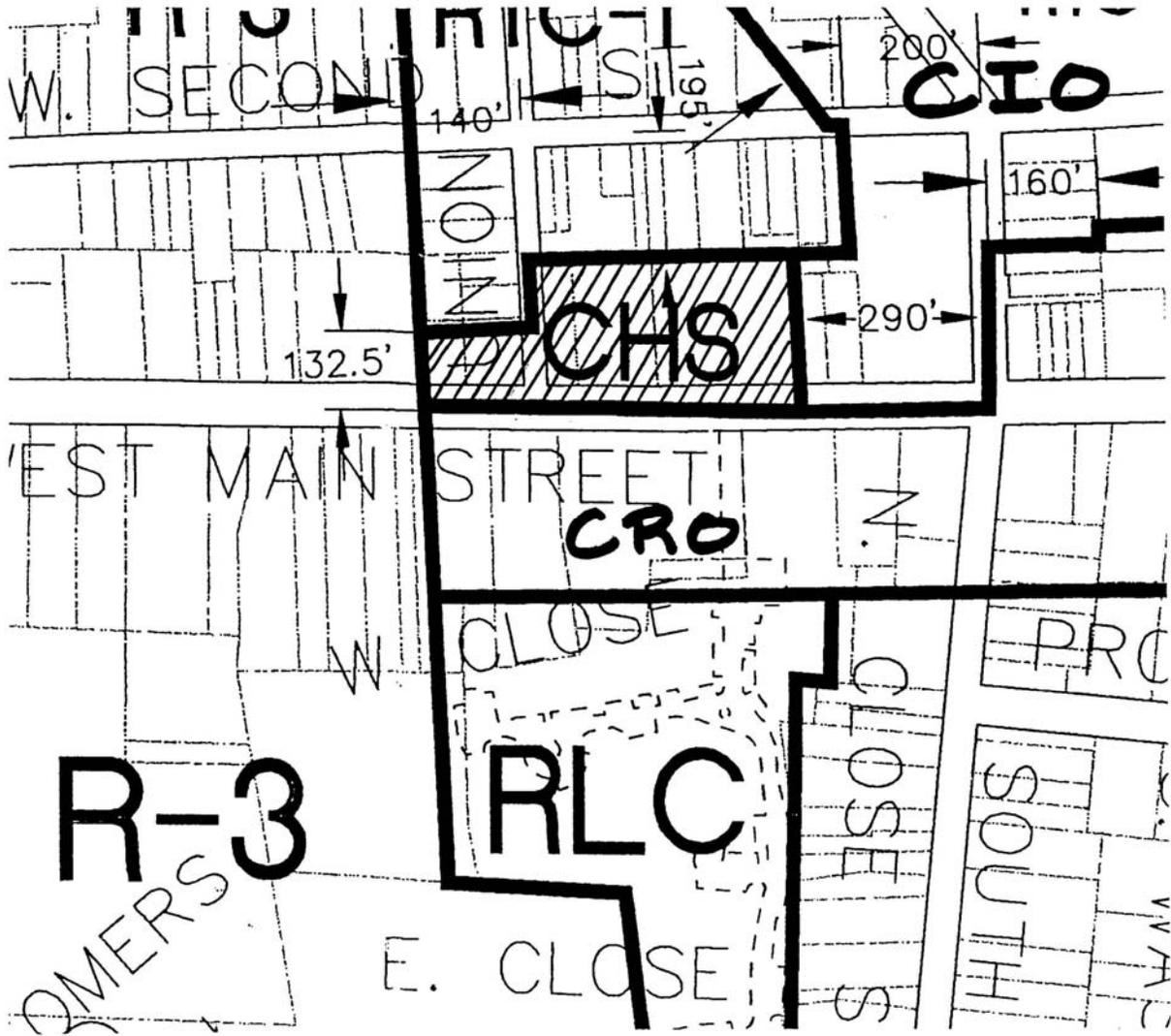
Section 7. Short Title. This ordinance shall be known as Ordinance 30-2005.

CERTIFICATION

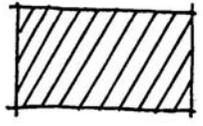
I hereby certify that Ordinance No. 30-2005 was introduced and adopted on first reading by the Township Council at a meeting held on October 24, 2005. This ordinance was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on November 14, 2005.

<u>VOTE:</u>	
ABERANT	YES
ROCCATO	YES
MILLER	YES
SEGAL	YES
ERON	YES

PATRICIA L. HUNT, RMC
Township Clerk



ORDINANCE NO. 30-2005



AREA TO BE CHANGED FROM CHS TO CRO

10/20/05