

**KNOWLTON TOWNSHIP
COUNTY OF WARREN
ORDINANCE 2023-14**

**AN ORDINANCE AMENDING THE FPZ (SINGLE-FAMILY AGRICULTURAL
RESIDENTIAL, FARMLAND PRESERVATION) ZONE TO INCLUDE THE
ENTIRETY OF BLOCK 34, LOT 21**

WHEREAS, property designated as Block 34, Lot 21 on the Tax Maps of the Township of Knowlton, is partially in the FPZ (Single-Family Agricultural Residential, Farmland Preservation) Zoning District and partially in the C-1 (Neighborhood Commercial) Zoning District; and

WHEREAS, it appears as those the portion of Block 34, Lot 21 was zoned for commercial use in 2002 pursuant to Ordinance No. 02-03; and

WHEREAS, the owner of Block 34, Lot 21, Frank Arena, granted an Easement to the New Jersey Agriculture Retention and Development Program on February 7, 2005, which was recorded in the Warren County Clerk's Office on February 15, 2005 in Deed Book 1983, Page 130; and

WHEREAS, such easement restricts use of Block 34, Lot 21 to agricultural uses in perpetuity; and

WHEREAS, Mr. Arena appeared before the Township Committee and requested that his property be rezoned consistent with its limited permitted use of agricultural uses; and

WHEREAS, the Township Attorney reviewed the Township Zoning Map and data available from the State Agricultural Development Committee regarding preserved farms in Knowlton Township to confirm that no other preserved farm is located in the C-1 or C-2 Zones; and

WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Committee of the Township of Knowlton (the "Township Committee") is authorized and empowered to adopt and amend the zoning ordinances of the Township of Knowlton; and

WHEREAS, the Township Committee finds that zoning the entirety of Block 34, Lot 21 to include it in the FPZ Zoning District is consistent with sound zoning and planning practices; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-62.1, the Township Committee held a public hearing on this ordinance on September 2023; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Knowlton, in the County of Warren and State of New Jersey, as follows:

SECTION 1. Section 11-269 of the Code of the Township of Knowlton is amended as follows (deletions noted in strikethrough ~~thus~~ and additions noted in bold italic *thus*):

The location and boundaries of said zones or districts are hereby established on the Zoning Map of the Township of Knowlton in Warren County, as amended, dated ~~May~~

~~2002~~ **October 2023**, which is attached hereto and hereby made a part of this chapter. Said map and all notations, references and designations shown thereon shall be, as such, a part of this chapter as if the same were all fully described and set forth herein. The Zoning Map is included in a pocket at the end of this chapter.

SECTION 2. Attachment 21 to Chapter 11 of the Code of the Township of Knowlton, entitled, Table of Zoning Map Amendments, is hereby amended to add the following:

| Ordinance No. | Adoption Date | Description of Change |
|---------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------|
| <i>[insert ordinance No.] rezoned making the entire lot</i> | 928-2023 | <i>A portion of Block 34, Lot 21 is from C-1 to FPZ, zoned FPZ</i> |

SECTION 3. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION 4. If any section, provision, or part of provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance, or any part thereof, other than the part so held unenforceable or invalid.

SECTION 5. This Ordinance shall take effect after passage and publication in the manner provided by law.

Introduction: September 11, 2023

Motion: Cuntala

Second: Van Horn

AIF: Bates- yes, Cuntala- yes, Mazza- yes, Shipps- yes, Van Horn- yes

Adoption: September 28, 2023

Motion: Shipps

Second: Bates

Roll Call: Bates-yes, Shipp-yes, Van Horn-yes

Kailene Molion, Acting Municipal Clerk

