

ORDINANCE #2024-003

AN ORDINANCE AMENDING CHAPTER 220 "LAND USE AND DEVELOPMENT," ARTICLE III, OF THE CODE OF THE TOWNSHIP OF MARLBORO TO REZONE CERTAIN PARCELS

WHEREAS, pursuant to N.J.S.A. 40:55D-62 the Marlboro Township Council has the power to adopt or amend any ordinance related to the nature and extent of uses of land, buildings, and structures thereon; and

WHEREAS, the Marlboro Township Council has reviewed various parcels and wishes rezone certain parcels to ensure a cohesive zone plan.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Township Council of the Township of Marlboro, that *CHAPTER 220 "Land Use and Development" Article III, of the Code of the Township of Marlboro is hereby amended to include the following:*

§220-47 "LC Land Conservation District" Amendment

The Township zoning map shall be amended to place the following property into the LC Land Conservation District of the Township zoning map:

Block	Lot	Facility	Acreage
207	3	Farm	7.66

§220-87.1 "C-5 Community Commercial District." Amendment

The Township zoning map shall be amended to place the following properties into the C-5 Community Commercial District II of the Township zoning map:

Block	Lot	Facility	Acreage
414	1	Farm	0.5
414	2	Farm	8.3
415	24	Farm	11.22
415	27	Farm	18.34
415	30	Farm	16.71

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed invalid and effective.

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

BE IT FURTHER ORDAINED, that a certified copy of this Ordinance shall be provided to each of the following:

- a. Township Business Administrator
- b. Township Chief Financial Officer
- c. Township Engineer
- d. Louis Rainone, Esq.

INTRODUCED: JANUARY 25, 2024

PUBLIC HEARING: FEBRUARY 15, 2024

ADOPTED: FEBRUARY 29, 2024

SUSAN A. BRANAGAN,
MUNICIPAL CLERK
022924

JONATHAN L. HORNIK,
MAYOR

DATE SIGNED: _____

DATE SIGNED: _____