

TOWNSHIP OF LAWRENCE

**Office of the Municipal Clerk
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MEMORANDUM

TO: Planning Board Chair and Members
FROM: Kathleen S. Norcia, Municipal Clerk
DATE: June 22, 2022
RE: Amendment to the Land Use Ordinance



Attached please find the following ordinance that was introduced on first reading by the Lawrence Township Council at its meeting of Tuesday, June 21, 2022. Kindly forward your recommendations and/or comments to Council, if possible, prior to Tuesday, July 19, 2022 the date at which it is scheduled for final reading and adoption.

Ordinance No. 2430-22

ORDINANCE AMENDING SECTION 301 "ZONING MAP" OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF LAWRENCE

**Township of Lawrence
County of Mercer**

Ordinance No. 2430-22

**ORDINANCE AMENDING SECTION 301 "ZONING MAP"
OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF LAWRENCE**

WHEREAS, the Township Council of the Township of Lawrence, a municipal corporation in the County of Mercer, State of New Jersey, finds that the public health, safety, morals, and general welfare of the community shall be promoted by the revision and amendment of the Land Use Ordinance of the Township; and

WHEREAS, the Planning Board of the Township of Lawrence has adopted a Master Plan that comprehensively provides for the appropriate use, regulation and development of lands in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; however, a governing body may adopt a zoning ordinance or zoning map wholly or partly inconsistent with such land use plan element provided that the reasons for so doing are set forth in a resolution and recorded in its minutes; and

WHEREAS, the Township of Lawrence desires to encourage improvement of Block 503, Lots 4 – 26; and

WHEREAS, the township finds that Block 503, Lots 4 – 26 are located in the Residential 4 District which does not permit the existing contractor supply and wholesale retail use located on the property; and

WHEREAS, the Township finds that the existing use of Block 503, Lots 4 – 26 is most closely aligned with the Mixed Use 3 (MX-3) District; and

WHEREAS, the Township finds that rezoning Block 503, Lots 4 – 26 is likely to encourage improvement of the site; and

WHEREAS, the Planning Board has determined that the revisions and amendments to the Land Use Ordinance have no inconsistency with the Master Plan, represent sound land use regulation and therefore favorably recommends to the Township Council that the zoning of the parcels be so amended; and

WHEREAS, this Ordinance involves a boundary change to a zoning district requiring individual notice to property owners pursuant to *N.J.S.A. 40:55D-62.1*; and

WHEREAS, the Township Clerk sent by certified mail and regular mail notice to each individual property owners on June 24, 2022 an`d has executed affidavits of proof of service and proof of publication in the official newspaper of Lawrence Township;

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence that the Land Use Ordinance be hereby amended as follows:

Section 1. The Zoning Map is hereby amended to change Block 503, Lots 4 - 26 to (MX-3) designation.

Section 2. Repealer. All ordinances or parts of ordinances which are inconsistent with any of the provisions of this Ordinance and the code established hereunder, are hereby repealed to the extent of such inconsistency.

Section 3. Severability. If any section, paragraph, sentence, clause or phase of this Ordinance shall be declared invalid for any reason, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Notification. Immediately upon adoption of this ordinance, the Municipal Clerk shall file a copy of this ordinance with the Mercer County Planning Board as required by law.

Section 5. Effective Date. This ordinance shall become effective twenty (20) days after adoption thereof.

Introduced: June 21, 2022

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt	X						
Mr. Kownacki	X						
Ms. Lewis	X					X	
Mr. Powers	X						X
Mayor Ryan	X						