

Ordinance No. 2158-13

**ORDINANCE AMENDING THE LAND USE ORDINANCE
OF THE TOWNSHIP OF LAWRENCE
TO REPEAL SECTION 412A (PVD-3) AND
AMEND THE ZONING MAP**

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 by repealing the Planned Village Development 3 (PVD-3) District and applying the Highway Commercial (HC) District in its place; 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 Planning Board has determined that the revisions and amendments to the Land Use Ordinance are consistent with said Master Plan, represent sound land use regulation and therefore favorably recommends to the Township Council that the PVD-3 District be repealed and the HC District be applied to the land so regulated in the Land Use Ordinance (Ordinance No. 1511-97); and

WHEREAS, this Ordinance involves a classification and boundary change recommended in a periodic reexamination of the Master Plan pursuant to *N.J.S.A. 40:55D-89*.

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. §412A, Planned Village Development-3 (PVD-3) District, of the Land Use Ordinance of the Township of Lawrence, shall be repealed in its entirety.

Section 2. §300, Zoning Districts, shall be modified by elimination of the zoning district, Planned Village Development 3 and its zoning symbol PVD-3.

Section 3. §301, Zoning Map, as modified, shall be further revised by replacing the PVD-3 designation with the HC designation, more particularly known as Block 4202, Lot 1 on the tax assessment maps of the Township of Lawrence, Mercer County, New Jersey.

Section 4. Continuation. In all other respects, the Zoning and Land Use Regulations Ordinance of the Township of Lawrence shall remain unchanged.

Section 5. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Land Use Ordinance as a whole, or any other part thereof.

Section 6. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 7. Enactment. This Ordinance shall take effect upon the filing thereof with the Mercer County Planning Board after final passage, adoption, and publication by the Township Clerk of the Township of Lawrence in the manner prescribed by law.

Adopted: May 21, 2013

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Brame	X						
Ms. Lewis	X						X
Dr. Maffei	X						
Mr. Powers	X					X	
Mayor Kownacki	X						