

State of New Jersey
Township of Lawrence

Ordinance No. 2340-19

**ORDINANCE AMENDING 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, Block 4103, Lots 8, 9 and 10 are currently zoned Professional Office and should be changed to Neighborhood Center-2 (NC-2), said zoning to be more consistent with the uses and character of the area; 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 owner on August 27, 2019 and 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 4103, Lots 8, 9 and 10 to Neighborhood Center 2 (NC-2) designation.

Section 2. §301 of the Land Use Ordinance, entitled “Zoning Map”, hereby amended as follows:

The zoning map entitled “Zoning Map, Lawrence Township, Mercer County, New Jersey”, dated December 16, 1997, [last revised January 2018] last revised September 2019 is hereby adopted and made part of this Ordinance.

Section 3. 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 4. 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 5. 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 6. Effective Date. This ordinance shall become effective twenty (20) days after adoption thereof.

Deletions are in brackets []
 New material is underline _____

Adopted: September 17, 2019

RECORD OF VOTE

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