

**Ord.#22-2019** An Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending the Zoning Map of the Township Code to Implement Recommendations of the June 20, 2013 Periodic Reexamination Report of the Master Plan and Development Regulations to Rezone Lot 80.01 in Block 4100 from From the R-6 Zone District to the C-1 Commercial Zone District.

**CLERK:**

Delivered to Mayor:

Date: 12/18/2019

Time: 8:45 am

Signed: \_\_\_\_\_

Township Clerk  
Michelle Masser

**MAYOR:**

Action by Mayor:

Approved: ✓

Date: 12-18-19

Vetoed: \_\_\_\_\_

Date: \_\_\_\_\_

(Reasons for which Mayor has withheld approval of Ordinance, item or part Thereof.)

Signed: \_\_\_\_\_

Mayor

**CLERK:**

Returned:

Date: 12/18/19

Time: 8:49 am

Not returned with in (10) days

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Township Clerk

**ORD.#22-2019**

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, AMENDING THE ZONING MAP OF THE TOWNSHIP CODE TO IMPLEMENT RECOMMENDATIONS OF THE JUNE 20, 2013 PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS TO REZONE LOT 80.01 IN BLOCK 4100 FROM THE R-6 ZONE DISTRICT TO THE C-1 COMMERCIAL ZONE DISTRICT**

**WHEREAS**, the Municipal Land Use Law, specifically N.J.S.A. 40:55D-62a, requires that municipal zoning ordinances be substantially consistent with the municipal master plan; and

**WHEREAS**, the Mount Olive Planning Board ("Planning Board") adopted a report entitled, "Periodic Reexamination Report of the Master Plan and Development Regulations" dated June 20, 2013, which included a recommendation to modify a tract of land comprised of six (6) to seven (7) acres located along U.S. Highway 46 from the existing R-6 zone district to the C-1 Commercial zone district situate between the former Mount Olive Township Board of Education offices on Lot 85 and the former Trading Post retail establishment on Lot 87; and

**WHEREAS**, the Planning Board approved a minor subdivision to establish Lot 80.01, as memorialized in Planning Board Resolution No. 18-24 adopted on November 8, 2018; and

**WHEREAS**, Lot 80.01 consists of 6.765 acres, having 832.8 feet of frontage along the eastbound lane of U.S. Highway 46, as more fully shown in **Exhibit A** attached hereto; and

**WHEREAS**, the Planning Board does recommend to the Township Council that the Zoning Map as established in Chapter 550, Land Use, be amended to incorporate Lot 80.01 in Block 4100 into the C-1 Commercial zone district; and

**WHEREAS**, the Township Council concurs with the recommendations put forward by the Planning Board and does find that the public health, safety and welfare of the community shall be promoted by rezoning Lot 80.01 in Block 4100 to place it in the C-1 Commercial zone district.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Mount Olive, in the County of Morris and State of New Jersey, as follows:

**SECTION 1.** The Township Zoning Map established pursuant to Chapter 550, Land Use, Article VI, Zoning, § 550-78, Interpretation and general provisions, shall be amended to incorporate Lot 80.01 in Block 4100 into the C-1 Commercial zone district.

**SECTION 2.** All ordinances of the Township of Mount Olive that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 3.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

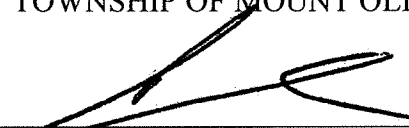
**SECTION 4.** This ordinance shall take effect upon final adoption, publication, and publication of a notice for final adoption and the filing of same with the Morris County Planning Board, as provided by law.

Introduced: 12/3/2019


Adopted: 12/17/2019

Effective Date: 1/10/2020


TOWNSHIP OF MOUNT OLIVE

  
\_\_\_\_\_  
Joe Nicastro, Township Council President

ATTEST: 12/17/2019

  
\_\_\_\_\_  
Michelle Masser, Township Clerk

I, Michelle Masser, Township Clerk, Township of Mount Olive, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true copy of an Ordinance introduced, read by title, and passed on first reading at a regular meeting of the Mount Olive Township Council held on December 3, 2019 and adopted by the Township Council at a regular meeting of the Township held on December 17, 2019.

  
\_\_\_\_\_  
Michelle Masser, Township Clerk

# ATTACHMENT A

