

ORDINANCE 2021-24

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 15 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR, ENTITLED “LAND USE AND DEVELOPMENT”

BE IT ORDAINED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

SECTION 1. Chapter 15 of the Township Code of the Township of Little Egg Harbor entitled “Land Use and Development ” is hereby amended and supplemented to amend §15-4.24.2, entitled “Scenic Gateway Overlay Zone” so as to amend Subsection D(2) in its entirety as follows:

§15-4.24.2

* * *

D. Permitted principal uses of buildings and structures are as follows:

* * *

(2) General Business uses pursuant to §15-4.19 shall be permitted.

SECTION 2. Chapter 15 of the Township Code of the Township of Little Egg Harbor entitled “Land Use and Development ” is hereby amended and supplemented to amend §15-4.24.2, entitled “Scenic Gateway Overlay Zone” so as to amend Subsection H in its entirety as follows:

§15-4.24.2

* * *

H. Off-street parking and loading.

(1) Off-street parking and loading shall be provided in accordance with §15-12.16.

(2) Parking lots shall be discouraged in any front yard area. If the Board determines that the discouraging of parking in a front yard area creates a hardship on the ability to develop a parcel, parking in the front yard area



Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777

f: 732.905.6555

shall be in accordance with §15-12.16, provided enhanced landscape plantings are provided.

- (3) Where possible, surface parking lots shall be located to the rear of buildings and/or in the interior of a site, where the visual impact to adjacent properties and to the public right-of-way can be minimized. Access shall, to the extent possible, be obtained from side streets, and curb cuts minimized.
- (4) Where possible, parking areas for individual nonresidential uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street. Such interconnection shall be established through an appropriate cross-access easement, either unilaterally established by one party or by mutual agreement. The cross-access easement shall be approved by the appropriate Board of jurisdiction.

SECTION 3. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township shall send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law and the filing of the adopted ordinance with the Ocean County Planning Board.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

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Halm & Cipriani, P.A.
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f: 732.905.6555

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the **8th** day of **November, 2021**, and will be considered for second reading and final passage at a regular meeting of the Township Committee to be held on the **9th** day of **December, 2021**, at 7:00 p.m., in the Little Egg Harbor Municipal Building located at 665 Radio Road, in Little Egg Harbor Township, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Kelly Lettera, RMC
Township Clerk
Township of Little Egg Harbor

John Kehm, MAYOR

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