

Borough of Matawan
201 Broad Street
Matawan New Jersey 07747
(732) 566-3898
www.matawanborough.com



Public Notice of Pending Ordinance 23-14

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Governing Body of the Borough of Matawan, in the County of Monmouth, State of New Jersey, on June 20, 2023. It will be further considered for final passage, after public hearing thereon, at a meeting of the Governing Body to be held at the Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey 07747 on July 18, 2023 at 7:00 o'clock PM. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's Office for the members of the general public who shall request the same or on the Borough of Matawan website at www.matawanborough.com.

Karen Wynne, RMC
Municipal Clerk

ORDINANCE 23-14

AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MATAWAN – CHAPTER XXXIV: “DEVELOPMENT REGULATIONS”, AT SECTION 34-58: “ZONING MAP” TO CHANGE THE ZONING DISTRICT DESIGNATION OF BLOCK 6, LOT 1 TO THE “RAILROAD IMPROVEMENT DISTRICT”

WHEREAS, the Borough of Matawan (the “Borough”) is empowered by the New Jersey Municipal Land Use Law to establish certain zoning districts within the Borough and comprehensive development regulations attendant thereto; and

WHEREAS, the Borough has worked for many years to foster the redevelopment and improvement of the area surrounding its train station, as well as adjacent properties leading to the Borough's downtown Main Street; and

WHEREAS, the Borough finds that the redesignation of 58 Main Street, identified on the Tax Map of the Borough as Block 6, Lot 1, to the Railroad Improvement District will help advance the Borough's goals in improving the area surrounding its train station.

NOW, THEREFORE, BE IT ORDAINED by the Mayor & Council of the Borough of Matawan as follows:

SECTION 1. Section 34-58: "Zoning Map" of Chapter 34: "Development Regulations" of the Revised General Ordinances of the Borough of Matawan is hereby amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

§ 34-58 ZONING MAP.

- a. The boundaries of all zone districts set forth in this chapter shall be shown on a map bearing date of adoption. The map shall be filed in the office of the Borough Clerk and shall hereafter be the Official Zoning Map of the Borough. Such map is hereby declared a part of this chapter and shall be duly certified by the Borough Clerk.
- b. *Amendments to Zoning Map.* The Zoning Map is amended to change the zoning district designation of new Block 120, Lot. 5.01 (formerly Block 120, Lot 5 and part of Lot 6) to "R-C Residential Cluster Multifamily."
- c. *Amendment to Zoning Map.* The Zoning Map is amended to change the zoning district designation of Block 40, Lots 6 and 7 to MUD, Mixed Use Development.
- d. *Amendment to Zoning Map.* School Free Drug Zone Map adopted by Ordinance by the Borough and re-affirmed as applicable to the within changes as well as a map of the official zoning Map of the Borough of Matawan.
- e. *Amendment to Zoning Map.* The Zoning Map is amended to change the zoning district designation of Block 6, Lot 1 to RID, Railroad Improvement District.

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough are ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. After introduction, the Borough Clerk is directed to submit a copy of the within Ordinance to the Planning Board of the Borough for its review under N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Mayor &

Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 5. This Ordinance shall take effect upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final adopted Ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16.