**Ordinance # 2011 - 7**

**An Ordinance of the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey, Amending Chapter 18 Entitled "Zoning" of the Township Code of the Township of Ocean.**

Be it ordained by the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey as follows:

**SECTION I.**

Chapter 18.21.020 relating to "Permitted Uses" in the Environmental Conservation District shall be amended as follows:

**A.** No Change.

**B.** Delete and replace with the following:

Public service infrastructure or public facilities owned and/or operated by the Township of Ocean or any agency of the Township of Ocean.

**C.** No Change.

**D.** No Change.

**E.** Delete "Gold" and replace same with "golf".

**SECTION II.**

Section 18.02.080 entitled "Definitions" shall be amended as follows:

Delete the definition of "Building Height" and replace same with a new definition as follows:

"Building Height" - means the vertical dimension measured from the average elevation of the finished grade at the front of the building to the highest point of the

DASTI, MURPHY
McGUCKIN, ULAKY,
CHERKOS & CONNORS
COUNSELLORS AT LAW
620 WEST LACEY ROAD
P.O. BOX 1057
FORKED RIVER, N.J. 08731

roof. Unless otherwise provided in this Chapter, maximum building height shall be limited 35 feet.

Delete the definition of "Decks" and replace same with a new definition:

"Decks" – Unroofed porches, decks, patios, or terraces constructed within the Township are prohibited from encroaching within the setback yard area as established by the applicable zoning ordinance. The following three examples are specifically exempted from complying with the established setback yard area:

1. Any pre-existing deck constructed on a bulkheaded lagoon prior to the effective date of this Ordinance. The existence of the deck, prior to this date, shall be demonstrated by the property owner to the satisfaction of the Zoning Officer and may be established by survey which was certified prior to that date, aerial photographs by any appropriate county, state or federal agency or such other evidence acceptable to the Township's Zoning Officer. Repairs to and replacement of the existing deck are permitted provided said repairs and/or replacements do not increase the size and/or height of the deck.

2. Residential houses existing within five feet of the property line may construct a deck along the entire length of the house which faces the rear yard.

3. Any deck, unroofed porch, patio, or terrace which does not at any point exceed twelve (12) inches in height.

Delete the definition of "Impervious Coverage" and replace same with the following new definition:

"Impervious Coverage" – means the total area measurement by which all buildings and other services that do not allow perculation of water as measured in a horizontal plan to the limits of the impervious area(s), shall be considered impervious

**DASTI, MURPHY McGUCKIN, ULAKY, CHERKOS & CONNORS**
COUNSELLORS AT LAW
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surface. All parking spaces and lots, walkways and driveways; paved, concrete, gravel or brick pavers, buildings, roads, driveways, walkways, tennis courts, patios, and any other structure or on site material or ground conditions that does not permit the natural soil absorption and permeation of water shall be considered impervious coverage surfaces and shall be included in the computation of impervious coverage. Areas that are landscaped with crushed stones or similar materials and are not used for parking or movements of vehicles shall not be considered impervious surface. Wooden decks shall only be considered as impervious coverage if they meet the definition of "building area". Marinas shall be exempt from this definition. In addition, swimming pools, both include and above ground, and hot tubs, are specifically excluded from consideration as impervious covered surfaces.

Delete the definition of "lot coverage" and replace same with a new definition for lot coverage as follows:

"Lot Coverage" – means the percentage of the lot area covered by building area, exclusive of in ground pools.

**SECTION III.**

Chapter 18.70 entitled "Site Plan Regulations" shall be amended with respect to Section 18.70.100(D)(5) "Design Standards" (e)(ii) which shall be deleted and replaced with the following:

Signage in the Township's Commercial Zones, other than those areas which have received or require approval from the Ocean Township Redevelopment Committee, may be free standing or wall mounted.

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Chapter 18.70 entitled "Site Plan Regulations" shall be amended with respect to Section 18.70.100(D)(5) "Design Standards" (e)(iii) which shall be deleted and replaced with the following:

One freestanding sign shall be permitted for each lot and shall conform to Chapters 15.52 and 18.56 of the Township's Land Development Ordinances. Such signs may be pole or ground signs, and shall be located so as not to obstruct a site triangle.

**SECTION IV.**

If any section, subsection, clause, phrase, any ordinances or parts of ordinances inconsistent herewith are hereby repealed

**SECTION V.**

This Ordinance shall take affect at the second reading and publication as may be required by law.

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**CHERKOS & CONNORS**
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## NOTICE

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at a meeting held on the 14th day of April, 2011. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 12th day of May, 2011, at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Diane Ambrosio, RMC
TOWNSHIP CLERK

**DASTI, MURPHY**
**McGUCKIN, ULAKY,**
**CHERKOS & CONNORS**
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