

ORDINANCE NO. 2022-14

ORDINANCE OF THE FRELINGHUYSEN TOWNSHIP COMMITTEE AMENDING THE ZONING MAP WITHIN SECTION 303 OF THE FRELINGHUYSEN TOWNSHIP CODE, AND REZONING PROPERTY LOCATED AT BLOCK 201, LOT 31.01 FROM NC TO ROM ZONE CLASSIFICATION

WHEREAS, the Municipal Land Use Law (“MLUL”) of the State of New Jersey, N.J.S.A. 40:55D-1 et seq. grants to municipalities the power to adopt a zoning ordinance relating to the nature and extent of the uses of lands, buildings and structures thereon; and

WHEREAS, the Township of Frelinghuysen is desirous of amending its land use and development regulations to redesignate certain property on the Zoning Map located at Block 201, Lot 3.01, a/k/a 720 Route 94, consisting of 30.68 acres, more or less (the “Property”), from its present zoning classification in the Neighborhood Commercial (NC) Zone to a Research, Office and Manufacturing (ROM) classification, as shown on the attached map; and

WHEREAS, the Township Committee believes that such rezoning is consistent with the Zoning Ordinance and Master Plan of the Township, and would be consistent with surrounding properties; and

WHEREAS, at its September 8, 2022 meeting, as memorialized by Resolution dated October 3, 2022, the Frelinghuysen Township Land Use Board adopted the 2022 Reexamination Report dated August 11, 2022 prepared by Darlene A. Green, PP, AICP of Colliers Engineering and Design (the “Reexamination Report”), which Reexamination Report was adopted as the Board’s master plan reexamination pursuant to N.J.S.A.

4:55D-89, and in so doing, specifically adopted the findings, history and conclusions of the said Reexamination Report; and

WHEREAS, in the master plan reexamination, as set forth in the Reexamination Report, the Land Use Board recommended the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Frelinghuysen as follows:

Section I

The Zoning District for the following properties listed by block, lot and street address shall be changed as follows:

Block	Lot	Address	Current Zone	New Zone
201	31.01	720 Route 94	NC	ROM

Section II

The Zoning Map of the Township of Frelinghuysen, Warren County, New Jersey is hereby amended to reflect the Zoning Map revision set forth in this Ordinance and as set forth in the attached Exhibit A, showing the Property as “to be rezoned.”

Section III

1. All ordinances or parts of ordinances inconsistent herewith are repealed to the extent of such inconsistency.

2. If any word, phrase, clause, section or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

3. This ordinance shall take effect immediately upon final passage and publication as required by law.

ATTEST:

TOWNSHIP OF FRELINGHUYSEN

DONNA ZILBERFARB, Clerk

KEITH RAMOS, Mayor

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Frelinghuysen Township Committee held on November 9, 2022 and will be considered for final reading and adoption at the meeting of the Frelinghuysen Township Committee to be held on December 21, 2022 at the Municipal Building, 210 Main Street, Johnsonburg, New Jersey at which time and place all interested parties may appear for or against the passage of said Ordinance.

DONNA ZILBERFARB, Clerk