TOWNSHIP OF MAPLEWOOD

ORDINANCE

 # 2649-10

**AN ORDINANCE
TO AMEND
CHAPTER 271
OF THE CODE
OF THE TOWNSHIP OF MAPLEWOOD
ENTITLED
"ZONING AND DEVELOPMENT REGULATIONS"**

"Interpretive Statement"

Pursuant to the recommendation of the Township of Maplewood Planning Board, this ordinance will create a new zoning district known as the "Parkside Zone".

WHEREAS, the Maplewood Planning Board ("Planning Board") has recommended the creation of a new zoning district known as the "Parkside Zone" ("PS Zone"); and

WHEREAS, the Chair of the Planning Board has prepared a Memorandum setting forth the findings of the Planning Board's ad hoc Subcommittee concerning the creation of the Parkside Zone; and

WHEREAS, it has been reported that the Planning Board has unanimously accepted the report of the ad hoc Subcommittee; and

WHEREAS, it is in the best interests of the Township to accept the recommendations of the Planning Board; and

WHEREAS, notice of this ordinance and the hearing scheduled incidental to this ordinance having been served by certified mail, return receipt requested on the Municipal Clerk of all adjoining Municipalities and the Essex County Planning Board at least ten (10) days prior to the scheduled hearing.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey, that:

Chapter 271 of the Code of the Township of Maplewood entitled "Zoning and Development Regulations" be amended as follows:

FIRST: Section 271-64: Entitled: "Zoning Districts" is amended to include the Parkside Zone ("PS Zone").

SECOND: The provisions of the PS Zone shall be as follows:

(1) Permitted Principal Uses.

(a) Multiple Dwellings (limited to a mix of 1-2 bedroom units)

(b) Retail

(c) Restaurants

(d) Offices

(e) Financial Institutions

(2) Accessory Uses:

(a) Off street parking lots

(b) Parking garages and decks

(3) Area and Setback Requirements:

Residential off-street parking requirement, minimum 1.2 spaces per unit

Other parking requirements per use as defined

Residential density, maximum 60 units per acre

Lot area, minimum 35,000 sq. ft.

Lot width, minimum 150 ft.

Front yard, minimum 25 ft.

Side yard, minimum 10 ft.

Rear Yard, minimum 50 ft.

Lot depth, minimum 150 ft.

Building coverage, maximum 50%

Lot coverage, maximum 90%

Height, maximum 50 ft.

THIRD: **Severability**

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

FOURTH: **Repeal of Prior Ordinances**

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

FIFTH:

Pursuant to the provisions of N.J.S.A. 40:55D-15, notice of this ordinance has been given by personal service or certified mail, to the Municipal Clerk of all adjoining municipalities and by personal service or certified mail to the County Planning Board at least ten (10) days prior to the date of final hearing.

SIXTH: **Effective Date**

This Ordinance shall take effect after final passage and publication and as provided by law and upon notice by personal service or certified mail to the Municipal Clerk of all adjoining Municipalities and to the Essex County Planning Board, which will be done within (30) thirty days following the adoption of this ordinance.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on November 1, 2010, and that Committee met on November 15, 2010, at 7:30 p.m. and met again on December 7, 2010, at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

Elizabeth M. Fritzen

ELIZABETH M. FRITZEN, R.M.C.
Township Clerk

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