

ORDINANCE NO. 25-2017

ORDINANCE OF THE TOWNSHIP OF LIVINGSTON AMENDING CHAPTER 170 OF THE CODE OF THE TOWNSHIP OF LIVINGSTON

WHEREAS, the Master Plan notes that zone district lines sometimes run through a lot with the result that the lot is a split-zoned lot that straddles two or more districts, thus necessitating variances in order that the lot can be developed, and the Master Plan recommends adjusting district boundary lines to reduce or eliminate split-zoned lots; and

WHEREAS, the Master Plan also recommends that discrete areas with significant disparities between permitted uses and actual uses, due to variances or non-conforming uses, should be re-zoned to bring the actual use to permitted status when consistent with good planning; and

WHEREAS, a review by the Planning Board has identified Lots 25 and 26 in Tax Block 3700, fronting the northerly side of Arden Road and serving as the off-street parking area of a bank on Lot 27 in Block 3700, are lots to which the Master Plan recommendations apply; and

WHEREAS, Lot 25 is entirely in the R-4 Residence District and Lot 26 is partially in that district and partially in the B-1 General Business District in which Lot 27 is located; and

WHEREAS, the recommendations in the 2007 Master Plan can be accomplished by rezoning Lots 25 and 26;

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Livingston, in the County of Essex, State of New Jersey, as follows:

Section 1. The Zoning Map referenced in § 170-86 of the Code of the Township of Livingston, as heretofore amended, is further amended to achieve the rezoning and designation of specific lots as follows:

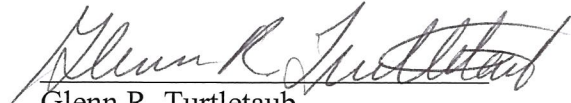
- A. Rezone and designate Lot 25 in Tax Block 3700, presently in the R-4 Residence District, to the B-1 General Business District; and
- B. Rezone and designate Lot 26 in Tax Block 3700, presently a split-zoned lot in the B-1 General Business District and the R-4 Residence District, to the B-1 General Business District.

Section 2. Except as hereby amended, the Code of the Township of Livingston shall remain in full force and effect.

Section 3. This ordinance shall take effect upon final passage and twenty days from the date of publication in accordance with law.



Shawn R. Klein, Mayor



Glenn R. Turteltaub,
Township Clerk

Approved as to form:



Sharon L. Weiner, Esq.
Township Attorney

Introduced: October 9, 2017

Adopted: November 6, 2017