

ORDINANCE NO. 521

**AN ORDINANCE AMENDING ORDINANCE NO. 465,
THE LAND USE ORDINANCE OF THE BOROUGH OF MANTOLOKING,
OCEAN COUNTY, NEW JERSEY.**

WHEREAS, the Borough of Mantoloking adopted a comprehensive revision of its Zoning and Land Use Regulations by the final adoption of Ordinance No. 465, known as the Land Use Ordinance of the Borough of Mantoloking; and

WHEREAS, the Borough of Mantoloking amended Ordinance No. 465 by the adoption of Ordinance No. 470 and Ordinance No. 472; and

WHEREAS, the Borough now deems it appropriate to amend further the provisions of the Land Use Ordinance to permit the construction of gambrel roofs;

Now, therefore, BE IT ORDAINED by the Borough Council of the Borough of Mantoloking, in the County of Ocean, State of New Jersey, as follows:

SECTION ONE: Ordinance 465, Section 2.2, Definitions, shall be amended by the addition of the following:

GAMBREL ROOF – A curb roof of the same section in all parts with a lower steeper slope and an upper flatter one.

SECTION TWO: Ordinance 465, Section 6.12(D), Building Height and Roofs, shall be deleted and replaced with the following:

The roof structure shall consist of rafters with a uniform slope and which bear directly on the ceiling joists of the story below the roof, with the exception of gambrel roofs, which shall be permitted. The pitch of

the principal structure's roof shall be not less than 6
on 12.

SECTION THREE: This Ordinance shall become effective upon its final passage
and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Bond Ordinance was
introduced and passed upon first reading at a regular meeting of the Mayor and
Council of the Borough of Mantoloking, in the County of Ocean and State of New
Jersey held on the 21st day of February, 2006, and said Ordinance will be
considered for final passage at the Borough Hall, Downer Avenue, Mantoloking,
New Jersey at 8:00 p.m. on the 27th day of March, 2006, or as soon thereafter
as said matter may be reached, at which time and place all persons interested
will be given an opportunity to be heard.

IRENE H. RYAN, R.M.C.