

ORDINANCE NO. 527

**AN ORDINANCE AMENDING
THE BULK STANDARD PROVISIONS OF 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 bulk standards provisions of the Land Use Ordinance;

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 shall be amended by the addition of the following, which shall be designated Section 6.16, Consolidation of Certain Lots – Bulk Standards:

If two or more conforming oceanfront lots located south of Lyman Street are consolidated, then the following bulk standards shall apply:

1. Maximum lot coverage: sixteen percent (16%).
2. Maximum building height:
 - a. If two (2) conforming lots are consolidated: fifty (50) feet over crown of road.
 - b. If three (3) or more conforming lots are consolidated and if the finished first floor elevation is twenty five (25) feet or

higher, the roof ridges, for not more than sixty percent (60%) of their entire length shall not exceed the height of fifty three (53) feet over crown of road. The remainder of the structure shall not exceed fifty (50) feet over crown of road. The proposed finished first floor elevation of twenty five (25) feet, or higher, shall not be more than three (3) feet over the pre-construction average grade elevation along the easterly side (front) of the proposed dwelling.

In the event that the finished first floor elevation is less than twenty five (25) feet, the building height shall not exceed fifty (50) feet over the crown of road.

3. Minimum side yard setback:
 - a. For one side: twenty (20) feet.
 - b. For both side yards: Thirty five percent (35%) of the lot frontage.
4. Minimum rear yard setback: Two (2) times the required rear yard setback in the zone.
5. Buffer: A buffer area at least fifteen (15) feet in depth and landscaped with evergreen trees (minimum height six (6) feet) and other native species shall be provided along any street line to minimize the visibility of the structures from the road.

SECTION TWO: The provisions of Section 6.16 may be included in the ordinance in chart format and incorporated in Appendix B, Bulk Standards.

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

SECTION FOUR: All other provisions of Ordinance 465, not modified by this Ordinance, shall remain in full force and effect.

SECTION FIVE: If any provision of this Ordinance shall be adjudicated to be illegal or unenforceable, all of the remainder hereof, not so adjudicated, shall remain in full force and effect. This Ordinance shall be construed to give full

effect to the provisions hereof. In the event of conflict, the provisions of this Ordinance shall prevail.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed upon first reading at a regular meeting of the Mayor and Council for the Borough of Mantoloking, in the County of Ocean and State of New Jersey, held on October 16, 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 November 20, 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.