

ORDINANCE NO. 629

**AN ORDINANCE OF THE BOROUGH OF MANTOLOKING,
OCEAN COUNTY, NEW JERSEY, AMENDING CHAPTER XXX,
SECTION 30-6.16 (LAND USE REGULATIONS)
OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF MANTOLOKING,**

BE IT ORDAINED as follows:

Article 30-6.16, Consolidation of certain Lots- Bulk Standards, delete and insert:

30-6.16 Consolidation of Certain Lots-Bulk Standards.

If two (2) or more conforming oceanfront lots located south of Lyman Street are consolidated, then the following bulk standards shall apply:

- a. Maximum lot coverage: sixteen (16%) percent.
- b. Maximum building height:
 1. If two (2) conforming lots are consolidated: fifty-five (55) feet over crown of road.
 2. If three (3) or more conforming lots are consolidated and if the finished first floor is twenty-five (25) feet or higher over the crown of the road, the roof ridges, for not more than sixty percent (60%) of their entire length shall not exceed the height of fifty-eight (58) feet over crown of road. The remainder of the structure shall not exceed fifty-five (55) _ feet over crown of road.

In the event that the finished first floor is less than twenty-five (25) feet, over the crown of the road, the building height shall not exceed fifty-five (55) feet over the crown of road.
- c. Minimum side yard setback:

For one side: twenty (20) feet.
For both side yards: Thirty-five percent (35%) of the lot frontage
- d. Minimum rear yard setback: Two (2) times the required rear yard setback in the zone.

e. 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 and street lint to minimize the visibility of the structures from the road.

2. All provisions of the Land Use Ordinance, not hereby amended shall remain in full force and effect.

3. This Ordinance shall be effective upon final adoption.

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 of the Borough of Mantoloking, in the County of Ocean and State of New Jersey held on the 17th day of September, 2013, and said Ordinance will be considered for final passage at the Mantoloking Yacht Club, 1224 Bay Avenue, Mantoloking, New Jersey at 4:30 p.m. on the 22nd day of October, 2013, 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.