

ORDINANCE NO.15-05
INTRODUCTION DATE: 04-15-15
ADOPTION DATE: 05-20-15

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS) SECTIONS 5-11.1 (PERMITTED PRINCIPAL USES) AND 5-12.1 (PERMITTED PRINCIPAL USES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows:

I

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-11.1 Permitted Principal Uses, is hereby amended as follows:

Section 5-11.1 Permitted Principal Uses is hereby deleted in its entirety and replaced with the following:

Section 5-11.1 Permitted Principal Uses.

The following uses are permitted as a matter of right in this Zone:

- a. Retail trade establishments such as, but not limited to the following:
 1. Bakery.
 2. Candy and confectionery store.
 3. Clothing store.
 4. Delicatessen.
 5. Drug store.
 6. Florist.
 7. Grocery store.
 8. Hardware store.
 9. Liquor store.

10. Newspaper, book and tobacco store.
 11. Category One and Category Two Restaurants.
 12. Toy store.
 13. Appliance store.
 14. Tavern.
- b. Service trade establishments, limited to the following:
1. Banks and similar forms of financial institutions.
 2. Barber shop.
 3. Beauty shop.
 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.
 6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 7. Undertaking and funeral homes.
 8. Pest control, electrical, plumbing, and auto parts.
 9. Dance school.
 10. Martial arts school.
 11. Fitness center.
- c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
- d. Ice and roller skating rinks.
- e. Indoor and outdoor tennis courts and swim clubs.
- f. Health spas. Shall be contained in a structure and shall meet requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.

g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.

h. Farms and agriculture.

i. Child care centers.

II

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-

12.1 Permitted Principal Uses, is hereby amended as follows:

Section 5-12.1 Permitted Principal Use is hereby deleted in its entirety and replaced with the following:

Section 5-12.1 Permitted Principal Use.

The following uses are permitted as a matter of right in this Zone:

a. Retail trade establishments such as but not limited to the following:

1. Bakery.
2. Candy and confectionery store.
3. Clothing store.
4. Delicatessen.
5. Drug store.
6. Florist.
7. Grocery store.
8. Hardware store.
9. Liquor store.
10. Newspaper, book and tobacco store.
11. Toy store.

12. Appliance store.
- b. Service trade establishments limited to the following:
 1. Banks and similar forms of financial institutions.
 2. Barber shop.
 3. Beauty shop.
 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.
 6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 7. Undertaking and funeral homes.
 8. Pest control, electrical, plumbing and auto parts.
 9. Dance school.
 10. Martial arts school.
 11. Fitness Center.
 - c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
 - d. Ice and roller skating rinks.
 - e. Indoor and outdoor tennis courts.
 - f. Health spas shall be contained in a structure and shall meet the requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.

g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.

h. Farms and agriculture.

i. Child care centers.

III

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

IV

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

V

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT: This Ordinance amends Sections 5-11.1 and 5-12.1 regarding permitted principal uses in the HC and HC-1 Highway Commercial Zones.