

## ORDINANCE#23-2016

### **AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT OLIVE TO AMEND CHAPTER 550, "LAND USE" TO REZONE CERTAIN LANDS FROM THE LI-LIGHT INDUSTRIAL ZONE DISTRICT TO THE GENERAL INDUSTRIAL ZONE DISTRICT AND TO REZONE A SINGLE PARCEL FROM THE FTZ-4 ZONE TO THE GI-GENERAL INDUSTRIAL ZONE IN ACCORDANCE WITH THE AMENDMENT TO THE LAND USE ELEMENT OF THE TOWNSHIP MASTER PLAN ADOPTED BY THE MOUNT OLIVE PLANNING BOARD ON DECEMBER 17, 2015**

**WHEREAS**, the Mount Olive Planning Board adopted an amendment to the Land Use Element of the Township Master Plan on December 17, 2015 wherein certain zoning changes were recommended, and

**WHEREAS**, the Township Council of the Township of Mount Olive is in agreement with the recommendations set forth in the Land Use Plan Amendment to the Township's 2003 Master Plan as adopted by the Mount Olive Planning Board on December 17, 2015 and finds said changes are consistent with the planning and policy objectives of the Township of Mount Olive.

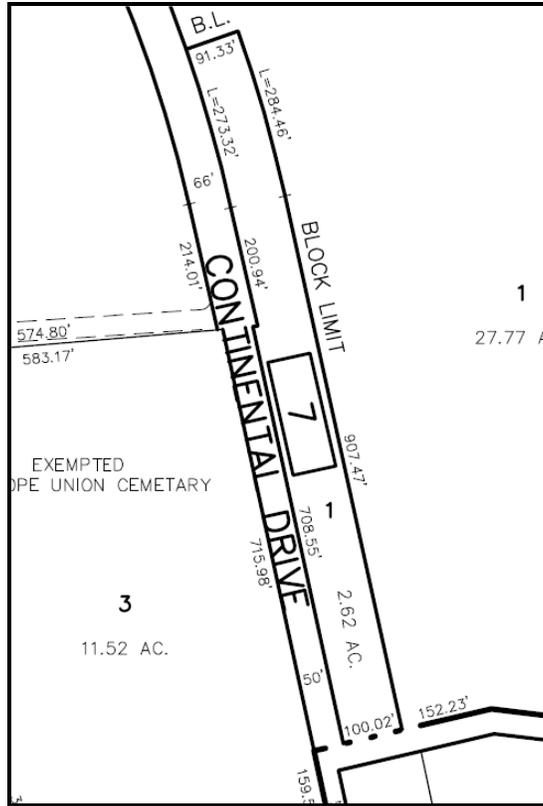
**NOW, THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Mount Olive, County of Morris and State of New Jersey that the Township's Zoning Map be amended to reflect the change of zoning for Lot 1 in Block 7 situate on northeasterly side of Continental Drive from the FTZ-4 classification to the GI-General Industrial zone classification and to reflect the change of zoning for parcels proximate to Waterloo Valley Road, Waterloo Road and Interstate 80 all of which are situate west of the intersection of Waterloo Valley Road and International Drive and consist of Lots 1, 2, 3 in Block 400; Lots 1, 2 in Block 402; Lots 2, 3, 4, 5, 6 in Block 403; Lots 1.01, 1.02, 2, 3 in Block 500; and portions of Lots 4, 5, 6, and 8 in Block 1 from the LI-Light Industrial zone classification to the GI-General Industrial zone classification.

#### **Section 1**

The Zoning Districts and Map, entitled 2011 Zoning Map Township of Mount Olive Morris County, New Jersey as revised through October 13, 2011 by Van Cleaf Engineering Associates, as established in Chapter 550, Land Use, Article VI, Zoning, §550-78, Interpretation and General Provisions, subsection F, shall be amended to incorporate the following changes:

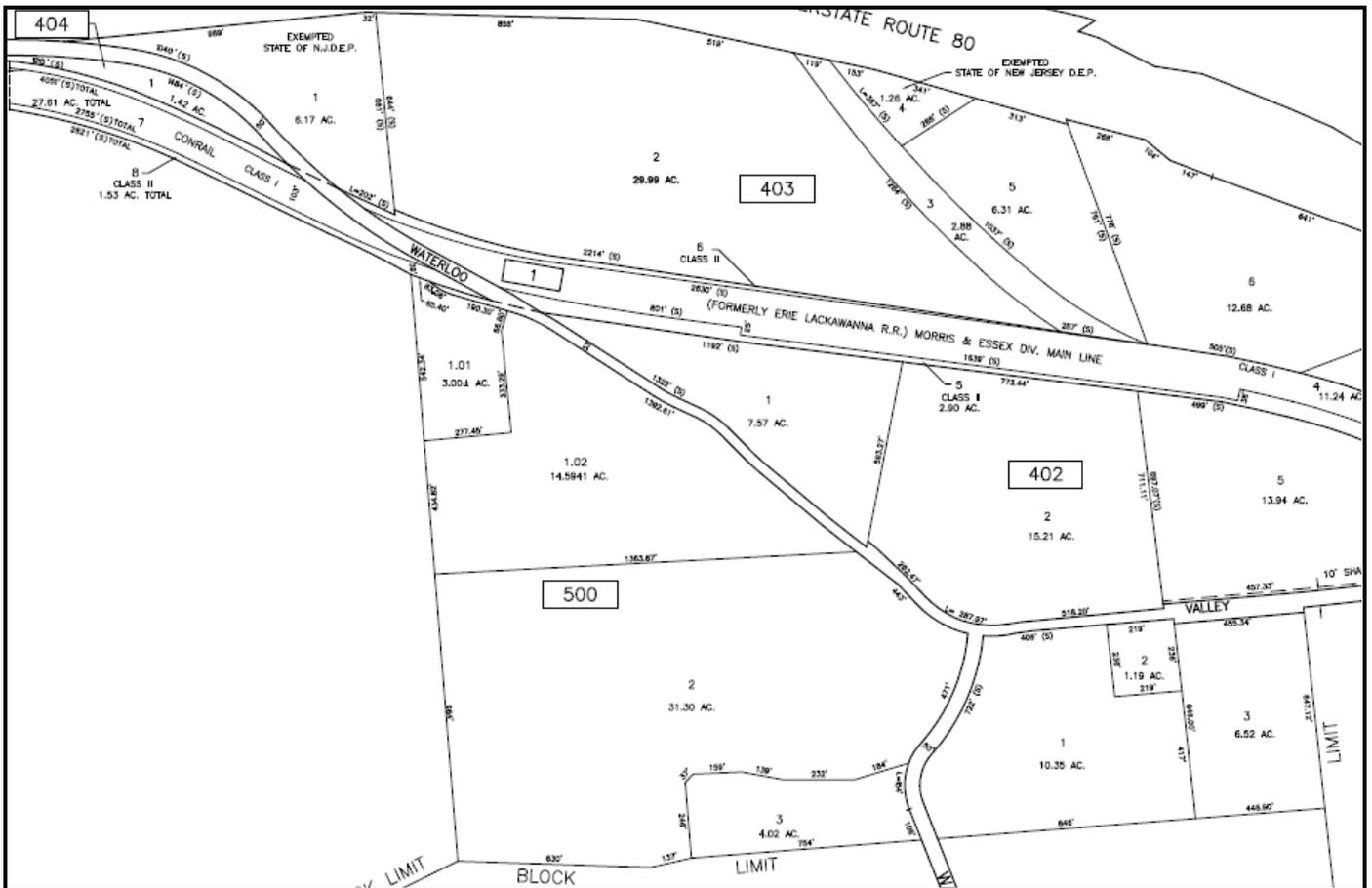
- Lot 1 in Block 7 shall be rezoned from FTZ-4 zone classification to the GI-General Industrial zone classification. (Exhibit 1)
- Lots 1, 2, 3 in Block 400; Lots 1, 2 in Block 402; Lots 2, 3, 4, 5, 6 in Block 403; Lots 1.01, 1.02, 2, 3 in Block 500 and portions of Lots 4, 5, 6, and 8 in Block 1 shall be rezoned from the LI-Light Industrial classification to the GI-General Industrial zone classification. (Exhibit 2)

EXHIBIT 1



SOURCE: MOUNT OLIVE TOWNSHIP TAX MAP 1.03  
DATED MAY 1990 WITH REVISIONS THROUGH OCTOBER 2007

EXHIBIT 2



SOURCE: MOUNT OLIVE TOWNSHIP TAX MAP 4.01

**Section 2**

If any section or subsection of this ordinance shall be found or declared to be invalid, illegal or unconstitutional, that shall not affect the remainder thereof, which shall remain in full force and effect.

**Section 3**

This ordinance shall take effect upon final adoption, publication, and publication of a notice for final adoption and the filing of same with the Morris County Planning Board.

TOWNSHIP OF MOUNT OLIVE

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Joe Nicastro, Council President

ATTEST

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Michelle Masser, Township Clerk