

NOTICE OF INTRODUCTION AND FIRST READING

BOROUGH OF AVALON
CAPE MAY COUNTY
NEW JERSEY

ORDINANCE NO. 848-2022

AN ORDINANCE AMENDING CHAPTER 27 (ZONING) SECTION 27-7.4 (ENCLOSED GARAGES AND OTHER STRUCTURES PERTAINING TO FLOOR AREA RATION [FAR] AND AMENDING ORDINANCE 834-2022

This Ordinance amends ORD 834-2022 which amended and restated ORD 829-2021 and Chapter 27 of the Borough Code, Zoning, as follows:

Section 1: Amends the Borough Code Section 27-7.4 subsection c (1) to add a new section to require property owners to file any and all documents which may be required by Chapter 19, Flood Damage Prevention, in addition to the non-conversion agreement and the deed restriction in order to have enclosed garages and other structures excluded from the Floor Area Ration (FAR) calculation.

Subsection c is further amended by adding a new subsection (5) to provide that whenever there is a conflict between the Zoning Ordinance (Chapter 27) and the Flood Damage Prevention Ordinance (Chapter 19) the provisions of Chapter 19 shall govern and control.

Section 2 requires referral to the Avalon Planning and Zoning Board (APZB) and to adjoining municipalities and the Cape May County Planning Board prior to adoption as required by the New Jersey Municipal Land Use Law.

Section 3 & 4: Provides that all inconsistent ordinances are repealed and that the provisions are severable.

Section 5: The Ordinance will take effect immediately.

This Ordinance was introduced and passed on first reading on July 13, 2022 and will be further considered for second reading, public hearing and final adoption on August 10, 2022 at the Municipal Building, 3100 Dune Drive, Avalon, NJ 08202 at 4:15 p.m.

A copy of the Ordinance is available at no charge from the Borough Clerk's Office, Borough of Avalon, 3100 Dune Drive, Avalon, NJ 08202 between the hours of 8:15 a.m. and 4:15 p.m., Monday through Friday, excluding holidays.

C. DANIELLE NOLLETT
Borough Clerk

Publication date: July 18, 2022