

ORDINANCE # 06 - 14

**AN ORDINANCE OF THE BOROUGH OF MT. ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, TO AMEND ARTICLE VIII OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF MT. ARLINGTON AND TO SUPPLEMENT AND REVISE ARTICLE VIII, §17-27**

**WHEREAS**, the Land Use Board of the Borough of Mt. Arlington (“Board”) directed the professional planner for the Borough, Jessica Caldwell, P.P., to investigate possible amendments to the Borough’s Master Plan and prepare a report thereafter; and

**WHEREAS**, Ms. Caldwell performed the requested investigation and prepared a report entitled, “Planning Report and Proposed Amendment to the Land Use Element of the Master Plan”, dated March 14, 2014; and

**WHEREAS**, Ms. Caldwell in her report articulated her planning analysis and recommendations and included a proposed Future Land Use Map; and

**WHEREAS**, in her report, Ms. Caldwell recommended, *inter alia*, that certain lots be rezoned to different zoning designations, specifically that Lots 23.02 and 39.01 be rezoned from HMC – Hotel, Motel, Conference Center to B-1 – Business; and

**WHEREAS**, the Board engaged in a Master Plan re-examination at a public hearing conducted on April 9, 2014; and

**WHEREAS**, at the conclusion of that public hearing, the Board voted to adopt the Report and accept the amendments to the Master Plan recommended by Ms. Caldwell; and

**WHEREAS**, the governing body for the Borough now wishes to ensure that the zoning ordinances are compatible with the revised Master Plan.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Mt. Arlington, in the County of Morris, State of New Jersey, that the Borough’s Land Use Map as set forth in the Report prepared by Ms. Caldwell be and is hereby accepted as the current Land Use Map for the Borough and same be incorporated in the Borough’s Land Use Element of the Master Plan.

**BE IT FURTHER ORDAINED** that Article VIII, §17-27.1 entitled “Designation of Zones” is amended to eliminate the zone districts set forth therein and replace them with the following:

- RA-7.5 – Single Family Residence
- RA-15 – Single Family Residence
- RA-30 – Single Family Residence
- RA-40 – Single Family Residence
- RG-5 – Multi-Family Residence
- OSGU – Open Space Government Use
- B-1 – Business
- R-C – Resort Commercial
- R – PRD – Planned Residential Development
- HMC – Hotel/Motel/Conference Center
- PUD – Planned Unit Development
- OB – Office Building District
- SRC – Special Residential Cluster
- SRC-B – Special Residential Cluster – B
- Lake Hopatcong

**BE IT FURTHER ORDAINED** that Article VIII, §17-27.2 is amended to specifically identify the Zoning Map for the Borough of Mt. Arlington as being the Land Use Map prepared by J. Caldwell & Associates, LLC, bearing a date of March 11, 2014.

**BE IT FURTHER ORDAINED** the various parts, section and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby; and

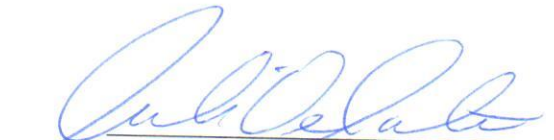
**BE IT FURTHER ORDAINED** that any other ordinance or any part thereof, in conflict with the provisions of this Ordinance, are hereby repealed as to their inconsistencies only; and


**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon final adoption, publication and publication of notice for final adoption, and the filing of same with the Morris County Planning Board.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, introduced on April 15, 2014 and will be further considered after a Public Hearing held on May 6, 2014 at the Municipal Building at 10:00 A.M.

INTRODUCED:  
PUBLISHED:  
ATTEST:

BOROUGH OF MOUNT ARLINGTON  
COUNTY OF MORRIS  
STATE OF NEW JERSEY

  
LINDA DeSANTIS, RMC, Clerk

  
ARTHUR R. ONDISH, Mayor

ADOPTED: