

ORDINANCE NO. 2012-16

**ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY
AMENDING AND SUPPLEMENTING THE CHAPTER XXV, PLANNING AND DEVELOPMENT
REGULATIONS SECTION 25-10.7, "REGULATIONS CONTROLLING R-B2
RESIDENTIAL ZONE DISTRICT"**

Mr. Murphy offered the following ordinance and moved its adoption on final reading:

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter XXV of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "Planning and Development Regulations" is hereby amended and supplemented as follows:

SECTION ONE: Subsection 25-10.7, " Regulations Controlling 'R-B2" Residential Zone District", is hereby amended and supplemented with the addition of the following section: (*strikeouts denote deletions, underlined text denote additions*):

F. Special requirements.

(1) All applications for development in this zone on properties abutting or contiguous with the Navesink River and which require submission of a major site plan, will be accompanied by an Environmental Impact Report (EIR) as provided for in § 25-8.3 of this chapter.

(2) All applications for developments in this zone on properties abutting or contiguous with the Navesink River and which require submission of a major or minor site plan or major subdivision, will include maximum practical provisions for public access to the Navesink River. Unless waived by the Municipal Agency, these provisions will include:

(a) An access easement of 25 feet minimum width along with all river frontage, and

(b) Appropriate provisions for passive enjoyment of river views by residents and the general public.

SECTION TWO: A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

SECTION THREE: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION FOUR: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION FIVE: This Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by Ms. Lewis and adopted on roll call by the following vote:

	Yes	No	Abstain
Ms. Lewis	(x)	()	()
Mr. Zipprich	()	()	(x)
Mr. DuPont	(x)	()	()
Ms. Horgan	(x)	()	()
Ms. Lee	()	()	(x)
Mr. Murphy	(x)	()	()

Dated: July 25, 2012

I hereby certify this to be a true copy of Ordinance No. 2012-16 which was adopted on July 25, 2012.

Municipal Clerk