

**BOROUGH OF ROOSEVELT
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

**ORDINANCE NO.: 2024-11
INTRODUCTION DATE: 09-16-2024
PUBLIC HEARING DATE: 10-21-2024**

**AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE
BOROUGH CODE TO CLARIFY SINGLE-FAMILY DETACHED DWELLINGS
AS PRINCIPAL PERMITTED USES IN THE BOROUGH'S R-40 AND R-100 ZONES**

WHEREAS, the Borough of Roosevelt (the “Borough”) maintains its development regulations in its Zoning Ordinances within the Borough Code; and

WHEREAS, the Borough’s Zoning Officer advises that the definitions of a single-family dwelling within each of the Borough’s residential zones are different; and

WHEREAS, to avoid confusion or misinterpretation, the Mayor & Council find it advisable to revise the Zoning Ordinances to make all of the aforesaid definitions congruent;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Roosevelt, County of Monmouth, State of New Jersey, that Section 4.500: "District Regulations" of the Zoning Ordinances of the Borough Code shall be amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

4.500 DISTRICT REGULATIONS.

This section sets forth use and density regulations by zone district.

DISTRICT R-40 RESIDENTIAL DISTRICT

Purpose: The purpose of this district is to provide for the orderly development and maintenance of established residential areas; to prevent overcrowding of the land; to regulate those uses which are not compatible with residential neighborhoods or the greenbelt principles of the area's original design; and to create conditions which are otherwise conducive to carrying out the purposes of this ordinance.

Principal Permitted Uses:

~~Detached dwellings on individual lots~~ Single-family detached dwellings.

Parks and playgrounds.

Permitted Accessory Uses:

Private garages, storage buildings, swimming pools, tennis courts, and similar facilities pursuant to Section 5.400.

Signs pursuant to Section 6.300.

Home occupations pursuant to Section 6.400.

Conditional Uses:

Garages or storage buildings in excess of maximum dimensions set forth in Section 7.430.

Separate buildings used as workshop or studio.

DISTRICT R-100 RESIDENTIAL/CONSERVATION DISTRICT

Purpose: The purpose of this district is to provide for the careful and orderly development of environmentally sensitive lands and watercourses at the fringe of established residential areas; to protect watersheds, drainage ways, stands of developed trees and other environmentally sensitive areas; to employ where appropriate, transfer of development and other suitable techniques to preserve environmentally sensitive open space and the town's historic greenbelt pattern while maintaining average density; to regulate those uses which are not compatible with the purpose of this district; and to create conditions which are otherwise conducive to carrying out the purposes of this ordinance.

Principal Permitted Uses:

~~One family dwellings on separate lots~~ Single-family detached dwellings.

Permitted Accessory Uses:

Same as R-40.

Conditional Uses:

Private noncommercial recreation facilities such as tennis and swim clubs.

Garages or storage buildings in excess of maximum dimensions set forth in Section 7.430.

Separate buildings used as workshop or studio.

BE IT FURTHER ORDAINED that should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable; and

BE IT FURTHER ORDAINED that, after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning/Zoning Board of the Borough of Roosevelt for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough's Mayor & Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon

(1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16; and

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

ATTEST:

APPROVED

Kathleen Hart, Borough Clerk

Peggy Malkin, Mayor

PUBLIC NOTICE

PLEASE TAKE NOTICE that the foregoing Ordinance was introduced and passed on first reading on the 16th day of September, 2024, at a meeting of the Mayor and Council of the Borough of Roosevelt and will be taken up for final consideration and passage at a scheduled meeting of the Mayor and Council of the Borough of Roosevelt to be held on the 21st day of October, 2024 at the Municipal Building 33. N. Rochdale Avenue, Roosevelt, NJ.

Kathleen Hart, Borough Clerk