

**ORDINANCE NO. 6-2009**

**ORDINANCE OF THE TOWNSHIP OF LIVINGSTON AMENDING CHAPTER 170 OF THE CODE OF THE TOWNSHIP OF LIVINGSTON**

**WHEREAS**, the 2007 Master Plan recommends that discrete areas with significant disparities between permitted uses and actual uses, due to variances or nonconforming uses, should be re-zoned to bring the actual uses to permitted status when consistent with good planning; and

**WHEREAS**, the 2007 Master Plan notes that zone district lines sometimes run through a lot with the result that the lot is a split-zoned lot that straddles two districts, thus necessitating variances in order that the lot can be developed, and the Master Plan recommends adjusting district boundary lines to reduce or eliminate split lots; and

**WHEREAS**, a review of the B and B-1 zoning districts in the vicinity of the intersection of South Livingston Avenue and East Northfield Road, and the R-4 zoning district areas abutting them, identified lots to which the Master Plan recommendations apply;

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Livingston, in the County of Essex, State of New Jersey, as follows:

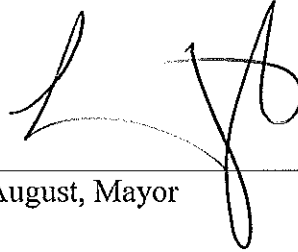
Section 1. The Zoning Map referenced in § 170-86 of the Code of the Township of Livingston, as heretofore amended, is further amended to achieve the rezoning and designation of specific lots as follows

- A. Rezone and designate Lots 20, 21 and 22 in Tax Block 4804, presently in the R-4 Residence District, to the B-1 General Business District; and
- B. Rezone and designate Lot 24 in Tax Block 4804, presently a split-zoned lot in both the B1 General Business District and the R-4 Residence District, to the B-1 General Business District; and
- C. Rezone and designate Lot 8 in Tax Block 4803 and Lot 20 in Tax Block 6900, both presently in the R-4 Residence District, to the B Central Business District, and
- D. Rezone and designate Lots 23 and 24 in Tax Block 6900, presently in the B-1 General Business District, to the B Central Business District; and
- E. Rezone and designate Lot 29 in Tax Block 4803, presently a split-zoned lot in both the B Central Business District and the R-4 Residential District, to the B Central Business District; and
- F. Rezone and designate Lots 42.01 and 58 in Tax Block 2700, presently split-zoned lots in the B-1 General Business District and the R-4 Residence District, to the B-1 General Business District; and
- G. Rezone and designate Lot 59 in Tax Block 2700, presently in the R-4 Residence District, to the B- 1 General Business District; and

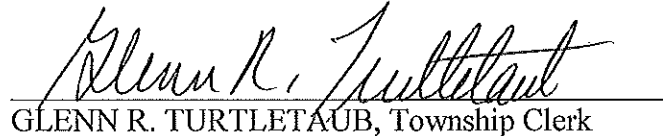
- H. Rezone and designate Lot 7 in Tax Block 4801, presently a split-zoned lot in the B Central Business District and the R-4 Residence District, to the B Central Business District; and
- I. Rezone and designate Lot 9 in Tax Block 4802, presently in the R-4 Residence District, to the B Central Business District; and
- J. Rezone and designate Lot 11 in Tax Block 4802, presently a split-zoned lot in the B-1 General Business District and the R-4 Residence District, to the B-1 General Business District.

Section 2. Except as hereby amended, the Code of the Township of Livingston shall remain in full force and effect.

Section 3. This ordinance shall take effect upon final passage and twenty days from the date of publication in accordance with law.

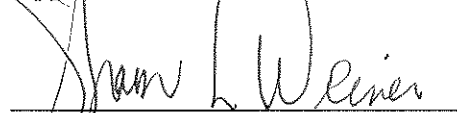


Charles August, Mayor



GLENN R. TURTLETAUB, Township Clerk

Approved as to Form:



SHARON L. WEINER,  
Township Attorney

Introduced: February 2, 2009

Adopted: February 23, 2009