

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by prohibiting flag lots.

**TOWNSHIP OF WARREN
ORDINANCE NO. 14-14**

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN BY DELETING SUBSECTION 16-5.34 ENTITLED "FLAG LOTS STRONGLY DISCOURAGED" AND REPLACING WITH "FLAG LOTS PROHIBITED"

BE IT ORDAINED by the Township Committee of the Township of Warren as follows:

SECTION 1. Section 16-5 entitled "General Regulations" of Chapter XVI entitled "Zoning" of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended by the deletion of subsection 16-5.34 entitled "Flag Lots Strongly Discouraged" in its entirety, and its replacement with the following:

16-5.34 Flag Lots Prohibited.

- a. The creation of flag lots is prohibited.
- b. Any flag lot in existence as of the effective date of this ordinance shall be exempt from this prohibition.

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

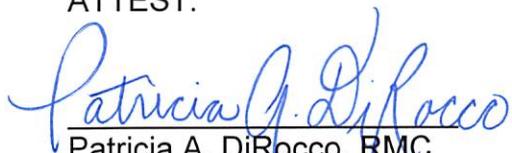
SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Warren, the provisions hereof shall be determined to govern. All other parts, portions and provisions of *The Revised General Ordinances of the Township of Warren* are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15.

SECTION 5. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren 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 Township Committee, 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.

SECTION 6. 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 Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

ATTEST:


Patricia A. DiRocco, RMC
Township Clerk

TOWNSHIP OF WARREN

By: 
Gary P. DiNardo, Mayor

INTRODUCED April 3, 2014

ADOPTED May 15, 2014

EFFECTIVE May 22, 2014