

**MONTAGE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2022-19

**AN ORDINANCE TO AMEND GENERAL LEGISLATION, ARTICLE XII.
ROUTE 206 CENTER DISTRICT (RCD ZONE), DISTRICT OF THE CODE OF
THE TOWNSHIP OF MONTAGUE, COUNTY OF SUSSEX, AND STATE OF
NEW JERSEY**

WHEREAS, the Land Use Board of the Township of Montague and the Mayor and Township Committee deem it to be in the best interest of the residents of the Township to clarify Article XII. Route 206 Center District (RCD Zone), Chapter 76-66. Permitted principal buildings and uses; and

WHEREAS, the Ordinance state in art, "*A. Retail sales and service establishments designed to meet the needs of the nearby community,*" and lists examples of such retail sales and service establishments including grocery store, delicatessen, meat market, drug store, bakery, luncheonette, barber shop, beauty parlor, laundry, tavern, package goods store, restaurant, storage warehouses, bank, pharmacy, cleaners, service station for sale of gas and oil with minor repairs; and,

WHEREAS, the nature of such businesses and establishments are to serve the local community; and

WHEREAS, the Montague Township Land Use Board, Mayor and Township Committee deem that the intent of Ordinance as enacted pursuant to a Master Plan Review was to limit such uses to establishments designed to meet the needs of the nearby community; and

WHEREAS, the Montague Township Land Use Board, Mayor and Township Committee determine that a storage warehouse should be deemed to constitute a service establishment in the nature of a self-storage facility or warehouse facility which could

serve the onsite business operation which would provide storage for a permitted onsite business; and

WHEREAS, the Montague Township Land Use Board, the Mayor and Township Committee find that the Ordinance §76-66 permitted principal buildings and uses is to be amended.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Montague, County of Sussex and State of New Jersey as follows:

MONTAGUE TOWNSHIP ORDINANCES PART II GENERAL LEGISLATION, ARTICLE XII. ROUTE 206 CENTER DISTRICT (RCD ZONE), CHAPTER 76-66. PERMITTED PRINCIPAL BUILDINGS AND USES, A, is amended to state:

A. Retail sales and services establishments designated to meet the needs of the nearby community such as grocery store, delicatessen, meat market, drug store, bakery, luncheonette, barber shop, beauty parlor, laundry, tavern, package goods store, restaurant, bank, pharmacy, cleaners, services station for sale of gas and oil with minor repairs, self-storage facilities and storage warehouses not to exceed 100,000 square feet.

Savings Clause. The remaining sections of Chapter 76 shall remain in full effect.


Inconstancy. All ordinances or parts of ordinance or resolutions that are in conflict with the provisions of this Ordinance are repealed to the extent necessary.


Partial Invalidity. If any article, section, subsection, term or condition of this Ordinance is declared invalid or illegal for any reason, the balance of the Ordinance shall be deemed severable and shall remain in full force and effect.

Effect Date. This Ordinance shall take effect after publication and passage according to law.

Adopted: December 13, 2022

ATTEST:


Eileen DeFabiis, RMC


Richard E. Innella, Mayor

RECORD OF COMMITTEE VOTES				
COMMITTEE MEMBER	AYES	NAYES	ABSTAIN	ABSENT
JOSEPH KRUMPFER	X			
JAMES LEDONNE	X			
FRED MERUSI				X
GEORGE ZITONE	X			
MAYOR RICHARD INNELLA	X			