

## **Memorandum**

ABS 046.15

Dated: July 7, 2007

To: Absecon Planning Board, Master Plan Committee

From: Robert L. Reid, AICP, PP, Board Planner

Re: **Proposed to Change the Absecon City Zoning Map**

### Introduction

The Absecon City Planning Board adopted a Master Plan Reexamination Report and Master Plan Update on May 23, 2006. The Master Plan Reexamination Report and Master Plan Update recommended numerous changes to the Absecon City Zoning Map.

The following proposed Ordinance to change a portion of the Absecon Developmental Ordinance to adopt the new Absecon City Zoning Map created as the result of numerous zone changes.

This ordinance was composed based on discussions with the Planning Board Master Plan Committee members, Planning Board members at numerous meetings while preparing the 2005 Reexamination of the Master Plan. At those meetings we discussed components of the Reexamination Report and the proposed ordinance. This proposed ordinance is consistent with and the 2005 Reexamination Report of the Master Plan.

Upon review and approval by the Planning Board the following proposed ordinance should be referred to City Council with findings that it is consistent with the Master Plan and recommend it be adopted.

NJSA 40:55D-26a states (in part) that prior to the adoption of a development regulation, or amendment thereto, the Planning Board shall make and transmit to the governing body, within 35 days after referral, a report including identifications of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate. Because this proposal originated at the Planning Board and the proposal is consistent with the Master Plan and this proposal is being referred to City Council with the statement that it is consistent with the Master Plan, the City Council does not need to refer it back to the Planning Board prior to final adoption.

ORDINANCE NO. \_\_\_\_ OF 2007  
**Ordinance to change the Absecon City Zoning Map**

Robert L. Reid, AICP, PP

ABS 046.15

July 7, 2007

ORDINANCE NO. \_\_\_\_ OF 2007

**AN ORDINANCE AMENDING ARTICLE II, §224-3 (ZONING MAP;  
INTERPRETATION OF BOUNDARIES )OF THE CODE OF THE CITY OF  
ABSECON TO CHANGE THE ABSECON CITY ZONING MAP.**

**WHEREAS**, the Absecon City Planning Board adopted a Master Plan Reexamination Report and Master Plan Update on May 23, 2006; and

**WHEREAS**, the Master Plan Reexamination Report and Master Plan Update recommended numerous changes to the Absecon City Zoning Map.

**NOW THEREFORE, BE IT ORDAINED** by the Governing Body for the City of Absecon City, County of Atlantic and State of New Jersey, that Chapter 224, Section 3, A of the Absecon Developmental Ordinance is hereby amended and replaced as follows:

**SECTION 1.**

**§ 224-3. ZONING MAP; INTERPRETATION OF BOUNDARIES**

A. Zoning Map and Boundaries. All areas within the boundaries of Absecon City have been assigned to a zoning district. Zoning district boundaries established by this chapter are shown upon the plan entitled "Absecon City Zoning Map" prepared by Robert L. Reid, AICP, PP, dated April 12, 2007 on file at the City Clerk's Office and Planning Board Office), and attached hereto and made a part of hereof, which together with all explanatory matter thereon is declared or be a part of this chapter.

**SECTION 2.**

This Ordinance will take effect upon final passage and publication as required by law.

ORDINANCE NO. \_\_\_\_ OF 2007  
**Ordinance to change the Absecon City Zoning Map**

Robert L. Reid, AICP, PP

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**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed the first reading at a meeting of the City Council of the City of Absecon City, County of Atlantic and State of New Jersey, held on \_\_\_\_\_, and said Ordinance will be further considered for final passage and adoption at a public hearing to be held at the Municipal Complex located at 500 Mill Road, Absecon, New Jersey 08201, on \_\_\_\_\_, at 7:30 p.m. or as soon thereafter as the matter may be reached.

**BY ORDER OF THE MUNICIPAL COUNCIL OF THE CITY OF ABSECON**

Approved: \_\_\_\_\_  
Peter C. Elco, Mayor

Attest: \_\_\_\_\_  
Carie A. Crone, Acting Municipal Clerk

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