

ORDINANCE NO. 5-2025

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN, COUNTY OF MONMOUTH
AMENDING AND SUPPLEMENTING CHAPTER 25, "LAND DEVELOPMENT" OF
THE TOWNSHIP CODE TO REMOVE BLOCK 155, LOTS 2, 3, 4, AND 5 FROM THE
AHO-1 AFFORDABLE HOUSING OVERLAY DISTRICT AND TO REZONE SAID
PARCELS FROM THE "MFG" MANUFACTURING ZONE TO THE "R-65"
RESIDENTIAL ZONE**

WHEREAS, the Township Council of the Township of Aberdeen (the "Township Council") has determined that certain lots within the AHO-1 Affordable Housing Overlay District are no longer appropriate for such designation; and

WHEREAS, the underlying zoning of these lots is currently "MFG" Manufacturing; and

WHEREAS, the Township Council desires to eliminate the AHO-1 Affordable Housing Overlay District designation for these lots and to rezone said lots to the "R-65" Residential Zone; and

WHEREAS, the Township Council has determined that the rezoning of the specified lots promotes the public health, safety, and general welfare of the Township and land use goals of the Township of Aberdeen.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Aberdeen, County of Monmouth and State of New Jersey, that Chapter 25 (Land Development) and the Zoning Map of the Township of Aberdeen are hereby amended as follows:

Section 1. Chapter 25, Section 25-4.17, entitled, "AHO-1 Affordable Housing Overlay District" is hereby amended as follows:

- A. Removal of Certain Lots. Block 155, Lots 2, 3, 4, and 5 are hereby removed from the AHO-1 Affordable Housing Overlay District. Any and all references in the Township Code to the inclusion of these lots in the AHO-1 Affordable Housing Overlay District are hereby deleted.
- B. Deletion of Subsection 25-4.17(A)(2). Subsection 25-4.17(A)(2) is deleted in its entirety. The subsequent Subsection 25-4.17(A)(3) is hereby re-lettered as 25-4.17(A)(2).
- C. Deletion of Subsection 25-4.17(D). Subsection 25-4.17(D), which sets forth development standards for "Site C (Block 155, Lots 2, 3, 4, and 5)," is deleted in its entirety. The subsequent Subsection 25-4.17(E) is hereby re-lettered as 25-4.17(D), and Subsection 25-4.17(F) is hereby re-lettered as 25-4.17(E).

Section 2. Chapter 25, Section 25-3.2, entitled, “Zoning Map”, Subsection 25-3.2(a), entitled, “Zoning Map Amendments” is hereby supplemented by adding the text in bold underlined as follows:

“6. The Zoning Map of the Township of Aberdeen is hereby amended to establish the boundaries of the R-65 Residential Zone District such that the following properties shall be in and permitted to be developed in accordance with the R-65 Single-Family Residential Zone requirements and standards set forth herein:

- **Block 155, Lots 2, 3, 4, and 5.**

The zoning of the properties that was in place at the time of adoption of this Ordinance shall be replaced by the R-65 Residential Zone.”

Section 3. Zoning Map Amendment.

- A. The Official Zoning Map of the Township of Aberdeen is hereby amended in accordance with the provisions of this Ordinance, such that Block 155, Lots 2, 3, 4, and 5 shall be rezoned from the “MFG” Manufacturing Zone to the “R-65” Residential Zone.
- B. The Township Clerk and the Township Engineer are hereby directed to revise the Official Zoning Map to reflect the changes set forth herein.

BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance and are hereby repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect immediately upon adoption and publication according to law.

Introduced: March 20, 2025

Adopted: May 1, 2025