

ORDINANCE #14-13
AMENDING CHAPTER XXV, LAND USE REGULATIONS, OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF KEYPORT WITH RESPECT TO
BUILDING HEIGHT IN AREAS OF SPECIAL FLOOD HAZARD

WHEREAS, by Ordinance #5-13, the Mayor and Council of the Borough of Keyport amended the Flood Prevention Ordinance of the Borough of Keyport, Ord. 15-1 et seq., to revise the elevation requirements for new construction, substantial improvements and the placement of manufactured homes in Areas of Special Flood Hazard; and

WHEREAS, by Ordinance #12-13, the Mayor and Council amended the definition of "building height" in its Flood Prevention Ordinance to affect corresponding changes to the Maximum Height in Areas of Special Flood Hazard; and

WHEREAS, the Mayor and Council desire to further amend said definition to further clarify the instances in which building height may be measured from the applicable minimum elevation requirement under Ordinance 15-5.2.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Keyport as follows:

Section 1. The definition of "Building height" in subsection (a) of Borough Ordinance 25:1-3 ("Definitions") is hereby revised as follows:

Building height shall mean the vertical distance measured from the greater of (1) the mean level of the ground surrounding the building or (2), for a property in an Area of Special Flood Hazard, the applicable minimum elevation requirement under Ordinance 15-5.2, to a point midway between the highest and lowest point of the roof, but not including chimneys, spires, towers, elevator penthouses, tanks and similar projections. The latter shall only apply to structures being raised, constructed or reconstructed to conform with said minimum elevation requirement.

Section 2. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void,

or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section 4. The Borough Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Section 5. This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law, and filing with the Monmouth County Planning Board.

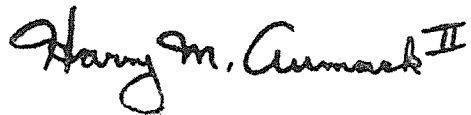
Introduced: August 6, 2013

Public Hearing: September 3, 2013

Adopted: September 3, 2013



Valerie T. Heilweil, RMC
Borough Clerk
Borough of Keyport



Harry M. Aumack, II, Mayor
Borough of Keyport