

ORDINANCE NO. 354

AN ORDINANCE TO AMEND ORDINANCES NO. 156 AND 269 ENTITLED  
"AN ORDINANCE ESTABLISHING LAND USE DEVELOPMENT REGULATIONS AND  
RESTRICTION PURSUANT TO THE MUNICIPAL LAND USE LAW  
(CHAPTER 291, P.L. 1975); ESTABLISHING A ZONING BOARD OF  
ADJUSTMENT AND PLANNING BOARD PURSUANT TO SAID LAW; AND REPEALING  
ALL PRIOR ORDINANCES RELATING TO ZONING AND PLANNING,  
PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS AND PROVISIONS  
THEREOF IN THE VILLAGE OF LOCH ARBOUR, IN THE COUNTY OF MONMOUTH, NEW JERSEY"

BE IT ORDAINED by the Board of Trustees of the Village of Loch Arbour, in the County of Monmouth and State of New Jersey, that the Ordinance referred to in the title hereof is amended and supplemented as follows:

Section 1.

Section 609 (Fences and Walls) is supplemented as adopted as follows:

"Section 609. A. In any district, fences and walls must be set back a minimum of six inches from all property lines. All fences and walls must be installed with the 'good' side of the structure facing outward. Any gate in a fence or wall shall not be higher than the height of the surrounding fence or wall. All heights noted in this Ordinance are intended to be the maximum permitted height, and may be constructed at lesser heights, except for pool fences, which must be the height indicated.

B. A pre-existing, non-conforming fence structure damaged to the extent equal to or greater than 25% of its total linear footage along one property line may not be repaired or replaced unless it conforms to the requirements set forth.

C. Residential Zone: For residential uses, fences shall be permitted to be located in front yard areas, provided that such fences shall not exceed twenty-four (24") inches along the front property line and thirty-six (36") inches in height along the side lot line as measured from ground level as shown on Sketch #3 attached hereto.

2. Corner Lot:

a. A fence or a wall in the front yard shall conform to Section 609.C and 609.C.1.

b. A fence or wall on the side line adjacent to an interior lot shall have a maximum height of six (6') feet as measured from ground level and shall be limited to three (3') feet when extended beyond the principal structure into the front yard.

d. A fence or wall on the rear lot line adjacent to the street shall have a maximum height of three (3') feet as measured from ground level in both front yard areas per Sketch 3 attached hereto.

D. Pool Fence (inground or above ground): The entire pool area, including sidewalk or walkways around the pool, must be surrounded by a fence of not less than four (4') feet as measured from ground level and must have a self-latching gate consistent with the surrounding fence.

Section 2.

Section 625, Sight Triangles is supplemented and adopted as follows:

1. Sight triangles shall be required along property frontage, at the intersection of a driveway and adjacent sidewalk area. The sight triangle shall be measured from a point in the centerline of the driveway measured from the roadway right of way line, to the intersection with adjacent property corner(s) (see sketch #3).

2. Within a sight triangle, no grading, planting or structure shall be erected or maintained more than two (2) feet above the grade of the property as measured from the natural ground elevation.


Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency. All parts of Ordinance No. 156 and its successors not inconsistent herewith are hereby ratified and confirmed.

Section 4. This Ordinance shall take effect immediately upon its final passage and publication as required by law.

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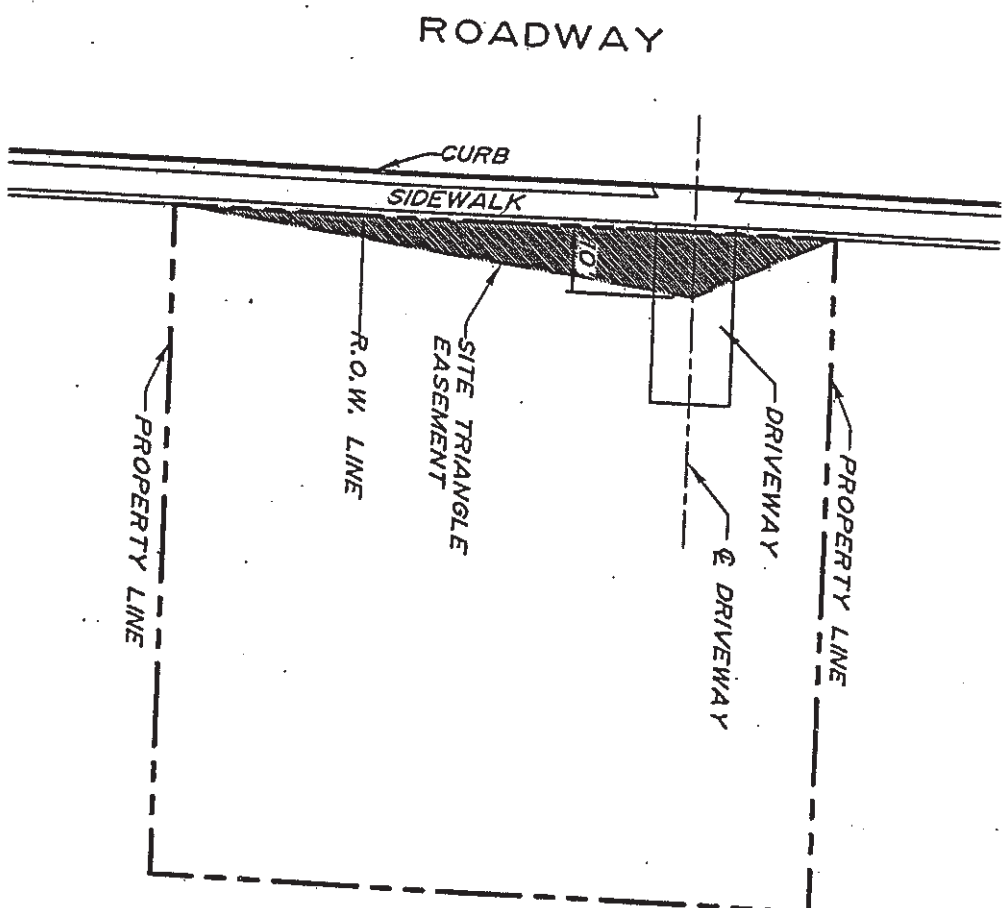
CERTIFICATION

I, LORRAINE CARAFA, CLERK OF THE VILLAGE OF LOCH ARBOUR,  
do hereby certify that the above is a true and exact copy of the  
Ordinance adopted by the Trustees of the Village of Loch Arbour after  
a public hearing thereon held the 4<sup>th</sup> day of November, 2009.

  
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LORRAINE CARAFA, R.M.C.  
Village Clerk

Introduction: October 7, 2009  
First publication: October 15, 2009  
Public hearing: November 4, 2009  
Adoption: November 4, 2009  
Final publication: November 12, 2009

Stephen Foley, Jr., Esq.



TYPICAL SITE TRIANGLE EASEMENT DETAIL

FOR THE  
VILLAGE OF LOCH ARBOUR  
MONMOUTH COUNTY, N.J.

SCALE 1" = 30'

OCT. 7, 2008

PREPARED BY  
LEON S. AVAKIAN, INC.  
CONSULTING ENGINEERS  
NEPTUNE, N.J.