

Bond Case Briefs

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ZONING - NEW JERSEY

Gripenburg v. Township of Ocean

Supreme Court of New Jersey - January 22, 2015 - A.3d - 2015 WL 263913

Landowners brought action against township, challenging validity of zoning ordinance rezoning a large tract of land, including most of landowners' property, from residential and commercial use to an Environmental Conservation district. Following a bench trial, the Superior Court dismissed landowners challenge. The Superior Court, Appellate Division reversed. Township petitioned for certification.

The Supreme Court of New Jersey held that ordinances were valid.

Township zoning ordinances, rezoning a large tract of land from residential and commercial use to an Environmental Conservation district, were a valid exercise of municipal zoning power and were not arbitrary, capricious, or unreasonable; ordinances represented a legitimate exercise of the municipality's power to zone property consistent with its Master Plan and Municipal Land Use Law goals.