

**ORDINANCE NO. 07-03**

**AN ORDINANCE AMENDING CHAPTER 145 “LAND USE”  
OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO REVISE THE  
REQUIREMENTS FOR PERIMETER AGRICULTURAL BUFFERS IN AR ZONING  
DISTRICTS AND TO REVISE THE REVERSE LOT FRONTAGE REQUIREMENTS  
FOR SUBDIVISIONS IN ALL ZONING DISTRICTS**

**BE IT ORDAINED** by the Township Committee of the Township of Pilesgrove in the County of Salem and State of New Jersey, pursuant to the authority conferred by N.J.S.A. 40:55D-1, *et seq.*, “Municipal Land Use Law” that Chapter 145 “Land Use” of the “Code of the Township of Pilesgrove” is hereby amended as follows:

**Revise § 145-17.J. as follows:**

- J. Perimeter Agricultural Buffer. Perimeter Agricultural buffers shall be established around any land development within, or adjacent to, the AR districts in accordance with the following criteria to protect agricultural operations and to preserve the rural landscape:**
- (1) **Buffer width.** The width of the **perimeter** agricultural buffer on the land development tract shall be 150 feet **around the entire perimeter of the tract. Where the tract abuts a public road, the width of the right-of-way may be deducted from the required buffer width.** ~~This~~ **The required width** may be **further** reduced at the discretion of the Planning Board if the buffer area is landscaped in accordance with subparagraph (3) ~~(2)~~ below. If the buffer is not landscaped, **no less than fifty (50) feet** ~~one third of the width~~ **of the buffer measured from the boundary of the land development tract** must be left undisturbed and allowed to revert through the natural succession process. The required buffer shall be exclusive of the minimum lot size requirement.
  - (2) **Filter Strip.** In the event that an adjacent farm drains onto the land development tract or the land development tract will drain onto the farm after development, a filter strip shall be provided within the buffer to control the velocity and quality of the sheet drainage.
  - (3) **Buffer reduction.** The Planning Board may grant a reduction in the width of the **perimeter** agricultural buffer if the buffer area is landscaped in accordance with the Board’s requirements. If the buffer area contains screening planting, the buffer width may be reduced to 100 feet. If a landscaped berm is provided averaging five feet in height and intensively planted with coniferous and deciduous plants to create an effective visual and dust barrier, the buffer width may be reduced to 75 feet. The Planning Board may also require the use of fences or walls to prevent encroachment on the farmland.

- (4) Existing Vegetation. Existing trees, hedgerows, and vegetation shall be considered in determining the appropriate width of the **perimeter** agricultural buffer provided that the existing vegetation will be preserved and/or supplemented. The removal of trees within the buffer shall only be permitted when a landscaping plan showing adequate replacement planting is provided.
- (5) Buffer Activities. The only structures permitted within the agricultural buffer are fences **and** walls ~~and accessory structures~~. Structural and nonstructural stormwater management facilities may be located within the agricultural buffer only if the Planning Board determines that the facilities do not detract from the effectiveness of the buffer.
- (6) Deed restrictions. The **perimeter** agricultural buffers shall be preserved by deed restrictions drawn in favor of Pilesgrove Township to ensure that the Township has the right to enforce the deed restriction. The deed restrictions may be terminated **by the Planning Board** at the request of ~~the~~ an owner **of the land development tract** when it is demonstrated that the adjacent land has not been used for active agricultural use for a period of at least **five** ~~three~~ years.
- (7) Exemption. The Planning Board may waive the requirement for ~~an~~ **a perimeter** agricultural buffer for a minor subdivision or site plan if the application would enhance agricultural purposes or if the developer will provide sufficient perimeter landscaping to screen any residential use.

**Revise § 145-35.A.(9) as follows:**

(9) Subdivisions

- (a) Subdivisions abutting arterial, **major collector, or minor collector** streets shall provide a marginal service road **meeting, at minimum, the requirements for a local street,** ~~or~~ reverse frontage lots with planted buffer strips, or such other means of separation of through and local traffic as the Board may deem appropriate.
- (b) No subdivision ~~showing~~ **proposing** reserve strips controlling access to streets shall be approved except where the **governing body has agreed, upon the Board's recommendation, to accept ownership or dedication of the land comprising such reserve strips, or where the conditions of any alternative proposal for the ownership, control and disposal or other disposition of the** land comprising such **reserve** strips has been placed in the governing body under conditions stipulated or approved by **both** the Board **and the governing body.**

**Add new § 145-35.A.(16) as follows:**

- (16) Classification of Streets. Existing streets within Pilesgrove Township are classified as follows:

**Local Streets** include all streets that are not classified below as Minor Collector Streets, Major Collector Streets, or Arterial Streets.

**Minor Collector Streets:**

Avis Mill Road  
Cedar Lane  
Cemetery Road  
County Home road  
Davis Road  
East Lake Road (Between East Millbrook Road and Woodstown-Alloway Road)  
Featherbed Lane  
Fox Road  
Harrisonville Lake Road  
Layton Road  
Lincoln Road  
Old Salem Road  
Pierson Road  
Robbins Road  
Sharptown-Auburn Road  
Stewart Road  
Williams Road  
Mannington-Yorktown Road

**Major Collector Streets:**

Commissioners Pike (County Route #581)  
Auburn Road (County Route #602)  
Woodstown-Alloway Road (County Route #603)  
Woodstown-Swedesboro Road (County Route #605)  
Alloway-Daretown Road (County Route #614)  
Woodstown-Daretown Road (County Route #615)  
Bailey Street (County Route #616)  
Woodstown-Harrisonville Road (County Route #617)  
Woodstown-Whig Lane Road (County Route #619)  
King's Highway (County Route #620)  
Marlton Road (County Route #636)  
Pointers-Auburn Road (County Route #646)  
Point Airy Road (County Route #660)  
Eldridges Hill-Whig Lane Road (County Route #660)  
Woodstown-Yorktown Road (County Route #672)  
East Millbrook Road  
East Lake Road (Between East Millbrook Road and Eldridges Hill-Whig Lane Road)

**Arterial Streets:**

Harding Highway (U.S. route 40)  
Woodstown-Salem road (State Route 45)

**BE IT FURTHER ORDAINED that:**

**All Ordinances or parts of Ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency**

**If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.**

**This Ordinance shall take effect upon final passage and publication in the manner prescribed by law, and filing with the Salem County Planning Board.**

**NOTICE**

Notice is hereby given the foregoing proposed **Ordinance No. 07-03** was introduced and passed on first reading by the Township Committee of the Township of Pilesgrove, County of Salem, State of New Jersey, at a special meeting held on **February 19, 2007**. A public hearing will be conducted by the Township Committee at a regular meeting to be held on **March 13, 2007 at 7:00 p.m.**, in the Pilesgrove Township Municipal Building, 1180 Route 40, Pilesgrove, New Jersey 08098, after which the Ordinance will be considered for final passage.

ATTEST:

\_\_\_\_\_  
Maureen R. Abdill, Township Clerk

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Ernest A. Bickford, Mayor

**CERTIFICATION**

I hereby certify the above to be a true copy of **Ordinance No. 07-03** that was introduced and passed on second reading by the Pilesgrove Township Committee following a public hearing held on March 13, 2007 at 7:00 PM, at the Pilesgrove Township Municipal Building, 1180 Route 40, Pilesgrove, New Jersey 08098.

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Maureen R. Abdill, Township Clerk

Date: \_\_\_\_\_