

ORDINANCE NO. 07-08

**AN ORDINANCE AMENDING CHAPTER 145 “LAND USE”
OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO REVISE THE
REQUIREMENTS FOR SALES MAPS FOR MAJOR SUBDIVISIONS**

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 § 145-58.B.(6)(e) as follows:

- (e) Concerning major subdivisions only, a Sales Map in the following format and containing the information noted below. The developer of the subject major subdivision shall provide all contract purchasers with a copy of the Sales Map **and other materials specified below** at the time of contract and maintain a record of the contract purchasers’ receipt of the Sales Map for the Township’s reasonable inspection.
- [1] **The Sales Map shall be drawn at a scale of not more than 100 feet to the inch;**
- [2] **The Sales Map shall identify the location of all on-site flood hazard areas, streams, ponds, wetlands, steep slopes and stormwater facilities and, to the extent available from pre-existing public records, such features within 200 feet of the development;**
- [3] **The Sales Map shall show the zoning district classification of all property within the development and within 2,000 feet of the development, both within and outside of the township, including a brief description of the permitted uses in each zoning district;**
- [4] **The Sales Map shall show, by an insert, the development plan for the subject property and all land contiguous thereto for a distance of 2,000 feet from the perimeter of the development, including lands outside of the township, with the following information indicated thereon:**
- [a] The location of all streets, with those streets to be connected to the proposed development clearly highlighted;
- [b] The location of all state, county and township roads, both in existence and/or proposed by any governmental agency having jurisdiction to establish such roads;
- [c] The location of all railroads, power transmission lines and easements, pipelines, rights-of-way for public utilities and any existing utilities;
- [d] The complete right-to-farm provisions contained in §145-40(G) of this chapter shall be prominently shown on the Sales Map sheet, and the developer shall agree to include the aforesaid right to farm provisions in each agreement of sale with the contract purchaser of any of the subject lots.

- [e] The location of all required setback and buffer areas, common open space areas, landscaping easements, and conservation easements, and an indication to whom the open space and easements are to be dedicated.
- [f] If the proposed development is to be governed by a homeowners association, an indication of the areas to be owned and maintained by the homeowners association, a comprehensive discussion of the homeowners association's obligations and responsibilities, a discussion of any private maintenance restrictions on each residential lot, and an estimate of the monthly fees. Complete copies of the recorded declaration of covenants, certificate of incorporation, and bylaws must also be provided to all contract purchasers simultaneously with the sales map.
- [g] A representation of the site's environmental quality based on the approved Environmental Impact Statement.
- [h] A description of public services available in the community.
- [i] If the Township Development Fee ordinance is applicable to the proposed development and building lots may be sold by the developer to a third party for future development of a residential unit, the Sales Map shall clearly disclose to the purchaser of the parcel of their acceptance of the responsibility to pay one-half of the development fee at the time of the issuance of the building permit and one-half of the fee at the time of the issuance of a certificate of occupancy for the future residential unit.
- [j] An indication of any other conditions of approval about which residents should be informed.

- [5] The Sales Map shall show, what homes, if any shall be designated as sample homes, for which certificate of occupancies are not immediately being requested, whether or not a construction trailer for sales will be located on the site, the location thereof, any commercial signage designating the site, temporary parking near or about the sales model, sales trailer, etc. The applicant shall set forth the maximum proposed time each condition shall exist and method to assure the maintenance and removal of each item.

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. 07-08** 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 regular meeting held on April 10, 2007. A public hearing will be conducted by the Township Committee at a regular meeting to be held on May 8, 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

Ernest A. Bickford, Mayor

CERTIFICATION

I hereby certify the above to be a true copy of **Ordinance No. 07-08** that was introduced and passed on second reading by the Pilesgrove Township Committee following a public hearing held on June 12, 2007 at 7:00 p.m., at the Pilesgrove Township Municipal Building, 1180 Route 40, Pilesgrove, New Jersey 08098.

Maureen R. Abdill, Township Clerk

Date: _____