

**ORDINANCE NO. 07-10**

**AN ORDINANCE AMENDING CHAPTER 145 “LAND USE”  
OF THE CODE OF THE TOWNSHIP OF PILESGROVE AND ADOPTING  
NEW CHAPTER 64 “BUILDINGS AND HOUSING”**

**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 Chapter 291, Laws of New Jersey 1975, “Municipal Land Use Law” that Chapter 145 “Land Use” of the “Code of the Township of Pilesgrove” is hereby amended as follows:

**1. Section 145-8.**

§ 145-8 “Definitions” is hereby supplemented to include the following definitions for “intensive land cover farms” and “Lot Area”:

*Intensive land cover farms* are farms that exceed the impervious cover limitation of the zoning district since by their nature these farms require the use of extensive temporary or permanent structures to cover or protect the agricultural product.

*Lot Area* is the area contained within the lot lines, but not including any portion of a street, lake, stream, freshwater wetlands, or agricultural buffers.

**2. Sections 145-9 through §145-22.2.**

§145-9 through §145-22.2 is hereby amended to read as follows (bold underlined text indicates insertion; stricken text indicates deletion):

**§145-9. Zoning districts identified.**

For the purpose of this chapter, the Township of Pilesgrove is hereby divided into ~~fifteen~~<sup>eight</sup> districts as follows:

<b>Symbol</b>	<b>Name of District</b>
PPE	Public/Park/Education
<b><u>CONS</u></b>	<b><u>Conservation</u></b>
<b><u>AR1</u></b>	Agricultural Retention
<b><u>AR2</u></b>	Agricultural Retention
RR	<b><u>Restricted</u></b> <del>Rural</del> Residential
SR	Single-Family Residential
<b><u>SR-5</u></b>	<b><u>Single-Family Residential-5</u></b>
VN	Village Neighborhood
<b><u>NC</u></b> <del>CC</del>	<b><u>Neighborhood</u></b> <del>Community</del> Commercial
<b><u>HC1</u></b>	Highway Commercial 1
<b><u>HC2</u></b>	<b><u>Highway Commercial 2</u></b>

<b>HC3</b>	<b>Highway Commercial 3</b>
<b>PLI LM</b>	<b>Planned Light Industrial</b> Limited Manufacturing
JCOAH	Judicially Ordered COAH [ <del>Added 12-29-2000 by Ord. No. 120013</del> ]
AH-1	Affordable Housing No. 1 [ <del>Added 12-31-2002 by Ord. No. 0207</del> ]

**§ 145-10. Optional planned development alternatives.**

In addition to the permitted uses within each of the designated zoning districts, three types of planned developments are permitted in accordance with the requirements of this chapter on certain lands as follows:

<del>Name of Development</del> <b>Option</b>	Where Permitted
Agricultural Retention Clusters	Within the AR District
Age Restricted Residential Cluster	Where indicated on the Zoning Map within the SR District adjacent to the Marlton Recreation Area
Planned Industrial Development	Within the <b>PLI LM</b> District

**§ 145-11. Zoning Map<sup>2</sup>**

- A. The boundaries of the zoning districts and the areas designated for the optional development alternatives are established on the map entitled “Zoning Map of the Township of Pilesgrove,” dated **January 30, 2007** ~~January 1994, as~~ and amended, which accompanies and is hereby made part of this chapter. ~~Additionally, the Wetlands and 100 Year Flood Boundary Map, dated January 1991, is hereby made part of this chapter for informational purposes. [Amended 9-10-1996 by Ord. No. 96-31]~~
- ~~B. As noted on the Wetlands and 100 Year Flood Boundary Map, the basis for the delineation of the one-hundred-year flood boundary areas were the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency, October 21, 1983, and the basis for the delineation of wetlands was the National Wetlands Inventory prepared by the United States Department of the Interior for the Penns Grove, Woodstown, Pitman West and Alloway Quadrangles and dated 1977.~~
- ~~C. Regarding both the Wetlands and 100 Year Flood Boundary Map, it is recognized that other and possibly different one-hundred-year flood areas and/or wetlands exist in Pilesgrove Township than those indicated on the attached map. Therefore, while the information presented on the attached map is appropriate for general planning purposes, it is not intended to take the place of on-site engineering investigation; the Planning Board or Zoning Board of Adjustment, as the case may be, should consider more detailed and site specific information, such as that information required to be submitted by the applicant as part of a subdivision, site plan and/or variance application, in order to more definitively define the location and extent of the one-hundred-year flood areas and/or wetlands on any lot or tract.~~

**§ 145-12. Interpretation of boundaries.**

- A. Zoning district boundary lines are intended to follow street center lines, railroad right-of-way, streams and lot or property line or the extensions thereof as they exist on lots of record at the time of enactment of this chapter unless otherwise indicated by dimensions on the Zoning Map.
- B. Any dimensions shown on the Zoning Map are in feet and are measured horizontally and, when measured from a street, are measured from the street right-of-way line even if the center line of that street is used for the location of the zoning district line.
- C. The exact location of any disputed zoning district boundary line shall be determined by the **Township Planning Board acting as the** Zoning Board of Adjustment.

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<sup>2</sup> Editor’s Note: The Zoning Map is on file in the Clerk’s office.

- D. The zoning standards, controls and designations apply to every structure, lot and use within each district, and the district lines extend vertically in both directions from ground level.

**§ 145-13. Principal uses and buildings per lot.**

Unless otherwise specifically permitted within this chapter, no more than one principal dwelling or principal building shall be permitted on one lot, and no more than one principal use shall be permitted on one lot.

**§ 145-14. Prohibited uses.**

All uses not expressly permitted by this chapter are prohibited.

**ARTICLE IV  
District Regulations**

**§ 145-15. General district regulations.**

- A. No building shall hereafter be used, erected, altered, converted, enlarged, added to, moved or reduced, wholly or in part, nor shall any lands be designed, used or physically altered for any purpose or in any manner except in conformity with this chapter.
- B. When a lot is formed from part of a lot already occupied by a building, any subdivision shall be affected in such a manner as not to impair any of the requirements of this chapter with respect to the existing building.
- C. No open space provided around any principal building for the purpose of complying with the front, side and/or rear yard provisions of this chapter shall be considered as providing the yard provisions for another principal building.
- D. Model buildings containing dwelling units (one or more) of the type permitted and approved to be sold are permitted subject to Planning Board approval. A model building may be freestanding or combined with a sales center, with the garage portion of a model building used as the sales center, provided that the garage must be converted to its automobile storage function prior to the conveyances of the combined model building/sales center to a purchaser and that any temporary accommodation, such as modified landscaping or walkways, must be removed and restored as otherwise approved by the Planning Board. A model building may receive a temporary certificate of occupancy, provided that all toilet facilities within that portion of a model building not approved to be used as a sales center shall not be functional and shall be labeled "Display Only: Do Not Use."

**§ 145-16. PPE Public, Park and Education.**

- A. Principal permitted uses on the land and in buildings shall be as follows:
  - (1) Educational activities, including the operation of public and private day schools of elementary and/or high school grades licensed by the State of New Jersey.
  - (2) Municipal and county buildings, other governmental offices and other public purpose uses.
  - (3) Public open space, public parks, public recreation and conservation areas.
  - (4) Public libraries and other public, civic and cultural uses.
  - (5) Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- B. Accessory uses permitted shall be as follows:

- (1) Usual recreational facilities, including public swimming pools. (See § 145-36.)
  - (2) Off-street parking and loading. (See Subsection F hereinbelow and § 145-30.)
  - (3) Fences and walls. (See § 145-25.)
  - (4) Public and private garages and storage buildings.
  - (5) Signs. (See Subsection G hereinbelow and § 145-34.)
  - (6) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- C. Maximum building height. No principal building shall exceed 50 feet in height and three stories, and no accessory building shall exceed 35 feet in height and two stories, except as allowed in § 145-39 of this chapter.
- D. Area and yard requirements.
- (1) The minimum lot size shall be ~~five two~~ **five** acres in area, and the minimum lot width and lot depth shall each be ~~400~~ **200** feet.
  - (2) No principal permitted use or structure shall be situated within 50 feet of any street line or rear lot line and 25 feet of any side lot line. No accessory use or structure shall be situated within 25 feet of any lot line and shall be located in the side or rear yard area only.
  - (3) The maximum building coverage shall be 35%.
  - (4) The maximum lot coverage shall be 60%.
- E. General requirements.
- (1) All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
  - (2) No merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container. Adequate provisions for recycling shall be provided.
  - (3) All area not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
  - (4) No wall or fence shall be erected or altered so that said wall or fence shall be over four feet in height in front yards and six feet in height in side and rear yards, except that schools, playgrounds and parks may erect security fences to control ingress and egress, and said fence shall be no more than 10 feet in height and shall be constructed of open chain link. See § 145-25 for additional standards.
- F. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together.
- (1) Libraries shall provide one space per 300 square feet of gross floor area.

- (2) Elementary schools (Grades K-6) shall provide one space per employee; intermediate schools (Grades 7-9) shall provide 1.5 spaces per employee; secondary schools (Grades 10-12) shall provide 2.5 spaces per employee; and in all cases sufficient space for school bus loading and unloading shall be provided.
  - (3) Community or recreation centers shall provide a minimum of 20 spaces plus one space per every 250 square feet of gross floor area used for office space.
  - (4) Parking for all other uses shall be determined at the time of site plan review.
- G. Permitted signs. Each individual use in an individual building may have one sign per street frontage, either freestanding or attached to the building, not exceeding an area equivalent to 10% of the wall surface area of the wall on which the sign is attached or 50 square feet for freestanding signs. Freestanding signs shall be set back at least 10 feet from any street line and 25 feet from any property line. Where an individual activity has direct access from the outside, an unlighted sign not exceeding four square feet identifying the name of the activity also may be attached to the building at the entrance to the activity.

**§ 145-17. AR Agricultural Retention Districts (AR-1; AR-2).**

**A. Intent. The intent of the AR districts is to preserve large contiguous tracts of land and thereby establish a suitable context for a viable agricultural industry. While low-density residential development is permitted, it is clearly secondary to the intent of the AR districts. Any residential development in the AR districts must be designed to mitigate any impacts on adjacent farms.**

**A. B.** Principal permitted uses on the land and in buildings shall be as follows:

- (1) Farms, as defined in § 145-8 of this chapter.
- (2) Intensive land cover farms as defined in § 145-8 of this chapter as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).**
- ~~(2)~~ **(3)** Intensive fowl or livestock farms, as defined in § 145-8 of this chapter as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- ~~(3)~~ **(4)** Detached single-family dwelling units.
- ~~(4)~~ **(5)** Churches.
- ~~(5)~~ **(6)** Commercial stables and riding academies.
- ~~(6)~~ **(7)** Agricultural Retention clusters in accordance with the provisions specified in § 145-41 of this chapter.
- ~~(7)~~ **(8)** Public playgrounds, public conservation areas, public parks and public purpose uses. (See § 145-16 for standards).
- ~~(8)~~ **(9)** Kennels and animal hospitals as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- ~~(9)~~ **(10)** Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- ~~(10)~~ **Planned industrial developments as conditional uses under N.J.S.A. 40:55D-67 (see § 145-38 for standards), provided that the tract(s) directly abut a railroad right of way, serving the use(s) for the purposes of loading and unloading.**

~~(11) Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to standards and requirements for single family dwelling units located with the same district; however, where such residence or shelter houses more than six persons, excluding resident staff, such use shall be deemed a conditional use under N.J.S.A. 40:55D-67. (See § 145-38 for standards).~~

**B. C.** Accessory uses permitted shall be as follows:

- (1) Private residential swimming pools (see § 145-36 for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.
- (2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height **or 120 square feet in floor area.**
- (3) Off-street loading and parking and private residential garages. (See Subsection E herein below and § 145-30).
- (4) Fences and walls. (See § 145-25).
- (5) Home occupations. (See § 145-8 and Subsection G herein below for definition and requirements).
- (6) Signs. (See Subsection F herein below and § 145-34).
- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (8) Roadside stands as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (9) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.
- (10) Residential agriculture. (See § 145-8 for definition).

**C. D.** Maximum building height. No building shall exceed 45 feet in height and three stories except that no dwelling units shall exceed 35 feet in height and 2.5 stories and except further as allowed in § 145-39 of this chapter.

**D. E.** Area and yard requirements shall be as follows:

**AR Zone Bulk Regulations**

Standard	Unit	Detached Dwelling Unit*	Detached Dwelling Unit** (Major Subdivision along Collector Road)	Commercial Stables, Riding Academies and Churches
<i>Principal Building (Minimum)</i>				
<b>Lot area</b>	<b>Acres</b>	<b>2.0</b>	<b>3.0</b>	<b>4.0</b>
<b>Lot frontage</b>	<b>Feet</b>	<b>200</b>	<b>250</b>	<b>300</b>
<b>Lot width</b>	<b>Feet</b>	<b>200</b>	<b>250</b>	<b>300</b>

<b>Lot depth</b>	<b>Feet</b>	<b>300</b>	<b>350</b>	<b>300</b>
<b>Side yard, each</b>	<b>Feet</b>	<b>40</b>	<b>50</b>	<b>75</b>
<b>Front yard</b>	<b>Feet</b>	<b>75</b>	<b>100</b>	<b>75</b>
<b>Rear yard</b>	<b>Feet</b>	<b>75</b>	<b>75</b>	<b>100</b>
<b><i>Accessory Building (Minimum)</i></b>				
<b>Distance to side line</b>	<b>Feet</b>	<b>30</b>	<b>40</b>	<b>40</b>
<b>Distance to rear line</b>	<b>Feet</b>	<b>30</b>	<b>50</b>	<b>50</b>
<b>Distance to other building</b>	<b>Feet</b>	<b>20</b>	<b>40</b>	<b>40</b>
<b><i>Coverage(Maximum)</i></b>				
<b>Building coverage</b>	<b>Percent</b>	<b>4%</b>	<b>4%</b>	<b>10%</b>
<b>Lot coverage</b>	<b>Percent</b>	<b>5%</b>	<b>5%</b>	<b>15%</b>

**Notes:**

**\*Detached dwelling units fronting on local residential streets shall adhere to these bulk standards.**

**\*\*Detached dwelling units fronting on Township collector roads, all County roads, and all State highways shall adhere to these bulk standards. Reverse frontage or marginal access roads may be required for all major subdivisions fronting on Township collector roads, all County roads, and all State highways.**

**\*\*\*Agricultural buffers are excluded from lot area and setback requirements;**

	<u>Detached Dwelling Units</u>	<u>Commercial Stables, Riding Academies and Churches</u>
<i>Principal building (minimum)</i>		
Lot area (acres)	2 <sup>+</sup>	4
Lot frontage (feet)	200	300
Lot width (feet)	200	300
Lot depth (feet)	300	300
Side yard, each (feet)	40	75
Front yard (feet)	75	75
Rear yard (feet)	75	100
<i>Accessory building, minimum (feet)</i>		
Distance to side line	30	40
Distance to rear line	30	50
Distance to other building	20	40
<i>Maximum</i>		
Building coverage	10%	10%
Lot coverage	15%	20%

**NOTES:**

~~<sup>†</sup>Shall be contiguous noncritical acreage and must be appropriately situated for the location and construction of the detached single family dwelling and its appurtenances, including the septic system serving the lot; otherwise, the minimum required lot area shall be five acres.~~

**E. F.** Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. **Driveways serving more than one dwelling unit are prohibited in single-family detached dwelling unit residential developments.** No parking area or driveway shall be located within 10 feet of any property line.

- (1) Detached dwelling units shall provide two spaces per unit.
- (2) Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches).
- (3) Parking for all other uses shall be determined at the time of site plan review.
- (4) See § 145-30 for additional standards.

**F. G.** Permitted signs shall be as follows:

- (1) Detached dwelling units. Information and direction signs as defined in § 145-34A(5).
- (2) Churches, commercial stables and riding academies. One freestanding sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.
- (3) Public purpose uses. See § 145-16G for standards.
- (4) Farms. See § 145-34A(16) for standards.
- (5) See § 145-34 for additional standards.

**G. H.** Home occupations.

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal dwelling unit structure.
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.
- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.
- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the

parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.

- (7) There shall be not exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § 145-34 for additional standards.

~~H. I.~~ Recreation. Recreation areas shall be provided for residential subdivisions in accordance with the requirements in § 145-42A of this chapter.

**J. Agricultural Buffer.** 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:

- (1) **Buffer width.** The width of the agricultural buffer on the land development tract shall be 150 feet. This width may be reduced at the discretion of the Planning Board if the buffer area is landscaped in accordance with subparagraph (2) below. If the buffer is not landscaped, one third of the width 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 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 reduce 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 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, 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 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 at the request of an owner when it is demonstrated that the adjacent land has not been used for active agricultural use for a period of at least three years.

(7) Exemption. The Planning Board may waive the requirement for an 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.

**§ 145-18 RR Restricted Rural-Residential; ~~SR Single-Family Residential.~~**

**A. Intent. The intent of the Restricted Residential (RR) district is to preserve the rural and agricultural character of the Township by permitting very low-density residential development that is compatible with the rural character of the Township and with the complex physical characteristics of this district.**

**A. B. Principal permitted uses on the land and in buildings shall be as follows:**

- (1) Farms, as defined in § 145-8 of this chapter.
- (2) *Intensive fowl or livestock farms in the RR District only* as defined in § 145-8 of this chapter as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (3) Intensive land cover farms as defined in § 145-8 of this chapter as conditional uses under N.J.S.A. 40:55D-67.** (See § 145-38 for standards).
- ~~(3)~~ **(4)** Detached single-family dwelling units.
- ~~(4)~~ **(5)** Public playgrounds, public conservation areas, public parks, public open space and public purposes uses. (See § 145-16 for standards).
- ~~(5)~~ **(6)** Churches.
- ~~(6)~~ **(7)** Age Restricted Residential Cluster in the SR District only in accordance with the provisions specified in § 145-41 of this chapter.
- ~~(7)~~ **(8)** Public utilities as conditional uses under N.J.S.A. 40-55D-67. (See § 145-38 for standards).
- ~~(8)~~ ~~Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to standards and requirements for single-family dwelling units located within the same district; however, where such residence or shelter houses more than six persons, excluding resident staff, such use shall be deemed a conditional use under N.J.S.A. 40:55D-67 and subject to the standards in § 145-38.~~

**B. C.** Accessory uses permitted shall be as follows:

- (1) Private residential swimming pools (see § 145-36 for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.
- (2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height **and 120 square feet in area.**
- (3) Off-street loading and parking and private garages, either attached or detached. (See Subsection E herein below and § 145-30).
- (4) Fences and walls. (See § 145-25).
- (5) Home occupations. (See § 145-8 for definition and Subsection G herein below).
- (6) Signs. (See Subsection F herein below and § 145-34).

- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (8) Roadside stands as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (9) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.
- (10) Residential agriculture. (See § 145-8 for definition).

**C. D.** Maximum building height. No principal building shall exceed 35 feet in height and 2.5 stories, and no accessory building shall exceed 25 feet in height and two stories except that churches shall not exceed 50 feet and except further as allowed in § 145-39 of this chapter.

**D. E.** Area and yard requirements shall be as follows:

**RR Zone Bulk Regulations**

<b>Standard</b>	<b>Unit</b>	<b>Detached Dwelling Unit</b>	<b>Detached Dwelling Unit (Major subdivision along Collector Road)</b>	<b>Churches</b>
<b><i>Principal Building (Minimum)</i></b>				
<b>Lot area</b>	<b>Acres</b>	<b>2.0</b>	<b>3.0</b>	<b>4.0</b>
<b>Lot frontage</b>	<b>Feet</b>	<b>200</b>	<b>250</b>	<b>300</b>
<b>Lot width</b>	<b>Feet</b>	<b>200</b>	<b>250</b>	<b>300</b>
<b>Lot depth</b>	<b>Feet</b>	<b>300</b>	<b>350</b>	<b>300</b>
<b>Side yard, each</b>	<b>Feet</b>	<b>40</b>	<b>50</b>	<b>75</b>
<b>Front yard</b>	<b>Feet</b>	<b>75</b>	<b>100</b>	<b>75</b>
<b>Rear yard</b>	<b>Feet</b>	<b>75</b>	<b>75</b>	<b>100</b>
<b><i>Accessory Building (Minimum)</i></b>				
<b>Distance to side line</b>	<b>Feet</b>	<b>30</b>	<b>40</b>	<b>40</b>
<b>Distance to rear line</b>	<b>Feet</b>	<b>30</b>	<b>50</b>	<b>50</b>
<b>Distance to other building</b>	<b>Feet</b>	<b>20</b>	<b>40</b>	<b>40</b>
<b><i>Coverage (Maximum)</i></b>				
<b>Building coverage</b>	<b>Percent</b>	<b>4%</b>	<b>4%</b>	<b>10%</b>
<b>Lot coverage</b>	<b>Percent</b>	<b>5%</b>	<b>5%</b>	<b>15%</b>

**Detached Dwelling Units**

\_\_\_\_\_ **RR** \_\_\_\_\_ **SR** \_\_\_\_\_ **Churches**

\_\_\_\_\_ *Principal building (minimum)*

Lot area (acres)	2 <sup>+</sup>	1 <sup>+</sup>	4
Lot frontage (feet)	200	150	300
Lot width (feet)	200	150	300
Lot depth	300	200	300
Side yard, each (feet)	40	30	75
Front yard (feet)	75	50	75
Rear yard (feet)	75	50	100
<i>Accessory building, minimum (feet)</i>			
Distance to side line	30	15	40
Distance to rear line	30	15	50
Distance to other building	20	20	40
<i>Maximum</i>			
Building coverage	10%	10%	10%
Lot coverage	15%	15%	20%

**NOTES:**

<sup>+</sup>Shall be contiguous noncritical acreage and must be appropriately situated for the location and construction of the detached single family dwelling and its appurtenances, including the septic system serving the lot; otherwise, the minimum required lot area shall be five acres.

**E. F.** Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 10 feet of any property line.

- (1) Detached dwelling units shall provide two spaces per unit.
- (2) Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches).
- (3) See § 145-30 for additional standards.

**F. G.** Permitted signs shall be as follows:

- (1) Detached dwelling units. Information and direction signs as defined in § 145-34A(5).
- (2) Churches. One freestanding sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.
- (3) See § 145-34 for additional standards.

**G. H.** Home occupations.

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal structure.
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.

- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.
- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § 145-34 for additional standards.

**H. I.** Recreation. Recreation areas shall be provided for residential subdivisions in accordance with the requirements in § 145-42A of this chapter.

**§ 145-18.1 SR Single-Family Residential.**

**A. Intent. The intent of the Single Family Residential (SR) district is provide for low-density residential development in an area that is generally suited for that development. The overall intensity of residential development would be determined by nitrate dilution modeling to ensure the protection of groundwater resources. Any land development in the SR district shall be designed with superior land planning principles.**

**A. B. Principal permitted uses on the land and in buildings shall be as follows:**

- (1) Farms, as defined in § 145-8 of this chapter.**
- (2) Intensive land cover farms as defined in § 145-8 of this chapter as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).**
- (3) Detached single-family dwelling units.**
- (4) Public playgrounds, public conservation areas, public parks, public open space and public purposes uses. (See § 145-16 for standards).**
- (5) Churches.**
- (6) Age Restricted Residential Cluster in the SR District only in accordance with the provisions specified in § 145-41 of this chapter.**
- (7) Public utilities as conditional uses under N.J.S.A. 40-55D-67. (See § 145-38 for standards).**

(8) ~~Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to standards and requirements for single family dwelling units located within the same district; however, where such residence or shelter houses more than six persons, excluding resident staff, such use shall be deemed a conditional use under N.J.S.A. 40:55D-67 and subject to the standards in § 145-38.~~

**B. C. Accessory uses permitted shall be as follows:**

- (1) Private residential swimming pools (see § 145-36 for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.**
- (2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height and 120 square feet in area.**
- (3) Off-street loading and parking and private garages, either attached or detached. (See Subsection E herein below and § 145-30).**
- (4) Fences and walls. (See § 145-25).**
- (5) Home occupations. (See § 145-8 for definition and Subsection G herein below).**
- (6) Signs. (See Subsection F herein below and § 145-34).**
- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).**
- (8) Roadside stands as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).**
- (9) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.**
- (10) Residential agriculture. (See § 145-8 for definition).**

**C. D. Maximum building height. No principal building shall exceed 35 feet in height and 2.5 stories, and no accessory building shall exceed 25 feet in height and two stories except that churches shall not exceed 50 feet and except further as allowed in § 145-39 of this chapter.**

**D. E. Area and yard requirements shall be as follows:**

**SR Zone Bulk Regulations**

Standard	Unit	Detached Dwelling Unit	Cluster option	Churches
<i>Principal Building (Minimum)</i>				
Lot area	Acres	1.0	0.75	4.0
Lot frontage	Feet	150	125	300
Lot width	Feet	150	125	300

Lot depth	Feet	200	175	300
Side yard, each	Feet	30		75
Front yard	Feet	50		75
Rear yard	Feet	50		100
<i>Accessory Building (Minimum)</i>				
Distance to side line	Feet	15		40
Distance to rear line	Feet	15		50
Distance to other building	Feet	20		40
<i>Coverage(Maximum)</i>				
Building coverage	Percent	8%		10%
Lot coverage	Percent	12%		15%

**E. F. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 10 feet of any property line.**

- (1) Detached dwelling units shall provide two spaces per unit.**
- (2) Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches).**
- (3) See § 145-30 for additional standards.**

**F. G. Permitted signs shall be as follows:**

- (1) Detached dwelling units. Information and direction signs as defined in § 145-34A(5).**
- (2) Churches. One freestanding sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.**
- (3) See § 145-34 for additional standards.**

**G. H. Home occupations.**

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal structure.**
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.**
- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.**
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.**

- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § 145-34 for additional standards.

H. I. Recreation. Recreation areas shall be provided for residential subdivisions in accordance with the requirements in § 145-42A of this chapter.

§ 145-18.2 SR-5 Single-Family Residential-5.

A. Intent. The intent of the SR-5 district is to provide for moderate density residential development in an area adjacent to Woodstown that is served by water and sewer infrastructure. The purpose of the SR-5 district is to recognize pre-existing development in this area and to establish standards that are appropriate for that district. The reference is based on the fact that the minimum lot size would accommodate about five (5) units per acre.

B. Principal permitted uses on the land and in buildings shall be as follows:

- (1) Detached single-family dwelling units.
- (2) Public playgrounds, public conservation areas, public parks, public open space and public purposes uses. (See § 145-16 for standards).
- (3) Churches.
- (4) Public utilities as conditional uses under N.J.S.A. 40-55D-67. (See § 145-38 for standards).

C. Accessory uses permitted shall be as follows:

- (1) Private residential swimming pools (see § 145-36 for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.
- (2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height and 120 square feet in area.
- (3) Off-street loading and parking and private garages, either attached or detached. (See Subsection E herein below and § 145-30).
- (4) Fences and walls. (See § 145-25).
- (5) Home occupations. (See § 145-8 for definition and Subsection G herein below).
- (6) Signs. (See Subsection F herein below and § 145-34).

(7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).

D. Maximum building height. No principal building shall exceed 35 feet in height and 2.5 stories, and no accessory building shall exceed 25 feet in height and two stories except that churches shall not exceed 50 feet and except further as allowed in § 145-39 of this chapter.

E. Area and yard requirements shall be as follows:

*SR-5 Zone Bulk Regulations*

Standard	Unit	Detached Dwelling Unit	Churches
<i>Principal Building (Minimum)</i>			
Lot area	Square Feet	8,000	25,000
Lot frontage	Feet	70	150
Lot width	Feet	70	150
Lot depth	Feet	100	150
Side yard, each	Feet	15	25
Front yard	Feet	35	50
Rear yard	Feet	25	35
<i>Accessory Building (Minimum)</i>			
Distance to side line	Feet	10	15
Distance to rear line	Feet	15	25
Distance to other building	Feet	15	20
<i>Coverage (Maximum)</i>			
Building coverage	Percent	20%	10%
Lot coverage	Percent	30%	15%

F. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 10 feet of any property line.

- a. Detached dwelling units shall provide two spaces per unit.
- b. Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches).
- c. See § 145-30 for additional standards.

G. Permitted signs shall be as follows:

- (1) Detached dwelling units. Information and direction signs as defined in § 145-34A(5).
- (2) Churches. One freestanding sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.
- (3) See § 145-34 for additional standards.

**H. Home occupations.**

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal structure.**
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.**
- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.**
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.**
- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.**
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.**
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § 145-34 for additional standards.**

**§ 145-19. VN Village Neighborhood.**

**A. Intent. The intent of this planning district is to designate and reinforce the Sharptown hamlet and to encourage in-fill development that is compatible with the existing intensity and character of the village.**

**A. B.** Principal permitted uses on the land and in buildings shall be as follows:

- (1) Detached single-family and two-family dwelling units.
- (2) Churches.
- (3) Professional offices limited to those professional occupations licensed by the components of the State of New Jersey Department of Law and Public Safety, Division of Consumer Affairs.
- (4) Shops and stores for the retail sales of antiques, books, confections, drugs, dry goods, flowers, gifts, notions, stationery and other similar goods. Food stuff and beverages also are included, provided that no distribution activities or fast-food convenience stores shall be permitted.

- (5) Food service establishments, including sit-down restaurants with waitress service, coffee shops, bakery, pastry, candy, confectionery or ice cream shops, provided that no distribution activities or fast-food restaurants shall be permitted.
- (6) Personal service shops dealing directly with customers, including beauty shops, barbershops, shoe repair and other similar uses.
- (7) Residential flats, provided that:
  - (a) Residential flats shall be located within the 1 ½ stories above permitted commercial or office uses located on the first floor, except that no residential flat or portion thereof shall be situated above a restaurant or any use which utilizes either a condenser or compressor within its net habitable floor area.
  - (b) If the second floor of a building contains a residential flat, no directly contiguous nonresidential use shall be permitted on that floor.
  - (c) Each residential flat shall have access provided by an outside entrance or stairway.
  - (d) Each residential flat shall contain at least one bedroom and shall consist in aggregate of a minimum net habitable floor area of 600 square feet.

**B. C.** Accessory uses permitted shall be as follows:

- (1) Private residential swimming pools (see § 145-36 for standards) and other usual recreational facilities, customarily associated with residential dwelling units.
- (2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height **and 120 square feet in area**.
- (3) Off-street loading and parking and private garages, either attached or detached. (See Subsection F herein below and § 145-30).
- (4) Fences and walls. (See § 145-25).
- (5) Home occupations. (See § 145-8 for definition and Subsection H herein below).
- (6) Signs. (See Subsection G herein below and § 145-34).
- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards).
- (8) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

**C. D.** Maximum building height. No principal building shall exceed 35 feet in height and 2.5 stories, and no accessory building shall exceed 25 feet in height and two stories, except that churches shall not exceed 50 feet and except further as allowed in § 145-39 of this chapter.

**D. E.** Area and yard requirements shall be as follows:

	<b><u>Detached Single-Family Dwellings</u></b>	<b><u>Two-Family Dwellings</u></b>	<b><u>Professional and Retail Uses</u></b>	<b><u>Churches</u></b>
<i>Principal building (minimum)</i>				
Lot area (acres)	0.5 <sup>1</sup>	1 <sup>1</sup>	1	2
Lot frontage (feet)	100	150	150	200
Lot width (feet)	100	150	150	200
Lot depth (feet)	150	150	150	300
Side yard, each (feet)	20	30	25	40
Front yard (feet)	30 <sup>2</sup>	30 <sup>2</sup>	40 <sup>2</sup>	50 <sup>2</sup>
Rear yard (feet)	35	35	50	50
<i>Accessory building, minimum (feet)</i>				
Distance to side line	15	15	20 <sup>3</sup>	30 <sup>3</sup>
Distance to rear line	15	15	20 <sup>3</sup>	30 <sup>3</sup>
Distance to other building	20	20	20	30
<i>Maximum</i>				
Building coverage	15%	15%	20%	10%
Lot coverage	25%	25%	60%	20%

**NOTES:**

<sup>1</sup>Shall be contiguous noncritical acreage and must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the septic system serving the lot.

<sup>2</sup>Where a lot abuts an arterial or major collector road, the minimum required front yard setback shall be increased an additional 20 feet for the front yard area measured from the arterial or major collector right-of-way line.

<sup>3</sup>Where a nonresidential use abuts a residential use or district, the minimum setbacks for accessory buildings shall apply to any accessory structures, off-street parking, driveways, aisles, loading or other accessory uses.

**E. F.** General requirements for nonresidential uses.

- (1) One building may contain more than one use, provided that the total building and lot coverage of the combined uses does not exceed the maximums specified for the district and, provided, further, that each use occupies a minimum gross floor area of 500 square feet.
- (2) Display or storage.
  - (a) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside.

- (b) Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential use or district shall be suitably finished for aesthetic purposes and shall be compatible in design and scale to the surrounding residential areas. All commercial and office buildings shall have a gable, hip, gambrel or mansard roof (or other dual-pitched, single-ridge roof).
- (5) The minimum setback area shall include a planted buffer of 10 feet in width along any common property line with a residential district or use.
- (6) Each building shall provide at least one off-street loading space and one trash and garbage pickup location in accordance with the provision set forth in § 145-20G.
- (7) At least the first 15 feet adjacent to any street line and 10 feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn areas or ground cover and landscaped with evergreen shrubbery.

**F. G.** Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together. No parking area or driveway shall be located within 10 feet of any property line.

- (1) Dwelling units shall provide two spaces per unit.
- (2) Churches shall provide one space per every four permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches).
- (3) Professional offices shall provide one space per every 250 square feet of gross floor area or part thereof.
- (4) Retail and service activities shall provide one space per every 200 square feet of gross floor area or part thereof.
- (5) See § 145-30 for additional standards.

**G. H.** Permitted signs shall be as follows:

- (1) Detached dwelling units. Information and direction of signs as defined in § 145-34A(5).
- (2) Churches. One freestanding sign not exceeding 15 square feet in area, 10 feet in height and set back at least 10 feet from all street lines and at least 50 feet from all property lines, plus one attached sign not exceeding eight square feet in area.
- (3) Professional offices, retail and service activities. One major sign, either freestanding or attached, not exceeding 10% of the front façade of the building or 50 square feet in area, whichever is smaller. If freestanding, the sign shall be set back at least 20 feet from all street and property lines. Where a principal use occupying at least 50 square feet of segregated area has direct access

from the outside, a sign not exceeding four square feet in area, identifying the name of the activity, may also be attached to the building at the entrance.

- (4) See § 145-34 for additional standards.

**H. I.** Home occupation.

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal structure.
- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.
- (3) No person other than members of the household residing on the premises plus one outside employees or other assistant shall be engaged in the occupation.
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.
- (5) The home occupation shall not generate the business or care of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles at any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation. No other vehicle(s) owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicle(s) shall be parked overnight or stored on a street.
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way an property lines. See § 145-34 for additional standards.

**§ 145-20. NCC Neighborhood Community Commercial.**

**A. The intent of the Neighborhood Commercial zoning district is to provide for a location for retail and service uses that are oriented to local residents rather than the traveling public.**

**A. B.** Principal permitted uses on the land and in buildings shall be as follows:

- (1) Retail sales of goods.
- (2) Retail sales of personal services and minor appliance or office machinery repair, excluding commercial dry-cleaning establishments and nonportable appliances, equipment or machine services or any type of service which requires truck, van or trailer pickup or delivery of the equipment or item to be serviced.

- (3) Delicatessens, bakeries, candy stores, food markets and grocery **stores less than 25,000 square feet in floor area** provided that no other activities associated with other permitted principal uses are conducted on the site;
- (4) Banks, including drive-in facilities.
- (5) Offices and office buildings.
- (6) Restaurants, bars, nightclubs and taverns, excluding drive-in facilities and delivery service.
- (7) Child-care centers.
- (8) Detached single-family dwelling units existing prior to March 1, 1993, in accordance with the SR District requirements.
- (9) Service stations and public garages as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (10) Neighborhood shopping centers in which no single commercial building or use exceeds 25,000 square feet in area;**

**B. C.** Accessory uses permitted shall be as follows:

- (1) Off-street loading and parking and private garages, either attached or detached. (See Subsection F hereinbelow and § 145-30.)
- (2) Storage buildings not exceeding 15 feet in height **and 200 square feet in area.**
- (3) Fences and walls. (See § 145-25.)
- (4) Signs. (See Subsection H hereinbelow and § 145-34.)
- (5) Usual recreational facilities customarily associated with residential dwelling units, including private residential swimming pools. (See §145-36 for standards.)
- (6) Home occupations accessory to detached single-family dwelling units. (See § 145-8 for definition and § 145-19H for standards.)
- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (8) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place and are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.
- (9) Residential agriculture accessory to detached single-family dwelling units. (See § 145-8 for definition.)

**C. D.** Maximum building height. No building shall exceed 35 feet in height and 2.5 stories except as allowed in § 145-39 of this chapter.

**D. E.** Area and yard requirements shall be as follows:

**Retail and Other Individual Uses**

Principal building (minimum)	
Lot area (acres)	1
Lot frontage (feet)	150
Lot width (feet)	150
Lot depth (feet)	175
Side yard, each (feet)	25
Front yard (feet)	60
Rear yard (feet)	50
Accessory building, minimum (feet)	
Distance to side line	20
Distance to rear line	20
Distance to other building	20
Maximum	
FAR	0.15%
Lot coverage	55%

**E. F.** General requirements.

- (1) One building may contain more than one use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified for the district and, further, provided that each use occupies a minimum gross floor area of 500 square feet.
- (2) Display or storage.
  - (a) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside.
  - (b) Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes and shall be compatible in design and scale to the surrounding residential areas. All buildings shall have a gable, hip, gambrel or mansard roof (or other dual-pitched, single-ridge roof).
- (5) The minimum setback area shall include a planted buffer of 10 feet in width along any common property line with a residential district or use.
- (6) At least the first 15 feet adjacent to any street line and 10 feet adjacent to any property line shall not be used for parking and shall be planted and maintained in lawn area or ground cover and landscaped with evergreen shrubbery.

**F. G.** Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different

specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together.

- (1) Retail and service activities shall provide parking at the ratio of one parking space per 200 square feet of gross floor area or part thereof.
- (2) Banks and offices shall provide parking at the ratio of one parking space per 250 square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least eight automobiles per drive-in window for queuing purposes.
- (3) Restaurants, bars, nightclubs and taverns shall provide one parking space for every three seats but in all cases a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.
- (4) Child-care centers shall provide parking at a ratio of one parking space per employee plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.
- (5) Parking areas for individual use shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s) where feasible, to minimize access points to the street.
- (6) See § 145-30 for additional standards.

**G. H.** Minimum off-street loading.

- (1) Each principal use shall provide for off-street loading and unloading with adequate ingress and egress from streets and with adequate space for maneuvering and shall provide such area at the side or rear of the building. Each space shall be at least 15 feet by 40 feet, and a minimum of one space shall be provided for each building. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location, including provision for recyclable materials collection provided by each building, which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions; and if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions.

**H. I.** Permitted signs.

- (1) Each principal commercial building may have one major sign, either freestanding or attached, not exceeding 10% of the front façade of the principal building or 50 square feet, whichever is smaller. Freestanding signs shall be set back at least 25 feet from all street and property lines. Where a principal use occupying at least 750 square feet of segregated area has direct access from the outside, a sign not exceeding eight square feet in area identifying the name of the activity shall also be permitted. Such additional sign(s) shall be either attached flat against the building at the entrance to the activity or suspended in perpendicular fashion from a roof over a common walkway. Suspended signs shall be no closer than eight feet at their lowest point to the finished grade below.
- (2) See § 145-34 for additional standards.

**§ 145-21. HC Highway Commercial. Districts HC-1, HC-2, HC-3**

**A. The intent of the Highway Commercial Zoning Districts is to provide for the location of diverse retail and service uses serving the community and region along major highway.**

**A. B.** Permitted principal uses on the land and in buildings shall be as follows:

- (1) Any principal permitted use in the NCCC District except for detached single-family dwelling units.
- (2) Theaters.
- (3) Indoor recreational uses, such as bowling alleys.
- (4) Shopping centers comprised of the preceding uses except that service stations and child-care centers are excluded.
- (5) Retail sales of goods and services related to home improvement, major appliance and equipment repair, commercial dry cleaning and other similar services.
- (6) Hotels and motels.
- (7) Funeral homes.
- (8) Automobile sales through franchised new car dealers.
- (9) Garden centers engaged in the retail sales of living plant material and related garden equipment. Outside storage, sale or display areas shall not exceed four times the building coverage and shall be used for storage, sale and display of living plant material only.
- (10) Car washes as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (11) Fast-food convenience stores as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (12) Fast-food restaurants, including drive-ins, as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (13) Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See §145-38 for standards.)
- (14) Truck and bus terminals and facilities as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)

**B. C.** Accessory uses permitted shall be as follows:

- (1) Off-street loading and parking and private garages to house delivery trucks or other commercial vehicles. (See Subsection F hereinbelow and § 145-30.)
- (2) Signs. (See Subsection H hereinbelow and § 145-34.)
- (3) Fences and walls. (See § 145-25.)
- (4) Storage buildings not exceeding 15 feet in height.

- (5) Restaurants, bars, nightclubs and usual recreational and retail facilities associated with and ancillary to hotels and motels.
- (6) Child-care centers as part of a principal building or as the entire use of an accessory building, provided that the child-care center is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
- (7) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (8) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s) architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

~~C. D.~~ Maximum building height. No building shall exceed 35 feet in height and 2.5 stories except as allowed in § 145-39 of this chapter.

~~D. E.~~ Area and yard requirements shall be as follows:

	<b>Retail Uses</b>	<b>Shopping Centers<sup>1</sup></b>	<b>Hotels and Motels</b>
<b>Principal building (minimum)</b>			
Lot area (acres)	1	10	4
Lot frontage (feet)	150	500	300
Lot width (feet)	150	500	300
Lot depth (feet)	150	500	300
Side yard, each (feet)	25	100	75
Front yard (feet)	75	100	75
Rear yard (feet)	50	100	100
<b>Accessory building, minimum (feet)</b>			
Distance to side line	20	100	40
Distance to rear line	20	100	50
Distance to other building	20	30	40
<b>Maximum</b>			
FAR	0.15	0.15	0.20
Lot coverage	55%	55%	55%

**NOTES:**

<sup>1</sup>More than one principal building shall be permitted. All buildings shall be separated by a minimum of 20 feet, provided that such separation is to be used solely for pedestrian circulation. All building shall be separated by a minimum of 50 feet where any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.

~~E. F.~~ General requirements.

- (1) One building may contain more than one use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified for the district and, further, provided that each use occupies a minimum gross floor area of 500 square feet.
- (2) Display or storage.

- (a) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside.
- (b) Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls.
- (5) No hotel or motel shall contain less than 20 units of accommodation. A permanent on-site superintendent's apartment or living quarters shall be permitted within a hotel or motel and shall not be included in the calculation of the number of units.
- (6) Each hotel and motel unit of accommodation shall provide a minimum of two rooms: a bedroom and a separate bathroom. Each unit of accommodation shall contain a minimum floor area of 200 square feet. No hotel or motel dwelling unit, except for the on-site superintendent's apartment, shall provide cooking facilities of any kind, including but not limited to stoves, hot plates and microwave ovens. There shall be a residency limitation on all guests of 30 days maximum, provided that the residency limitation shall not apply to an employee living on the premises.
- (7) The minimum setback area shall include a planted buffer of 15 feet in width along any common property line with a residential district or use. For shopping centers, the planted buffer shall be at least 20 feet in width.
- (8) At least the first 30 feet adjacent to any street line and 15 feet adjacent to any lot line shall not be used for parking or loading and shall be planted and maintained in lawn area or ground cover and landscaped with evergreen shrubbery. Where a shopping center abuts a residential use or district, at least 60 feet adjacent the common lot line shall not be used for parking, loading, access or service area.

**F. G.** Minimum off-street parking. Each individual use shall provide parking spaces to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together.

- (1) Retail and service activities shall provide parking at the ratio of one parking space per 200 square feet of gross floor area or part thereof.
- (2) Banks, offices and funeral homes shall provide parking at the ratio of one parking space per 250 square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least eight automobiles per drive-in window for queuing purposes.
- (3) Restaurants, bars, nightclubs and taverns shall provide one parking space for every three seats but in all cases a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.

- (4) Theaters shall provide one space for every three seats.
- (5) Shopping centers shall provide parking at the overall ratio of 4.5 parking spaces per 1,000 square feet of gross floor area or part thereof.
- (6) Child-care centers shall provide parking at a ratio of one parking space per employee plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.
- (7) Hotels and motels shall provide 1.25 spaces per hotel/motel unit, plus the total number of spaces for each use on the premises, including units of accommodation, ancillary restaurants and commercial establishments.
- (8) Garden centers shall provide parking at the ratio of six spaces per 1,000 square feet of gross floor area of buildings plus 0.5 space per 1,000 square feet of outside storage, sale or display area.
- (9) Automobile sales shall provide at least 10 spaces for customer convenience separated from vehicular displays and not used by employees.
- (10) Bowling alleys shall provide four parking spaces for every alley. All other indoor recreational uses shall provide sufficient off-street parking which shall be determined at the time of site plan review.
- (11) Parking areas for individual use shall be designed to be connected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.
- (12) See § 145-30 for additional standards.

**G. H.** Minimum off-street loading.

- (1) Each principal building shall provide at minimum one off-street loading space at the side or rear of the building or within the building. Each space shall be at least 15 feet in width by 40 feet in length with adequate ingress and egress from a public street and with adequate space for maneuvering. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location including provision for recyclable materials collection provided by each building, which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions, and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions.

**H. I.** Permitted signs.

- (1) Each principal building not part of a shopping center may have one major sign, either freestanding or attached, not exceeding 10% of the front façade of the principal building or 75 square feet, whichever is smaller. Freestanding signs shall be set back at least 25 feet from all street and property lines. Where a principal use occupying at least 500 square feet of segregated area has direct access from the outside, a sign not exceeding eight square feet in area identifying the name of the activity shall also be permitted. Such additional sign(s) shall be either attached flat against the building at the entrance to the activity or suspended in perpendicular fashion from a roof over

a common walkway. Suspended signs shall be no closer than eight feet at their lowest point to the finished grade below.

- (2) See § 145-34 for additional standards.

**§ 145-22. ~~PLI LM~~ Planned Light Industrial Limited Manufacturing.**

**A. The intent of the Planned Light Industrial Zoning District is to provide for planned industrial development in the community based on a General Development Plan pursuant to NJSA 40:55D-45 et. seq.**

**A. B.** Permitted principal uses on the land and in buildings shall be as follows:

- (1) Farms, as defined in § 145-8.
- ~~(2) Offices and office buildings.~~
- ~~(3) Research laboratories.~~
- ~~(4) Limited manufacturing.~~
- ~~(5) Wholesale uses, distribution centers and warehousing.~~
- ~~(6)~~ **(2)** Public playgrounds, conservation areas, parks and public purpose uses. (See § 145-16 for standards.)
- ~~(7) Planned industrial developments in accordance with the provisions specified in § 145-41 of this chapter.~~
- ~~(8) Truck and bus terminals and facilities as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)~~
- ~~(9) Public utility uses as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)~~

**C. Permitted principal uses on the land and in buildings within an approved General Development Plan (GDP) shall be as follows:**

- (1) Offices and office buildings.**
- (2) Research laboratories.**
- (3) Limited manufacturing.**
- (4) Wholesale uses, distribution centers and warehousing.**
- (5) Planned industrial developments in accordance with the approved General Development Plan and the provisions specified in § 145-41 of this chapter.**

**B. D.** Accessory uses permitted shall be as follows:

- (1) Off-street loading and parking and private garages to house delivery trucks or other commercial vehicles. (See Subsection F hereinbelow and § 145-30.)
- (2) Signs. (See Subsection H hereinbelow and § 145-34.)

- (3) Fences and walls. (See § 145-25.)
- (4) Storage buildings not exceeding 15 feet in height **and 200 square feet in area.**
- (5) Child-care centers as part of a principal building or as the entire use of an accessory building, provided that the child-care center is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
- (6) Employee cafeterias limited in service to the employees of the principal use designated on the site plan as approved by the Board.
- (7) Water storage tanks, and propane and automobile and heating fuel storage tanks, provided that such tanks are no higher than 15 feet above the ground and all tanks comply with any applicable federal, state and/or local ordinances, statutes, codes and regulations.
- (8) Satellite dish antennae as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (9) Roadside stands as conditional uses under N.J.S.A. 40:55D-67. (See § 145-38 for standards.)
- (10) Temporary construction trailers and one sign not exceeding 20 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are not on any existing or proposed street or easement and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

**C. E.** Maximum building height. No building shall exceed 45 feet in height and three stories except as allowed in § 145-39 of this chapter.

**D. F.** Area and yard requirements shall be as follows: **Development Intensity Options**

<b><u>Option</u></b>	<b><u>Min. Open Space</u></b>	<b><u>Maximum Floor Area Ratio</u></b>	<b><u>Maximum Impervious</u></b>
<b>1</b>	<b>10%</b>	<b>0.15</b>	<b>50%</b>
<b>2</b>	<b>25%</b>	<b>0.20</b>	<b>55%</b>
<b>3</b>	<b>40%</b>	<b>0.25</b>	<b>60%</b>
<b>4</b>	<b>50%</b>	<b>0.30</b>	<b>65%</b>

**Notes:**

**1. These options are only available under an approved General Development Plan (GDP).**

**2. The FAR and maximum impervious coverage under Options 2, 3, and 4 are to be achieved by the entire complex. Option 1 is to be achieved on an individual lot basis.**

**Individual Uses**

<b><u>Principal building (minimum)</u></b>	
Lot area (acres)	5
Lot frontage (feet)	400
Lot width (feet)	400
Lot depth (feet)	400
Side yard (feet)	60 <sup>+</sup>
Front yard (feet)	125
Rear yard (feet)	60 <sup>+</sup>

Accessory building, minimum (feet)	
Distance to side line	60
Distance to rear line	60
Distance to other building	50
Maximum	
FAR	0.2
Lot coverage	50%

NOTES:  
<sup>+</sup>Or not less than 100 feet where a lot abuts a residential district.

**E. G.** General requirements.

- (1) Any principal building may contain more than one use. Only one principal building is permitted on a lot.
- (2) Display or storage.
  - (a) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside.
  - (b) Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls.
- (5) The minimum required yard setback area shall include a planted buffer of 40 feet in width along any common property line with a residential district. Within the required front yard area and at least 40 feet adjacent to any lot line, there shall be no parking or loading and, except for access driveways, the areas shall be planted and maintained in lawn or ground cover and landscaped with evergreen shrubbery.
- (6) A detailed description of the proposed industrial process as well as its resulting products and by-products shall be included in any development application.
- (7) Liquid waste and sewage shall be discharged into an approved existing public sewage treatment plant or shall be treated in a treatment plan or by a process which is in compliance with state statutes and the requirements of the New Jersey Department of Environmental Protection and Energy.
- (8) Precautions against fire hazards, air pollution, radiation and explosion; provisions for the handling and storing of materials; structural building design; and provisions for safeguarding the health of workers shall be set forth and shall comply with applicable state statutes and the requirements of the New Jersey Department of Environmental Protection and Energy and Department of Labor and Industry.

- (9) No vibration or glare shall be evident at any point more than 150 feet from the source of said vibration or light.
- (10) No more than two access driveways shall be permitted for each 300 feet of street frontage. Access shall be provided to the lot from an arterial road, where the lot abuts such road, or from a major collector road in all other cases.
- (11) No critical acreage shall be developed.

**F. H.** Minimum off-street parking. Each individual use shall provide parking spaces to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together.

- (1) One space for every 4,000 square feet or fraction thereof of gross floor area for inside storage or warehousing, plus one space for every 800 square feet or fraction thereof of gross floor area used for research laboratories or limited manufacturing, plus one space for every 200 square feet or fraction thereof of gross floor area used for offices.
- (2) Child-care centers shall provide parking at a ratio of one parking space per employee, plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.
- (3) See § 145-30 for additional standards.

**G. I.** Minimum off-street loading.

- (1) Each principal building shall provide at minimum one off-street loading space at the side or rear of the building or within the building. Each loading space shall be at least 15 feet in width by 40 feet in length with adequate ingress or egress from a public street and with adequate space for maneuvering. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location, including provision for recyclable materials collected provided by each building, which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions, and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions.

**H. J.** Permitted signs.

- (1) Each principal use may have one sign, either freestanding or attached, not exceeding an area equivalent to 10% of the front façade of the principal building or 75 square feet, whichever is smaller. Freestanding signs shall not exceed 10 feet in height and shall be set back at least 30 feet from all property and street lines.
- (2) See § 145-34 for additional standards.

**145.22.1 Conservation (CONS) Planning District**

**A. Intent. The intent of the Conservation Zoning District to ensure the protection of freshwater wetlands and critical habitats within the Township from disturbance or encroachment. The establishment of this zoning district will ensure that these areas are conserved and are not factored into land development applications.**

**B. Limits of District. The Conservation Zoning District is defined as the potential wetland areas shown in the NJDEP Geographic Information System (GIS) database that are hydrologically related to permanent streams. These limits shall be used as the district limit unless a wetlands delineation has been undertaken that has been approved by the NJDEP. In that event, the wetlands delineation referenced in a Letter of Interpretation shall be the Conservation Zoning District limit for the subject property.**

**C. Permitted Uses/Activities. Permitted uses/activities in the Conservation Zoning District shall be those defined in the New Jersey Conservation and Historic Preservation Restriction Act (N.J.S.A. 13:8B-31) which permits open land uses but not the erection of structures in conservation areas.**

**D. Bulk Regulations/Conservation Zoning District**

**(1) Lot size. Any lots created within the conservation zone shall be a minimum of five acres in size.**

**E. Bulk Regulations/Development Districts**

**(1) Lots created in adjacent zones shall, to the extent possible, not include lands within the Conservation district within development parcels. When Conservation Zoned areas are included within a development parcel, the Planning Board shall require that a conservation easement be dedicated to the Township for the Conservation zoned portion and an appropriate buffer.**

**(2) All density, lot size, setback and bulk regulations for the development districts shall be satisfied without the inclusion of lands from the Conservation Zoning district. This provision will ensure that there is adequate upland for development activities and for the placement of the septic leach field. It will further ensure that open space and buffer requirements will be satisfied with useable upland rather than wetlands.**

**§ 145-22.1. JCOAH Judicially Ordered COAH. [Added 12-29-2000 by Ord. No. 120013]**

**A. Permitted uses on the land and in buildings shall be as follows:**

**(1) Farms, as defined in § 145-8 of this chapter.**

**(2) Detached single-family dwelling units.**

**B. Accessory uses permitted shall be as follows:**

**(1) Private residential swimming pools (See § 145-36 for standards), private tennis courts and other usual recreational facilities customarily associated with residential dwelling units.**

**(2) Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15 feet in height.**

**(3) Fences and walls. (See § 145-25.)**

**(4) Home occupations. (See § 145-8 for definition and Subsection D herein below.)**

- C. Area and other required yard requirements shall be as follows: See Schedule A attached to judicial consent order dated April 5, 2000, signed by the Honorable Robert E. Francis entered in the matter captioned, Auburn Land Corp., etc., et al. v. The Township of Pilesgrove, et al. attached hereto and to be fully codified herein.

**Schedule A to Consent Order**

1. Revised Application: Plaintiffs shall submit an application for amended preliminary (and, in its sole discretion, first phase final) major subdivision approval generally consistent with the plans for Block 2, Lot 2 attached hereto as Exhibit A<sup>3</sup>. Said application shall be filed within ninety (90) days of the filing of a complete application for New Jersey Department of Environmental Protection (“DEP”) approval of a Wastewater Management Plan (“WMP”) consistent with the terms hereof.
2. Development Standards: Subject to the understanding that the Planning Board’s decision on any application filed pursuant to the terms hereof and any request for waivers or variances shall be based on sound engineering and planning principles and shall be made after completion of the public hearings and upon consideration of the exhibits and testimony, the Parties acknowledge and accept the following as reasonable standards for the purposes of any such application and this settlement.
  - 2.1 Lot and Bulk Standards: With regard to the application for the North Parcel, as Plaintiffs shall be submitting an amended preliminary major subdivision application and the prior hearings shall be continued, the provision of the New Jersey Residential Site Improvement Standards (“RSIS”) shall not apply. the following standards shall apply:
    - 2.1.1 Minimum Lot Size:
      - Area: 24,000 s.f.
      - Width: 125 ft.
      - Depth: 100 ft.
    - 2.1.2 Minimum Yard Dimensions:
      - Front: 40 ft.
      - Side: 10 ft.
      - Rear: 30 ft.
    - 2.1.3 Maximum Height: 35 ft.
    - 2.1.4 Maximum Lot Coverage: 20%
    - 2.1.5 Sidewalks: One (1) side of the street only.
    - 2.1.6 Street Width: 30 ft.
    - 2.1.7 Cul-de-sac Length: Waiver to accommodate the length of the non-conforming cul-de-sac as proposed.
  - 2.2 Sanitary Sewer Services: Plaintiffs may seek DEP approval for an on-tract sewer disposal system and, if such a system is approved, shall not be required to provide for off-tract sewer disposal.
    - 2.2.1 Lots of less than one acre: Notwithstanding the foregoing, Plaintiffs shall not be permitted to provide for individual sewer disposal on individual building lots of less than one (1) acre. If approved by the DEP, for building lots of less than one (1) acre, sewer disposal may be provided by a community disposal system located on-tract, but on a separate lot designed for that purpose.

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<sup>3</sup> Editor’s Note: Exhibit A is on file in the Township offices.

- 2.2.2 DEP approval: The parties acknowledge that DEP approval of a WMP is necessary for the development of Plaintiff's property as set forth herein. This will require the preparation and submission of a WMP to the DEP. If the DEP does not require a WMP for an area greater than Plaintiffs' property, Plaintiffs shall bear the full cost of the preparation of the WMP and obtaining all necessary government approvals from the appropriate reviewing authorities; including, but not limited to the said WMP. If the DEP requires, as a condition of any approval of the development of an on-tract/off-lot sewer disposal system for the Plaintiff's development, that the Township have an approved WMP for an area of the Township greater than Plaintiffs' property (as opposed to one solely applicable to Plaintiffs' property), then the Township shall pay a pro-rata share, based on the area covered by the WMP, of the costs thereof and of obtaining all necessary government approvals from the appropriate reviewing authorities; including, but not limited to, preparation of a WMP and relevant applications identifying a treatment plan on the North Parcel to service both the North Parcel and the South Parcel. The foregoing shall not preclude that Township from objecting to any such system as set forth herein. Subject to the foregoing, Plaintiffs shall undertake the preparation of the initial draft of the WMP. Defendants shall cooperate with Plaintiffs with regard to supplying such information as is necessary and appropriate for the WMP and the processing of the necessary applications. The parties shall make every effort to expedite the preparation, submission and processing of the necessary documents and applications. An application for the WMP shall be filed with thirty (30) days of the determination as to whether an area-wide plan or one solely addressing the Plaintiffs property shall be required. In any event, a complete application shall be filed no later than sixty (60) days of the date hereof.
- 2.2.3 Defendants role with regard to sewer disposal: Defendants, where necessary and appropriate, per COAH regulations, shall cooperate with Plaintiffs to obtain all such government permits and, particularly, but without limitation, promptly adopt the WMP, provide the appropriate endorsements to the application and submit the application to the DEP, all within thirty (30) days of submission. Further, a sewer franchise shall be granted to a private sewer utility to service the North Parcel, South Parcel and the road intersecting the two parcels. Notwithstanding the foregoing, the Defendants shall take no responsibility for any failure of the DEP to approve any such application and reserves the rights to oppose the approval of the specific design of any sewer disposal system proposed by Plaintiffs and submitted to the DEP for approval should Defendants' professionals deem such system unworkable or deleterious to the public health and safety. If any system proposed by Plaintiffs is rejected, Defendants shall cooperate with Plaintiffs in the development and permitting of an alternative system in the manner aforesaid.
- 2.3 Potable Water service. Plaintiffs, consistent with DEP regulations, may seek to provide on-lot water for each building lot.
- 2.4 Buffers: An agricultural buffer of one-hundred feet (100') shall not be required, Plaintiffs shall construct a landscape buffer of fifty feet (50'), including berms and landscaping, for reverse frontage lots along Woodstown-Auburn Road as indicated on Exhibit A.<sup>4</sup>
- 2.5 Homeowners Association: A Homeowners Association, responsible to maintain drainage basins, fire protection systems, landscaping and the like shall be established prior to the execution of the final plat.

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<sup>4</sup> Editor's Note: Exhibit A is on file in the Township offices.

- 2.6 Escrow: In consideration of the prior review, a reduced escrow of One Thousand and 00/100 Dollars (\$1,000.00) for the North Parcel shall apply to the application. It is anticipated that this should be sufficient in light of prior professional reviews. Plaintiffs may seek review by the Court-Appointed Master (“Master”) of any charges in excess of said amount as to their reasonableness. Either Party may seek judicial review of any recommendation by the Master or of any dispute as to escrow payments.
- 2.7 Vesting: Plaintiffs shall have 10 years from the receipt of preliminary approval to obtain final approval and to satisfy any conditions of final; including, but not limited to, the recording of plats and posting of bonds. In the event final approval has not been received at that time, the statutory vesting shall lapse.
- 2.8 Recreation: The plans for the North Parcel and the South Parcel provide for on-tract recreation. The Parties agree that the on-tract recreation shall be limited to that set forth in Exhibit A.<sup>5</sup> Plaintiffs shall provide the recreation amenities as set forth on the plans or, in Plaintiff’s discretion, in lieu of on-tract recreation. Plaintiffs may pay a recreation fee of five-hundred and 00/100 dollars (\$500.00) per building lot, due upon obtaining building permits for each lot.
3. Affordable Housing Contribution: As total payment of any affordable housing obligation, as a condition of final subdivision approval, Plaintiffs shall be required to enter into a developer’s agreement with the Township to pay to the Township, for purposes of the Township’s satisfaction of its affordable housing obligations, the sum of Sixty-two Thousand, Seven Hundred Twenty and 00/100 Dollars (\$62,720.00). This shall be paid as hereinafter set forth based on a per lot payment to be derived by dividing the gross sum of Sixty-two Thousand, Seven Hundred Twenty and 00/100 Dollars (62,720.00) by the number of building lots approved. If one (1) of the parcels is approved before the other, the per lot payment shall be based on the sum of: (i) the number of building lots approved; and (ii) the number of building lots shown on the concept plan for the other parcel (or, if applicable, any pending application). Upon the approval of both the North and South Parcels, the per unit contribution shall be recalculated, if necessary, to reflect that actual building lot count. In no event shall the total contribution exceed the aforementioned gross sum. Fifty percent (50%) of the total contribution associated with any building lot shall be paid upon Plaintiffs filing the final subdivision plat for each such lot. The balance shall be paid upon the issuance of certificates of occupancy for each residence.
4. Judgment of Compliance and Repose: The Parties are also engaged in litigation relating to the Township’s affordable housing obligation captioned Auburn Land Corp. v. Tp. of Pilesgrove, Docket No. SLM-L-000466-89. Unless Defendants have failed to abide by the terms hereof, Plaintiffs shall cooperate with the Defendants with regard to their intention to have the matter transferred to COAH for approval of the municipal compliance plan and repose from affordable housing litigation for a period of six years.
5. Zoning Amendments. The Parties agree that pursuant to this settlement and the settlement of the Mount Laurel Litigation, Plaintiffs shall be permitted to develop the South Parcel, that is, Block 21, Lot 2, consistent with the aforementioned standards for the North Parcel and pursuant to the procedures set forth herein with the exception that the application for the development of the South parcel shall be a new application and the development standards applicable to the South Parcel shall be consistent with the RSIS, as amended. To the extent inconsistent with the provisions hereof, within sixty (60) days of the entry of this Order, Defendants shall undertake and complete the necessary process to amend the land use ordinances of the Township to enable the development of Plaintiff’s lands generally consistent with the foregoing and the concept as set forth in the attached Exhibit A.<sup>6</sup> Said amendment may be effectuated in any manner, in

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<sup>5</sup> Editor’s Note: Exhibit A is on file in the Township offices.

<sup>6</sup> Editor’s Note: Exhibit A is on file in the Township offices.

Defendants' discretion, consistent with the Municipal Land Use Law and statutes relating to the adoption of municipal land use ordinances.

6. Review Process: Any application submitted pursuant hereto shall be reviewed by the Planning Board in such a manner as to ensure that the time limits set forth herein and/or by statute, shall be strictly observed; which process shall include, without limitation:
  - 6.1 Court-Appointed Master: If requested by any Party, the Master may provide assistance during planning board review (including attendance at public meetings and with professionals), in an advisory role only, for the purposes of mediating any dispute and, if necessary, reporting to the court with regard thereto. Either party specifically may request mediation by the Master which shall be concluded within thirty (30) days of any such request and with regard to which all Parties shall cooperate. If mediation fails, the Master shall submit a report to the Parties within fifteen (15) days of the conclusion of mediation specifying the Master's recommendation which may be introduced by any Party in any court proceeding. Nothing contained herein shall limit the rights of the Parties to seek relief from the court. The Master's fees and costs for with regard to such mediation and the application process shall be shared equally by the Parties.
  - 6.2 Fast-track Review: The Parties shall adhere to COAH regulations with regard to the processing and review of any application.
  - 6.3 Completeness: As the Application for the North Parcel shall be an amended site plan, no finding of completeness shall be required as to any application limited to the North Parcel with the exception of any changes in the application or supplemental filings as a result of changed circumstances.
  - 6.4 Professional Review: Within twenty (20) days of filing of the application, all professional review shall be completed and reports served on the applicant. These reports shall be amended only in response to additional reports, if any, filed later by the applicant. No new professional reports on issues raised and addressed at the prior hearing shall be submitted. As to the North Parcel, the professional review shall address only the changes made in the application. With regard to the on-tract sewer disposal system, the Parties recognized that Plaintiffs shall provide the necessary restrictive covenants and easements as to the use of the relevant parcel for said purpose by the designated private utility company or similar entry.
  - 6.5 Planning Board Decision: The Planning Board shall render a decision on the application within the time provided in the MLUL.
  - 6.6 Hearing Date(s): The first public hearing on the application shall be scheduled for the first public meeting of the Planning Board scheduled to occur after submission of the application consistent with statutory notice requirements and time set for professional review.
  - 6.7 Hearing Procedures. Any application submitted pursuant to this Agreement shall be given priority status, and at each public hearing date, no less than two (2) hours shall be devoted to the application. If requested by Plaintiffs, a special meeting(s) shall be held at a reasonable cost to be paid by Plaintiffs.
7. Assignability: Plaintiffs rights pursuant to this Agreement shall be freely assignable.

D. Home occupations.

- (1) Such occupation may be pursued in the principal dwelling unit structure or in one or more secondary buildings which are accessory to such principal dwelling unit structure.

- (2) The use of the property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 20% of the gross floor area of all buildings shall be used in the conduct of the home occupation.
- (3) No person other than members of the household residing on the premises plus one outside employee or other assistant shall be engaged in the occupation.
- (4) The residential character of the lot and building shall not be changed, no occupational sounds shall be audible outside the building and no equipment shall be used which will cause interference with radio or television reception in neighboring residences. No display of products shall be visible from the street, nor shall any materials be stored outside the dwelling unit.
- (5) The home occupation shall not generate the business or card of more than two clients at any one time and shall be by appointment only. The home occupation shall not include the breeding, raising, care, boarding or maintenance of animals.
- (6) The home occupation shall not necessitate the need to park more than two vehicles any time in addition to those ordinarily used by the residents of the home. Said vehicles shall be limited to passenger automobiles and must be parked off-street. The home occupation shall not reduce the parking or yard requirements of the dwelling. There may be parked on the premises not more than one vehicle owned or operated in conjunction with the home occupation shall be parked overnight, stored or repaired, either on- or off-premises, within a residential zone, and no such vehicles shall be parked overnight or stored on a street.
- (7) There shall be no exterior evidence of the home occupation other than one unlighted nameplate identifying the home occupation only by name, title or hours of operation, not exceeding four square feet in area, either attached or freestanding and set back at least 10 feet from all street rights-of-way and property lines. See § 145-34 for additional standards.

E. This zone shall be designated by a cross-hatched overlay of the property which is subject to the aforementioned judicial order. Upon the termination of the order and/or the violation thereof, this district shall cease to exist.

**§ 145-22.2. AH-1 Affordable Housing No. 1. [Added 12-31-2002 by Ord. No. 0207]**

A. Minimum requirements.

- (1) Affordable housing. All multifamily residential developments shall provide for affordable housing in accordance with the set-aside or subsidized housing requirements of this section.
- (2) Tract size. A minimum tract of five acres shall be required for multifamily residential developments with not less than 300 feet of frontage on any improved or proposed public street.
- (3) Water allocation. All multifamily residential developments shall provide evidence of adequate public water supply from the Borough of Woodstown prior to being granted preliminary approval.
- (4) Wastewater allocation. All multifamily residential developments shall be located within the planned sewer service area of a publicly owned treatment works (POTW) (i.e., the Woodstown Sewerage Authority) as shown in an approved wastewater management plan and shall provide evidence of adequate wastewater allocation from the POTW that has been approved by the NJDEP prior to being granted preliminary approval. **[Amended 3-11-2003 by Ord. No. 0212]**
- (5) Common ownership. Any tract of land to be developed as a multifamily residential development shall be under common ownership.

- B. Principal permitted uses on the land and in buildings shall be as follows:
- (1) Townhouses (multifamily for-sale units). [**Amended 3-11-2003 by Ord. No. 0212**]
  - (2) Garden apartments (under the rental housing options of Subsection D of this section).
  - (3) Public utilities as conditional uses under N.J.S.A 40:55D-67.
- C. Accessory uses permitted shall be as follows:
- (1) Recreational facilities as approved by the Planning Board as part of a site plan application for development.
  - (2) Public utilities as conditional uses under N.J.S.A. 40:55D-67.
  - (3) Off-street parking and private garages.
  - (4) Fences and walls approved by the Planning Board up to six feet in height with such fences and walls located on the lot line as a shared element between the lots, except that fences for specific recreational uses, such as enclosures for tennis court, shall exceed six feet in height if specifically approved by the Planning Board.
  - (5) Signs.
  - (6) Temporary construction trailers for the period from issuance of a building permit to the issuance of a certificate of occupancy.
- D. Rental housing options. The following rental housing options are available in the AH-1 District: [**Amended 3-11-2003 by Ord. No. 0212**]
- (1) The property can be developed a density up to 10 units per gross acre with a 15% set-aside requirement.
  - (2) The property can be developed a density up to the 10 units per gross acre with set-asides exceeding 15% if the developer furnishes proof satisfactory to the Planning Board that the proposed project is economically viable.
- E. Building height. No building shall exceed 35 feet in height and 2.5 stories except as allowed in § 145-40 of this chapter.
- F. Density. The maximum number of for-sale dwelling units shall be computed on the basis of six units per gross acre of land. The maximum number of rental dwelling units under the rental options shall be computed on the basis of 10 units per gross acre of land, provided that all other site design standards are satisfied.
- G. Set-aside requirements. All residential development within the AH-I District shall comply with the following affordable housing set-aside requirements: [**Amended 3-11-2003 by Ord. No. 0212**]
- (1) If developed as a for-sale project, 20% of the housing units shall be affordable and shall be deed restricted as affordable housing pursuant to the requirements of the Council on Affordable Housing and the Township housing plan.
  - (2) If developed as a rental project, 15% of the housing units shall be affordable and shall be deed restricted as affordable housing pursuant to the requirements of the Council on Affordable Housing and the Township housing plan.

- (3) The set-aside for rental housing may exceed 15% if the applicant furnishes the Planning Board sufficient proofs to render the project affordable.
- (4) The distribution of low- and moderate-income housing units shall conform to N.J.A.C. 5:93-7.2.
- (5) The bedroom distribution of the affordable housing shall conform to N.J.A.C. 5:93-7.3.
- (6) The developer shall comply with any present or future requirements of the New Jersey Council on Affordable Housing (COAH) to make the affordable units credit worthy.

H. Subsidized rental housing.

- (1) The percentage of affordable rental housing may exceed 15% of the total units only if the developer obtains sufficient grants and/or low-interest loans to underwrite the cost of constructing the rental units or the cost of renting units at affordable levels.
- (2) Any developer that seeks to exercise this options shall submit a detailed economic pro forma demonstrating the affordability of the units and the long-term economic viability of the project.
- (3) Any such subsidized housing project shall make adequate provision for the long-term maintenance of the site and units in accordance with the accepted standards.
- (4) The Planning Board shall conduct a detailed review and public hearing on the subsidized housing application before determining whether the applicant has demonstrated the long-term viability of the subsidized housing project.
- (5) The number of subsidized housing units constructed shall not exceed the Township affordable housing obligation.
- (6) The sources of subsidy may include federal/state/local grants and/or loans as well as grants and loans from nonprofit organizations.

I. Bulk requirements.

- (1) Impervious surface ration. No more than 30% of the gross lot area shall be devoted to impervious surfaces, exclusive of recreation areas or areas devoted to structures.
- (2) Building setback. Every building shall have a minimum setback of 30 feet from any public street and 10 feet from any interior service road or parking area.
- (3) Building separation. A minimum distance of 30 feet shall separate all multifamily dwelling structures.
- (4) Building arrangement. Buildings shall be located and designed in a manner that will result in residential clusters centered on landscaped common open space areas. Units in each residential cluster shall be consistent in terms of architectural style and major design elements, such as materials, windows, ornamentation, rooflines and design.
- (5) Building design. Attached buildings shall have breaks in both the roofline and front building walls, as specified below:
  - (a) Vertical breaks. A total break footage of four vertical feet in minimum increments of 18 inches shall be included in every 160 horizontal feet.
  - (b) Horizontal breaks. A total break footage of eight horizontal feet in minimum increments of three feet shall be included in every 160 horizontal feet.

- J. Garden apartments. The following regulations shall apply only to garden apartments:
- (1) There shall be no dwelling units or portions thereof located below the ground floor of the structure; and there shall be no more than two stories in any structure.
  - (2) There shall be a maximum of 10 units in any structure, and the maximum length of any structure shall be 200 feet.
  - (3) Entranceways to units shall not be combined or located within the structure. Entranceways shall be plainly visible from the street and/or adjoining units.
  - (4) In addition to the normal means of ingress and egress, each unit shall have a second means of ingress and egress directly from the unit to the outside, such as off a balcony or patio.
  - (5) Sufficient laundry, storage and other utility areas shall be provided in locations convenient to all occupants and shall be attached to a residential structure.<sup>7</sup>
- K. Townhouses. The following regulations shall apply only to townhouses: **[Amended 3-11-2003 by Ord. No. 0212]**
- (1) Townhouse units may either be fee simple for-sale units or condominium for-sale units. In the case of for-sale fee simple units, the site plan shall clearly define the private property limits.
  - (2) No fewer than four dwelling units nor more than 12 dwelling units shall be located in any structure containing townhouses. In addition, no more than eight townhouses shall be aligned to a single row.
  - (3) Townhouses shall be entered by a separate ground-level entrance for each dwelling unit and shall have two means of ingress and egress.
  - (4) Separate laundry facilities shall be provided in each dwelling unit.
  - (5) Each townhouse dwelling unit shall be provided with a private yard of not less than 500 square feet which shall be screened or fenced to a height not less than five feet. These private yards shall adjoin common open space or paths leading to common open space.
  - (6) The minimum width of a townhouse unit shall be 20 feet.
- L. General design requirements. The following design requirements apply to all multifamily residential developments: **[Amended 3-11-2003 by Ord No. 0212]**
- (1) Site improvement standards. All streets, off-street parking, water supply, sanitary sewer and stormwater management improvements shall be designed and constructed in accordance with the Residential Site Improvement Standards (RSIS) pursuant to N.J.A.C. 5:21 et seq.
  - (2) Architecture. Any multifamily residential development shall be designed to be compatible with adjacent residential units that conform to the zoning district regulations of the municipality. Architectural elevations shall be submitted to the Planning Board for review and approval.
  - (3) Buffer requirement. A minimum buffer area of 30 feet shall be provided between a multifamily residential development and adjacent properties on all sides. The buffer area shall be landscaped

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<sup>7</sup> Editor's Note: Former Subsection J(6), regarding solid waste collection bins, which immediately followed this subsection, was repealed 3-11-2003 by Ord. No. 0212.

to effectively screen the project from adjacent land uses. The buffer requirement shall be waived along property lines that are contiguous to multifamily developments under common ownership.

- (4) Solid waste collection bins shall be provided in locations convenient to all residents and shall be placed on a concrete pad. The detrimental effect of these areas shall be mitigated by screening.
- (5) Any multifamily housing development shall provide for the collection and storage of residentially generated recyclable materials in accordance with § 145-41D of this chapter.

M. Open space.

- (1) A minimum of 25% of the gross lot area shall be devoted to common open space. Perimeter buffer strips shall not be included in the calculation of open space.
- (2) The open space shall be designed to provide semipublic and public open space in an interconnected and contiguous manner. Access to the open space shall be provided from each dwelling unit.
- (3) The required open space shall be appropriately landscaped.
- (4) A minimum distance of 30 feet shall be established between any active recreational facility and any residential units or property lines.

N. Recreation areas. All multifamily residential developments shall have adequate recreational areas improved by the developer, including physical facilities, equipment, access walkways and landscaping. The Planning Board shall review the recreation plans in accordance with the following criteria:

- (1) Any multifamily residential development shall have a tot lot consisting of at least 5,000 square feet with suitable equipment.
- (2) Any multifamily residential development shall have adequate active recreational facilities, including at least one tennis court and basketball court. The active recreation requirement may be waived by the Planning Board if the developer demonstrates that these requirements are being satisfied in other parts of the multifamily residential development.
- (3) The recreation area is properly located and buffered to prevent any nuisance conditions from affecting adjacent dwelling units.
- (4) The proposed facilities are suited for their intended use and will meet the needs of the prospective residents.<sup>8</sup>

O. Open space maintenance. All common open space areas and facilities shall be kept in proper maintenance and repair in accordance with the following requirements:

- (1) In the case of rental housing, the owner of the rental housing shall be responsible for open space maintenance and repair.
- (2) In the case of condominium for-sale units, the developer shall establish a condominium association that will be responsible for the ownership and maintenance of the open space and any other improvements not accepted by the Township.
- (3) In the case of fee simply for-sale units, the developer shall establish a homeowners' association for the ownership and maintenance of the common open space and any other improvements not

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<sup>8</sup> Editor's Note: Former Subsection N(5), regarding responsibility for maintenance of recreation and open space areas, which immediately followed this subsection, was repealed 3-11-2003 by Ord. No. 0212.

accepted by the Township. Homeowners' associations and any other open space organizations shall be governed by § 145-43 of this chapter.

- (4) Submission of either condominium documents or appropriate deed restrictions and/or maintenance bonds ensuring proper maintenance of the building and common areas shall be required prior to the issuance of final site plan approval.

### **3. Section 145-39.**

**§ 145-39 "Conditional Use Specified" is hereby supplemented to include the following subpart M:**

#### **M. Intensive Land Cover Farms.**

- (1) **Intensive land cover farms may be established in the Agricultural Retention (AR) districts only as a conditional use after site plan review and approval by the Planning Board based on adherence to the standards of this section.**
- (2) **The applicant for a intensive land cover farm conditional use shall submit a site plan application indicating the purpose of the farming operation, the nature of temporary and permanent land cover structures or enclosures, the duration of the use of the structures, and the means of managing the run-off from the temporary or permanent structures or enclosures. The site plan should include sufficient detail, drainage calculations, and drawings to enable an engineering review of the stormwater management system to be conducted. The extent of the proposed structures or enclosures and lot impervious coverage shall be specified.**
- (3) **The Planning Board must find that the land intensive land cover farm will manage the stormwater runoff in accordance with the stormwater management regulations of this ordinance. All runoff from the limits of disturbance shall be controlled in both runoff quantity and quality. Filter strips shall be provided to control sheet drainage that is not collected by the stormwater management system.**
- (4) **The Planning Board must find that the operation will not increase the potential for the release of contaminants from the farm. In this regard, fuel tanks for heating of the enclosures and other potential sources of contaminants shall be designed for spill containment.**
- (5) **The Planning Board must find that the land intensive land cover farm will be effectively buffered from adjacent farms and/or land development. All structures should be effectively screened from offsite view.**
- (6) **The Planning Board must find that any enclosure or structure, temporary or permanent, will not encroach on the setback requirements of the AR district.**

### **4. Section 145-54.**

**§ 145-54 "Project Suitability" is hereby adopted as follows:**

#### **§ 145-54 Project Suitability.**

**A.** Each land development project must be suitable for the purpose(s) of its intended use. The environmental soundness of each land development application must be confirmed by the Planning Board based on an Environmental Impact Statement and other information as may be required by the Planning Board. In order to help ensure adequate protection of potable water supplies, all development projects that rely on individual onsite

subsurface disposal systems must demonstrate that the nitrates generated by the systems will be diluted to background conditions (5.2 mg/l) based on the submission of an acceptable nitrate dilution model as specified in this Chapter.

**5. Section 145-57.**

**§ 145-57. “Major Subdivision Plat Requirements” is amended to replace subpart B with the following:**

**§ 145-57 Major Subdivision Plat Requirements**

B. Details required for preliminary major subdivision plats;

**(1) Professional Preparation.** Each preliminary plat shall be drawn by a professional engineer and/or land surveyor licensed to practice in the State of New Jersey provided that all engineering data shall be signed and sealed by a Professional Engineer and all surveying data shall be signed and sealed by a Professional Land Surveyor.

**(2) Plat Format.** Each preliminary plat shall be drawn at an appropriate scale not less than one inch equals 50 feet submitted on one of four of the following standard sheet sizes: 8½ inches by 13 inches; 15 inches by 21 inches; 24 inches by 36 inches; or 30 inches by 42 inches. All plan sheets shall be folded into eighths with the title block revealed.

**(3) Overall Subdivision Plan.** *If more than one sheet is required to show the entire tract being subdivided at the specified plat scale, an overall subdivision plan at a scale of 1"=100' shall be submitted showing the entire subdivision and shall contain a key sheet indicating the sheets on which the various sections are shown.*

**(4) Title Block.** *The title block on each sheet shall be in accordance with N.J.S.A. 45:8-36 and shall include the following information:*

Subdivision Name;  
Township of Pilesgrove, Salem County,  
Name, title, address and telephone number of the developer;  
Name, title, address, telephone number, signature, seal, license number of professional who prepared the plan;  
Name, title and address of the owner or owners of record;  
Scale (written and graphic);  
Date of original preparation and of each subsequent revision thereof.

**(5) North Arrow** on each plat or map.

**(6) Title Sheet.** *Each major subdivision plat shall show the following information on the title sheet:*

(a) **Key Map** at a scale of one inch equals not more than 800 feet showing the following information:

- [1] Zoning districts and boundary delineations;
- [2] Streets and roads;
- [3] Streams, water bodies and watercourses;
- [4] Property lines; Block/lot designations.

(b) **Owner’s Certification** signed by the owner indicating that the owner has given consent for the application.

- (c) **Approval Signature Lines** for Planning Board Chairman; Secretary; and Engineer.
- (d) **Zoning Comparison Table** A table shall be submitted comparing each proposed lot with all applicable zoning provisions

(7) **Existing Conditions Plan.** *The existing site conditions shall be shown on an Existing Conditions Plan signed by a Professional Land Surveyor that includes the following information:*

- (a) **Man-made and Natural Features**, such as bridges, wetlands, wetland buffer areas, treed areas, high points, marshes and depressions, both within the tract and within 100 feet of its boundaries. A Letter of Interpretation (LOI) from the NJDEP verifying the wetlands delineation shall be obtained and cited. All delineated wetlands shall be defined by metes and bounds.
- (b) **Watercourses, water bodies, and floodplains** within the tract and within 100 feet of its boundary shall be shown and the basis of the floodplain delineation shall be indicated.
- (c) **Existing vegetation information** indicating the location of all trees and groups of trees with a *dbh* in excess of 12 inches; The location and species of trees to be preserved and removed shall be indicated.
- (d) **Existing topographic contours** shall be shown as a dashed line at intervals of one foot where slopes are less than 10%; and intervals of two feet where slopes exceed 10%. All contour information shall be related to United States Geological Survey datum.
- (e) **Existing structures and uses**, within the tract and within 100 feet of its boundary, showing existing front, rear and side yard setback distances and an indication of whether the structures and uses will be retained or removed.
- (f) **Existing easements and rights-of-way**; their location and size; the use(s) for which they are intended to be limited, the manner in which the easements are controlled and to whom they were granted.
- (g) **Existing utility structures** including location and size of all pipes and structures including water and sewer mains, valves, hydrants, gas transmission lines and high-tension power lines on the tract and within 100 feet thereof.

(8) **Subdivision Plat.** *The Subdivision Plat drawing shall show the following information:*

- (a) **Tract Acreage and area to be disturbed** (to the nearest tenth of an acre).
- (b) **Names of all property owners** and lot and block numbers within 200 feet of the extreme limits of the tract;
- (c) **Tax sheet, block and lot number(s)** of the lot(s) being subdivided and designations for proposed lots.
- (d) **Tract boundary and subdivision lines**; bearings and distances of each lot; number of lots.
- (e) **Existing and Proposed Structures** indicating the location, height and size of all structures including all accessory structures (fences, garages, trash enclosures) and showing structures to be constructed, removed and retained within the tract and within 100 feet of its boundary as well as all applicable front, rear and side yard setback distances;

- (f) **Existing and Proposed Street plans** including width of cartway and right-of-way; sight triangles, curb radii, curve data, and all related street plan information;
- (g) **Existing and proposed easements and rights-of-way**; their location and size; the use(s) for which they are intended to be limited, the manner in which the easements will be controlled and to whom they will be granted.
- (h) **Permanent monuments** shall be shown, in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9 et seq.
- (i) **Existing and Proposed Site Access Information** indicating the means of vehicular access and egress from public streets; the location of driveways, sidewalks, fire lanes and curb cuts; channelization; signalization; acceleration/deceleration lanes; traffic control devices; and the location and design of any off-street parking or loading area showing the size and location of bays, aisles and barriers; curbing and paving details/specifications;
- (j) **Street Profiles and Cross Sections**, on same or separate sheet, of all existing and proposed streets within and abutting the tract and related street construction details by station at an acceptable scale;
- (k) **Lot Dimensions** necessary to confirm conformity to this chapter including structure setbacks, structure heights, yards, building/lot coverage, and floor area ratios for each proposed lot.

(9) **Grading/Drainage Plan.** *The Grading Plan shall clearly indicate existing and proposed site grading. The Grading/Drainage Plan can be combined with the Utilities Plan to reduce the number of drawings provided that the information is clearly represented.*

- (a) **Existing Topographic contours** from the Existing Conditions Plan shall be shown as screened or dashed lines.
- (b) **Proposed topographic contours** shall be shown as a solid line at intervals of one foot where slopes are less than 10% and intervals of two feet where slopes exceed 10%. All contour information shall be related to United States Geological Survey datum.
- (c) **Stormwater management facilities** including all existing and proposed storm sewer lines within or adjacent to the tract, showing profile, size and slope of the lines, direction of flow; location of each catch basin, inlet, manhole, culvert, headwall and utility lines, including pipe size and grades; detention and retention basins or other water or soil conservation or drainage devices; conservation easements; stream encroachment lines.
- (d) **Test boring data** including logs, percolation rates and water levels.
- (e) **Cross sections and Details**, on same or separate sheet, of watercourses and/or drainage swales showing the extent of the floodplain, top of bank, normal water levels and bottom elevations at the locations required by the Board Engineer; as well as basin cross sections every 50 feet at right angles to the long access of the basin, each extending 75 feet beyond the top of the rim of the basin on each side.

(10) **Utility Plan.** *The Utilities Plan shall clearly indicate existing and proposed utilities. The Utilities Plan may be combined with another required plan provided that the information is clearly presented.*

- (a) **Existing utility structures** including location and size of all pipes and structures including water and sewer mains, valves, hydrants, gas transmission lines, and power distribution lines on the tract and within 100 feet thereof.

- (b) **Proposed utility improvements** including location and size of proposed water and sewer mains, connections to gas, telephone and electrical utility systems; If private utilities are proposed, they shall comply fully with all township, county, state and federal regulations.
- (c) **Fire Protection Information** indicating location of fire lanes, hydrants, code designation of structures; fire protection practices; fire flow data.
- (d) **Profiles and Details** of existing/proposed sanitary sewage facilities and water mains with proposed connections.

(11) **Landscaping Plan.** *The Landscaping Plan shall indicate existing vegetative conditions, areas that are to be protected or preserved, and proposed landscaping. The Landscaping Plan may be combined with another required drawing provided that the information is clearly presented.*

- (a) **Location of all proposed plantings**, screening and buffering.
- (b) **Planting Legend** listing the botanical and common names, sizes, and total quantity of each plant keyed to the plan.
- (c) **Proposed contours** in landscaped areas.

(12) **Lighting Plan.** *The lighting plan shall indicate the existing and proposed site lighting conditions. The Lighting Plan may be combined with the Landscaping Plan to reduce the number of drawings.*

- (a) **Outdoor lighting fixtures;** Location, height, direction of illumination, power, and type including details of lighting poles and luminaries, hours and time of lighting
- (b) **Photometric contours** for each light fixture;

(13) **Soil Erosion and Sediment Control Plan.** *The Soil Erosion and Sediment Control Plan shall be prepared in accordance with N.J.S.A. 4:24-39 et. seq.*

- (a) **Soil Erosion and Sediment Control Plan** as required by N.J.S.A. 4:24-39 et seq. and in accordance with the Salem County Soil Conservation District requirements.
- (b) **Soil Erosion Notes and Details**

(14) **Environmental Impact Statement (EIS)** The EIS is defined as a stand-alone document that contains a comprehensive evaluation of environmental conditions and impacts prepared by a recognized Environmental Professional in accordance with Section 145-57.1 of the Land Use Ordinance. The EIS must be technically complete for the subdivision application to be considered complete and shall include the following;

- (a). **Environmental Impact Assessment.** The EIS shall include a complete inventory of existing environmental conditions; an assessment of project impacts; and a complete discussion of project alternatives and mitigative measures to eliminate/reduce impacts;
- (b). **Environmental Site Assessment.** A Phase I ESA (Preliminary Assessment Report) and, if warranted, Phase II sampling of recognized environmental conditions in accordance with ASTM and NJDEP guidance; Former agricultural lands must be analyzed for residual pesticides in the surficial soils accordance with NJDEP recommendations;
- (c). **Nitrate Dilution Modeling** The EIS shall include the results and interpretation of established NJDEP models including the Recharge Based Nitrate Dilution Model version 5.0 prepared by the New Jersey Geological Survey. The results of sensitivity analyses of different models and input values shall be presented.

- (d). **Natural Heritage Database Search** results and site specific analysis of the potential presence of any species listed in that search;

(15) **Stormwater Management Report** The stormwater management report shall contain a complete discussion of the design basis of proposed stormwater management facilities and the proposed means of maintaining the system. The specific elements of the report shall include:

- (a). **Stormwater Management Narrative** describing stormwater management facility design and operation; low impact checklist
- (b). **Drainage calculations** of pre and post-developmnt conditions including pre-developed and post-developed drainage area plan showing drainage area to each inlet or cross drain and the weighted runoff coefficient for each area used in the computations.
- (c). **Stormwater management Plan** showing all structural and nonstructural measures that will be used to control the quantity and quality of the stormwater discharge from the project site;
- (d). **Stormwater Management Maintenance Plan (SMMP)** prepared in accordance with NJDEP guidance and Pilesgrove Township Stormwater Management Plan

(16) **Architectural Plans.** *The subdivision application shall be accompanied by architectural drawings of the proposed structures prepared by a licensed architect showing the typical building elevations of the proposed dwellings or structures.*

## **6. Section 145-57A.**

§ 145-57A. “Environmental Impact Statements” is hereby adopted as follows:

### **§ 145-57A. Environmental Impact Statements.**

- A. **Intent.** The intent of the Environmental Impact Statement (EIS) requirement is to provide a comprehensive analysis of the impact of major development projects on the Township’s physical and social environment and to ensure that any adverse impacts are mitigated to the maximum extent possible.
- B. **Submission Requirements.** An Environmental Impact Statement shall be submitted for all major subdivision and major site plan applications. The EIS must be submitted with the application for preliminary approval for the application to be deemed complete. The EIS must substantially comply with the requirements of this section for the application to be deemed complete. Incomplete or perfunctory statements will not be accepted. Any substantive EIS deficiencies will be sufficient grounds for the development application to be deemed incomplete.
- C. **EIS Waiver.** **The Planning Board may, at the request of the applicant, waive the requirement for an environmental impact statement if sufficient evidence is submitted to support a conclusion that the proposed development will have a slight or negligible environmental impact. Portions of such requirement may likewise be waived upon a finding that the complete report need not be prepared in order to evaluate adequately the environmental impact of a particular project. Any EIS waiver requests shall be considered submission waivers and shall be granted or denied within 45 days of the request.**
- D. **Preparation.** The Environmental Impact Statement should be prepared using an interdisciplinary approach by a recognized Environmental Professional. The qualifications of the person(s) who prepared each of the various elements of the statement shall be identified in a separate section of the EIS. References shall be cited throughout the statement as appropriate and listed fully using a consistent standard format. A New Jersey

Licensed Professional Engineer or Planner who is responsible for the overall EIS content shall provide testimony regarding the project impacts at the public hearing and shall sign the document.

E. Format. The Environmental Impact Statement shall be bound or in a loose-leaf binder and submitted on 8 ½" x 11" paper. Each major section of the statement shall be clearly identified and shall begin on a separate page. All maps, plans and aerial photographs included in the statement shall specify a north point, graphic scale, date of preparation, source of information and, where appropriate, boundary lines. Maps, plans and aerial photographs submitted in each major section of the statement shall be at appropriate scales to facilitate comparative analyses and assessments of environmental impacts. The EIS is to be a stand-alone document including all maps, calculations and reports that support its determinations. References to other documents or drawings are not acceptable.

F. Content. The EIS shall contain the following elements, as specified below:

1. Cover page. The cover page shall indicate the name or title of application; the name of the proposed facility; the location within the Township; the name, address and telephone number of the person who prepared the EIS; and the date of preparation.
2. Summary. A "one-page" executive summary shall be placed at the beginning of the EIS and shall contain a brief description of the proposed facility; a summary of major beneficial and adverse environmental impacts; a summary of alternatives considered; and the regulatory approvals required for the proposed facility.
3. Table of Contents. The EIS shall contain a table of contents indicating the page numbers of the major sections and subsections.
4. EIS Worksheet. The EIS shall contain a completed EIS worksheet on the form prepared by the Woodstown-Pilesgrove Joint Environmental Commission. The worksheet must be fully completed for the EIS to be deemed complete.
5. Environmental Inventory. The applicant shall succinctly describe the existing environmental conditions of the site and surrounding region in sufficient detail to assist in the location and design of the facility, provide a basis for the applicant's assessment of the probable beneficial and adverse impacts of the proposed facility and enable the township to make the findings for permit approval. The environmental inventory shall fully comply with Paragraph G of this Section.
6. Project Description. The applicant shall succinctly describe the proposed project both during construction and operation of the facility. The project description shall include written text and graphic materials, including a site plan which may contain much of the project description information. General project description requirements for each facility type as required herein.
7. Unavoidable Adverse Environmental Impact. The applicant shall describe probable adverse environmental impacts of the facility that cannot be avoided, including irretrievable commitments of resources, which shall be listed in the order of their relative magnitude. The negative and positive impacts of the project both during and after construction shall be addressed. The specific concerns that shall be considered include the following and shall be accompanied by specific quantitative measurements where possible and necessary:

- Soil erosion and sediment control;
- Flooding and floodplain disruption;
- Degradation of surface water quality; total suspended solids (TSS) control;
- Groundwater pollution;
- Reduction of groundwater capabilities;
- Sewage disposal;
- Solid waste disposal;
- Vegetation disruption;

Disruption of wildlife habitats of rare, threatened, or endangered species;  
Destruction or degradation of scenic and historic features;  
Air quality degradation;  
Noise levels;  
Energy utilization;  
Impact on, or the loss of, agricultural enterprises if the development is located within the municipal or county agricultural development area;

8. ***Mitigation.*** *The applicant shall describe the steps that will be taken to minimize or avoid adverse environmental impacts during the facility's construction, operation or removal, both at the site and in the surrounding region. The applicant's program for ascertaining and verifying the accuracy of the environmental assessment of the facility and the actual effects of project construction shall also be described. In particular, the mitigative measures employed may include but not be limited to, soil erosion and sediment control measures, sewage disposal techniques, water and energy conservation measures, landscaped buffers, and stormwater control measures.*
  9. ***Alternatives.*** *The applicant shall identify, describe and analyze alternatives to all or any part of the proposed facility, including the alternatives of no action, alternative sites, alternative uses of the site, and postponing construction. The discussion of alternatives shall include an evaluation of methods of avoiding or minimizing some or all of the probable adverse environmental impacts of the project. The costs and benefits of the alternatives shall be analyzed and presented. Reasons for the acceptability or nonacceptability of each alternative shall be given.*
  10. ***Required licenses, permits and approvals.*** *The applicant shall list all known licenses, permits and other approvals required by township, county, state or federal law for the construction and operation of the proposed facility. The status of each approval shall be identified.*
  11. ***Documentation.*** *The applicant shall prepare a reference list using a consistent standard format of all published materials, reports, manuscripts or other written sources of information on the facility, its site and surrounding region consulted and employed in the preparation of the environmental impact statement. A separate reference list of all government agencies and individuals that either provided information orally and by letter or coordinated the EIS shall be prepared, with the dates and locations of all meetings specified. The documentation section shall also indicate the person(s) that prepared each major section and subsection of the EIS, including their qualifications.*
- G. ***Environmental Inventory.*** *The EIS shall contain a comprehensive inventory of site environmental conditions as detailed below.*
1. ***General site location map.*** *The site of the proposed facility shall be located generally on a United States Geological Survey Map of the township.*
  2. ***Site Location Map.*** *A site location map shall be provided consistent with the standards established for site plan submission.*
  3. ***Site Constraints Map.*** *A Site Constraints Map shall be submitted indicating all of the existing site conditions that may limit, hinder, or prevent development such as woodlands, floodplains, delineated wetlands, wetland buffers, surface water bodies and steep slopes. Any substantive site constraints shall be shown on the Site Constraints Map.*
  4. ***Existing regional conditions.*** *The existing and proposed supply of, and estimated need for, the proposed facility or land development shall be described for the relevant surrounding region.*
  5. ***Geology.*** *A map and text shall describe the underlying geology and its impact on site development.*

6. Topography. Existing slope analysis, with slopes of zero to one percent (0-1%), two to four percent (2-4%), five to nine percent (5-9%), ten to fourteen percent (10-14%) and fifteen percent (15%) or more delineated;
7. Soils. A map and text shall identify and describe the Site soil characteristics, including, but not limited to:
  - a. Soil types, as classified and mapped by the Salem County Soil Survey prepared by the Soil Conservation Service of the United States Department of Agriculture.
  - b. A soil data chart with descriptions of each soil type identified within the site including drainage classification, permeability, seasonal high-water table, foundation limitations, agricultural capability, erosion potential, septic tank suitability (if appropriate), trafficability (dust hazard), and the degree of acidity and alkalinity of the soil;
  - c. Engineering soil classification, as mapped by SCS-USDA. An engineering design characteristics chart indicating the limitations of soils for road cuts and fills, embankments; and pavement support characteristics.
8. Fill Conditions. The location, nature and thickness of any areas containing landfill materials on and within one hundred (100) feet of the site, a description of the landfill materials, and the appropriate beginning and cessation dates of landfill activities. Any areas of historic fill shall be defined and characterized.
9. Resource Potential. Potentially valuable mineral, gravel or other subsurface resources of the site shall be identified.
10. Hydrology. A topographic map of the site and its surroundings to a distance of one hundred (100) feet, with contour intervals consistent with those required for subdivision/site plan submissions and accompanied by appropriate text shall identify and describe the following items:
  - a. Surface water.
    - [1.] Existing natural and man-made watercourses, including drainageways, swales and water control structures, on and within one hundred (100) feet of the site, with their location, width, slope, capacity and direction of flow.
    - [2.] Flood hazard or flood prone areas with cross section of watercourses at an appropriate scale and at appropriate intervals along the watercourse, showing extent of floodplain, top of bank, normal water level and bottom elevation.
    - [3.] Existing lakes or ponds within or adjacent to the site, with location, extent and water level elevation.
    - [4.] Existing storm drainage systems, including storm sewers, drainage ditches and retention or detention basins, on or adjacent to the site, with location, extent, capacity and direction of flow.
    - [5.] Existing stormwater runoff from the project site and upstream watershed areas and calculations used to determine same.
  - b. Groundwater.
    - [1.] Aquifer recharge areas.
    - [2.] Apparent direction of groundwater flow based upon surficial topography monitoring or potable water well data if available;
    - [3.] Yields of existing wells within one-half (1/2) mile of the site, including description of aquifer(s) being utilized.

11. Vegetation. A map and text shall identify and describe the vegetation of the site, including but not limited to, the following items:
  - a. The vegetation types present, indicating the major species by scientific and common name. Where applicable, both overstory and understory species should be included.
  - b. The acreage and percent of total area represented by each type.
  - c. Data for forest types shall include average diameter breast high (dbh), diameter range and basal area for the overstory trees.
  - d. Species or specimen trees unique because of scarcity, size, historic significance or endangered classification shall be indicated.
  - e. Wetlands as determined through actual field delineation should be described. A wetlands delineation report prepared by a qualified individual per the requirements of the New Jersey Freshwater Wetlands Protection Act shall be included as an Appendix to the Environmental Impact Statement. Alternatively, a statement from a qualified individual as to the absence of wetlands, if applicable, should be provided. A copy of the Letter of Interpretation (LOI) from the NJDEP verifying the wetlands delineation shall be provided.
  
12. Wildlife. A map and text shall identify and describe the wildlife of the site (indicated by their common and scientific names), including but not limited to the following items:
  - a. The species of wildlife (mammals, birds, reptiles, amphibians or aquatic organisms (present or which could be affected by the proposed project and the amount and quality of their associated habitat.
  - b. Any areas within the proposed site which are critical to the life cycle of any species of wildlife should be discussed.
  - c. Those species of wildlife classified as threatened or endangered by the appropriate state or federal agencies.
  - d. The results of a Natural Heritage database search. An onsite survey shall be conducted for any species identified in proximity to the site to confirm the absence or presence of the species. The applicant shall also address the suitability of the site for any species identified by the Natural Heritage Database for Salem County or listed in the JEC Environmental Resource Inventory.
  
13. Water quality.
  - a. Surface waters. A water quality inventory of such water bodies directly affected by the proposed facility shall be prepared utilizing existing authoritative sources of information. The classifications of such affected water bodies, their water quality standards, and their status in meeting the established water quality standards shall be described. Existing restrictive uses of these water bodies shall be identified. The need to present additional site specific data shall be based upon the relative sensitivity of the water body affected.
  - b. Groundwater. Where groundwater is to be utilized for potable water supplies, the water quality inventory shall include those parameters established for prevailing drinking water standards and any water quality standards established for groundwater.

14. Water supply. The existing and proposed potable water supply system available to the site shall be identified and described in maps and text, indicating the source of supply; the adequacy of supply; pressure and volume of water available; and the anticipated maximum water demands of the project. All proposed water conservation measures shall be described.
15. Sewerage system.
- a. The existing and proposed sewerage system available to the Site shall be identified and described in maps and text, indicating the availability and adequacy of existing facilities as demonstrated by a letter from the Woodstown Sewerage Authority. If the applicant is proposing an onsite sewage disposal system generating in excess of 2,000 gpd, conformance with a Township Wastewater Management Plan must be provided. The applicant shall describe the projected wastewater flow rate and any wastewater allocation commitments from the Sewerage Authority. Any proposed pre-treatment or treatment facilities shall be described in terms of process design, capacity, average and peak flows, water quality standards and effluent limitations.
  - b. Where individual septic tanks are proposed, the EIS shall indicate:
    1. Location of registered or licensed water supplies within five hundred (500) feet of the project.
    2. Field data describing results of soil borings, percolation test and seasonally high ground water table conditions, with specific locations of (including the dates of these tests). Soil borings shall be classified by the United Soil Classification System.
    3. Results of the *Recharge Based Nitrate Dilution Model Version 5.0* issued by the New Jersey Geological Survey using a nitrate concentration of 5.2 mg/l. The person density shall be one person per bedroom unless a different density can be supported. The EIS shall address the significance of the model results and present any sensitivity or technical analyses needed to support the proposed wastewater system.
16. Air Quality. The existing air quality of the site and its surrounding region shall be evaluated and described, using monitoring data collected by and available from the New Jersey Department of Environmental Protection. The applicant may also monitor the existing air quality, or estimate air quality utilizing other sources of information.
17. Energy. The energy supplies available for delivery to the site shall be estimated, with types of energy, points of origin and means of transmission and delivery described and located. The percent of existing supply presently utilized shall be identified and, if applicable, differences in seasonal demands shall be indicated. All proposed energy conservation methods shall be described.
18. Public services. Existing public and private services relevant to the proposed facility and available at the site and its surrounding region shall be described and located. Such services shall include, but not be limited to police and fire protection, first aid and ambulance services, health services, solid waste and garbage services, public and private educational facilities and commercial facilities.
19. Outdoor recreation. A map and accompanying text shall identify the site and locate and describe the types and quantities, physical accessibility and availability for public use of recreation facilities and services within one (1) mile of the site, including, but not limited to, the following: waterways, wetlands, marinas, boat docks and launching platforms, playgrounds, parks, forests, natural areas, tennis courts, swimming pools, bikeways, etc. The extent of existing use and of

unused capacity of these facilities shall also be indicated. The proposed onsite or offsite recreational facilities that will be developed by the applicant shall be described.

20. Transportation. The existing and known proposed transportation system available to the site and its surrounding region shall be described and located on a map at an appropriate scale. The highway and road network, other forms of public and private, individual and mass transportation, frequencies, volumes, peak periods and routes shall be identified. The relationship between places of employment and residential areas in the region shall be discussed.
  21. Historic and cultural resources. The social, economic and community history of the site and its relevant surrounding region shall be described. Areas and sites of archeological, architectural, anthropological and historic significance, including those proposed for nomination or included in the National State Register of Historic Places, shall be identified, described and located on a map. An awareness of both above and below ground cultural resources, if any, should be reflected in this section, which should include a synopsis of the effort and method that is the basis for this awareness.
  22. Aesthetics. The existing visual character and scenic attributes of the built and natural environment of the site and its relevant surrounding region, including common and significant views and vistas to and from the site, shall be described and depicted graphically, as appropriate.
  23. Demographic, social and economic conditions. A general demographic profile of the municipality and county in which the proposed facility is located shall be prepared, including data on the age, family income and occupation distribution of the population, as well as recent demographic trends. The relevant general social and economic problems and opportunities of the site and its relevant surrounding region, including housing considerations, municipal and county government revenues and expenditures, employment and property values and the relevant legitimate economic aspirations of the inhabitants of the area shall be discussed.
  24. Hazardous materials. Any known or suspected deposits of man-made regulated hazardous materials, including hazardous wastes, such as contaminated soil, above or below ground oil storage tanks or abandoned chemical storage facilities, shall be described. The applicant shall specify whether such deposits are to be removed from the site in compliance with applicable Department of Environmental Protection rules and regulations. A Phase I ESA prepared in accordance with ASTM and NJDEP technical guidance shall be submitted. Any site investigations recommended by the Phase I analysis shall be undertaken and described in the EIS including soil sampling on former agricultural lands in accordance with the NJDEP Task Force Recommendations for historic residual pesticide contamination.
- H. EIS Review. Upon receipt of the application, the Administrative Officer shall forward the Environmental Impact Statement to the Joint Environmental Commission (JEC), the Board Engineer, and the Board Planner for review. Copies of the Environmental Impact Statement will be on file and available for inspection in the office of the Administrative Officer. The public hearing on any major subdivision or site plan application shall not be closed until the Board Engineer and Board Planner have determined that the EIS is a comprehensive and complete technical document that adheres to the requirements of this Chapter and accepted environmental impact methodology and addresses all concerns of the JEC and the Board Professionals.
- I. EIS Approval or Disapproval. Upon completion of all review and public hearing(s), the Planning Board shall either approve or disapprove of the Environmental Impact Statement as a part of its decision to grant or deny preliminary subdivision or site plan approval. In reaching a decision, the municipal agency shall take into consideration the effect of applicant's proposed development upon all aspects of the environment as outlined above as well as the sufficiency of the applicant's proposals for dealing with any immediate or projected adverse environmental effects.

## **7. Checklist No. 1.**

**Checklist No. 1 (Variance Applications) is hereby supplemented to include the following additional submission requirements:**

28. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes and depressions, both within the tract and within 100 feet of its boundaries or beyond as necessary to determine offsite drainage impacts.
29. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetlands transition areas, and non-wetlands areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP).

**8. Checklist No. 3.**

**Checklist No. 3 (Minor Subdivision Plats and Minor Site Plans) is hereby supplemented to include the following additional submission requirements:**

36. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes and depressions, both within the tract and within 100 feet of its boundaries or beyond as necessary to determine offsite drainage impacts.
37. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetlands transition areas, and non-wetlands areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP).

**9. Checklist No. 4.**

**Checklist No. 4 (Preliminary Major Subdivision Plats and Preliminary Major Site Plans) is hereby renamed to refer only to "Preliminary Major Site Plans" and is supplemented to include the following additional submission requirements in place of item 23:**

23. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes and depressions, both within the tract and within 100 feet of its boundaries or beyond as necessary to determine offsite drainage impacts.

A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetlands transition areas, and non-wetlands areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP).

**10. Checklist No. 5.**

**Checklist No. 5 (Preliminary Major Subdivision Plats) is hereby adopted in the form attached hereto entitled “Preliminary Major Subdivision Plan Checklist”.**

**11. Certain previously adopted Ordinances not amended hereby shall remain in effect.**

The foregoing amendments to Chapter 145 “Land Use” of the Code of the Township of Pilesgrove (the “foregoing amendments”) shall not amend, invalidate, or otherwise affect the provisions of the following listed previously adopted Pilesgrove Township Ordinances (the “previously adopted Ordinances”), which previously adopted Ordinances are hereby ratified and confirmed; rather, the provisions of the previously adopted Ordinances shall supercede and replace those set forth in the foregoing amendments in all instances where the foregoing amendments are inconsistent with the previously adopted Ordinances, and shall remain in effect as if the previously adopted Ordinances were amendments to the foregoing amendments:

<u>Ordinance No.</u>	<u>Adoption date</u>	<u>Title</u>
05-14	10/11/05	AN ORDINANCE AMENDING CHAPTER 145 “LAND USE” OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO INCLUDE REQUIREMENTS FOR AGRICULTURAL IMPACT ASSESSMENT
05-15	10/11/05	AN ORDINANCE AMENDING CHAPTER 145 “LAND USE” OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO PERMIT AND PROVIDE REQUIREMENTS FOR RESIDENTIAL CLUSTER GENERAL DEVELOPMENT PLANS IN AR-AGRICULTURAL RETENTION ZONING DISTRICTS
05-18	12/13/05	AN ORDINANCE AMENDING CHAPTER 145 “LAND USE” OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO INCREASE THE RECREATION FEE SPECIFIED IN SECTION 145-42.A.(5) AND TO SPECIFY THE TIME FOR PAYMENT
06-04	04/25/06	AN ORDINANCE SUPPLEMENTING CHAPTER 145 “LAND USE” OF THE CODE OF THE TOWNSHIP OF PILESGROVE TO INCLUDE STORMWATER MANAGEMENT REQUIREMENTS
06-11	11/14/06	AN ORDINANCE ADOPTING BAILEY CORNER REDEVELOPMENT PLAN DATED AUGUST 29, 2006 AND AMENDING THE PILESGROVE TOWNSHIP ZONING MAP
07-01	03/12/07	AN ORDINANCE AMENDING CHAPTER 145 “LAND USE” OF THE CODE OF THE TOWNSHIP OF PILESGROVE (Re: Neighborhood Shopping Center zoning district and TND standards)
07-03	03/13/07	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
07-07	05/08/07	ORDINANCE OF THE TOWNSHIP OF PILESGROVE, NEW JERSEY, COUNTY OF SALEM, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN ADOPTED BY ORDINANCE NO. 06-11, PURSUANT TO

THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A.*  
40A:12A-1, *et seq.*

**BE IT FUTHER ORDAINED** by the Township Committee of the Township of Pilesgrove in the County of Salem and State of New Jersey, that new Chapter 64 “Buildings and Housing” of the “Code of the Township of Pilesgrove” is hereby adopted as follows:

**Chapter 64**  
**BUILDINGS AND HOUSING**

- § 64-1. Enforcing officer.
- § 64-2 Regulations adopted.
- § 64-3 Housing Certificates of Occupancy; inspections; fees; requirements.
- § 64-4 Appeals.
- § 64-5 Authority of Housing Officer.
- § 64-6 Violations and penalties.
- § 64-7 Amendments.

§ 64-1. Enforcing officer.

- A. The Housing Officer of the Township of Pilesgrove is hereby designed as the officer to exercise the powers prescribed by the within Chapter, and shall serve in such capacity according to these regulations.

§ 64-2. Regulations adopted.

- A. Pursuant to the provisions of P.L. 1946, c. 21 (*N.J.S.A.* 40:49-5.1), and except as specifically set forth in § 64-7, below, the New Jersey State Housing Code, New Jersey State Bureau of Fire Safety Code, and the International Property Maintenance Code 2000, all as revised to the date hereof, and together with all revisions following the date hereof, are hereby adopted as the Pilesgrove Township Buildings and Housing Maintenance Codes for the control of buildings and structures as herein provided. All of the regulations, provisions, penalties conditions and terms of the Buildings and Housing Maintenance Codes are hereby adopted and established as the standards for determining whether buildings and structures in the Township of Pilesgrove are safe, sanitary, and fit for human habitation. Three (3) or more copies of above Buildings and Housing Maintenance Codes shall be placed on file and kept current in the office of the Township Clerk, and shall be available to all persons desiring to use and examine the same.

§ 64-3. Housing Certificates of Occupancy; inspections; fees; requirements.

A. Housing Certificate of Occupancy.

- (1) The Housing Officer’s issuance of a Housing Certificate of Occupancy (HCO) shall serve as confirmation that the building, structure or unit that is the subject of the HCO has been inspected by the Housing Officer and found to be in compliance with this Chapter and the Buildings and Housing Maintenance Codes.
- (2) The Housing Officer shall revoke any previously issued HCO whenever the Housing Officer subsequently determines that the building, structure or unit that is the subject of the HCO no longer complies with this Chapter or the Buildings and Housing Maintenance Codes.

B. Inspections.

- (1) The Housing Officer is hereby authorized and directed to make inspections to determine the condition of all buildings and structures located in the Township of Pilesgrove, including but not limited to dwellings, dwelling units, rooming units, and commercial units and structures, in order to enforce compliance with this Chapter and the Buildings and Housing Maintenance Codes or any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this Chapter, and to safeguard the health and safety of the occupants of all buildings and structures and the general public. For the purpose of making such inspections, the Housing Officer is hereby authorized to enter, examine and survey at all reasonable times, all buildings, structures, dwellings, dwelling units, rooming units, and commercial units and structures in Pilesgrove Township. The owners or occupants of every building, structure, dwelling, dwelling unit, rooming unit, or commercial unit or structure, or the person in charge thereof, shall give the Housing Officer free access to such buildings or structures at all reasonable times for the purpose of such inspection, examination and survey. Every occupant of a building or structure shall give the owner thereof, or the owners' agent or employee, access to any part of such building or structure at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Chapter and the Buildings and Housing Maintenance Codes, or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this Chapter.

B. Fees.

- (1) The following inspection fees shall be collected with each HCO application:

(a) Residential (in multi, per unit)	\$50.00
(b) Commercial (in multi, per unit)	\$60.00
(c) Hotel/ Motel	\$40.00
- (2) The above fees are for the initial inspection visit and one follow-up inspection visit for each HCO application. An additional charge of \$75.00 shall be charged and paid in advance for each subsequent inspection visit.
- (3) An HCO may be issued (or re-issued without additional charge) at any time within 90 days following the inspection visit at which full compliance is confirmed.

C. Housing Certificate of Occupancy requirements.

- (1) No person or entity shall hereafter occupy, rent, lease, let or allow to be occupied, whether for consideration or not, any building, structure, dwelling, dwelling unit, hotel/motel, rooming house, rooming unit or any commercial unit or structure, unless an HCO shall first have been obtained from the Housing Official. A new certificate to occupy shall be obtained each time there is a change of occupancy of any building, structure, dwelling, dwelling unit, hotel/motel, rooming house, rooming unit or commercial unit. Said owner shall make an application on HCO forms to be provided by the Housing Official.
- (2) No HCO shall be issued for a building, structure, dwelling, dwelling unit, rooming house, rooming unit, hotel/ motel or commercial unit unless said building, structure or unit complies with all of the provisions of the Pilesgrove Township Buildings and Housing Maintenance Codes, the Bureau of Fire Safety Smoke Detectors regulation, Uniform Construction Code Bulletin # 99-3 Carbon Monoxide Alarms, as amended, all of the ordinances of Township of Pilesgrove now in existence or hereafter enacted pertaining to plumbing, building, electrical, fire, zoning, health, safety, the minimum State housing standards, and all other applicable State laws and regulations. In the event that any of the Codes that comprise the Pilesgrove Township Buildings and Housing Maintenance Codes are revised, modified or updated, the standards set forth in said revised, modified or updated versions of such Codes shall govern.

§ 64-4. Appeals.

- A. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Chapter or of any rule or regulation adopted pursuant thereto may request, and shall be granted a hearing on the matter before the Housing Officer, provided that such person shall, within 10 days after the day the notice was served, file in the Office of the Housing Officer a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. Following receipt of such petition, the Housing Officer shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than 10 days after the day on which the petition was filed, provided that, upon request by the petitioner, the Housing Officer may postpone the date of the hearing for a reasonable time beyond such ten-day period, if, in the Housing Officer's judgment, the petitioner has submitted a good and sufficient reason for such postponement. After such hearing, the Housing Officer shall sustain, modify or withdraw the notice, depending upon the Housing Officer findings as to compliance or noncompliance with the provisions of this Chapter and the rules and regulations adopted pursuant thereto. If the Housing Officer sustains or modifies such notice, it shall be deemed to be an order. Any notice served pursuant to this Chapter shall automatically become an order if a written petition for a hearing is not filed in the Office of Housing within 10 days after such notice is served. The proceedings at such hearing, including the findings and decision of the Housing Officer, shall be summarized, reduced to writing and entered as a matter of public record in the office of the Housing Officer. Such records shall include a copy of every notice or order issued in connection with the matter. Any person aggrieved by the decision of the Housing Officer may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of the State. Whenever the Housing Officer finds that an emergency exists which requires immediate action to protect the public health or safety, the Housing Officer may, without notice or hearing, issue all order rejecting the existence of such an emergency and requiring that such action be taken as the officer deems necessary to meet the emergency. Notwithstanding the other provisions of this Chapter, such order shall be effective immediately, and any person to whom such order is directed shall comply therewith immediately but, upon petition to the Housing Officer, shall be afforded a hearing as soon as possible. After such hearing, depending upon the officer findings as to compliance with the provisions of this Chapter and the rules and regulations adopted pursuant thereto, the Housing Officer shall continue such order in effect, or modify or revoke it.

§ 64-5. Authority of Housing Officer.

- A. The Housing Officer is hereby authorized and empowered to make and adopt such written rules and regulations as the officer may deem necessary for the proper enforcement of the provisions of this Chapter; provided, however, that such rules and regulations shall not be in conflict with the provisions of this Chapter, nor in any way alter, amend or supersede any of the provisions thereof. The Housing Officer shall file a certified copy of all rules and regulations which the Housing Officer may adopt in both the office of the Housing Officer and in the office of the Township Clerk.

§ 64-6. Violations and penalties.

- A. Any person, firm or corporation who shall violate any of the provisions of this Chapter shall, upon conviction, be punished by a fine not to exceed \$1,250, community service, or imprisonment in the county jail for a period of not to exceed 90 days, or by a combination of fines, community service and/or imprisonment, and each violation of any of the provisions of this Chapter and each day the same is violated shall be deemed and taken to be a separate and distinct offense.

§ 64-7. Amendments.

- A. The following Sections of the International Property Maintenance Code 2000 are not adopted as part of, but instead are excluded from, the Pilesgrove Township Buildings and Housing Maintenance Codes:

- (1) Sections 103.1, 104.1, 106.1, 108.1, 111.1 of the aforesaid International Property Maintenance Code 2000 are not hereby adopted.

- B. The following date references are hereby adopted as insertions to complete the International Property Maintenance Code 2000 for purposes of this Chapter:
- (2) Insert "October 1 to May 1" in Section 602.3
  - (3) Insert "October 1 to May 1" in Section 602.4
- C. The Township Clerk shall annotate all copies of the International Property Maintenance Code 2000 that are kept on file in the Township Clerk's Office so that the above exclusions are stricken and the above insertions included, with cross-references to this Chapter in each instance.

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. 07-10 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 June 12, 2007. A public hearing will be conducted by the Township Committee at a regular meeting to be held on July 10, 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. 07-10 that was introduced and passed on second reading by the Pilesgrove Township Committee following a public hearing held on July 10, 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: \_\_\_\_\_