

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF
THE TOWNSHIP OF SOUTH HARRISON**

WHEREAS, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

WHEREAS, the South Harrison Township Planning Board has adopted by Planning Board Resolution No. R-08-21 a Master Plan on June 9, 2008 containing recommendations as to the proposed zoning in the Township as a result of periodic review pursuant to N.J.S.A. 40:55D-89; and

WHEREAS, the Township Committee finds that the proposed zoning scheme is in the best interest of the Township and will advance the goals and objectives of the Township and will benefit the general welfare.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and Committee of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

SECTION I. Amend the South Harrison Township zoning map to indicate the location of the various zoning districts as prepared by Bach Associates, P.C and dated June 9, 2008.

SECTION II. The zoning designation of the following parcels will be changed as a result of the implementation of the Master Plan recommendations. All other lots will remain within the same zoning districts, thought the requirements and standards for those districts may change. The abbreviations are Agricultural Residential (AR), Light Industrial (LI) and Professional Office/Residential (PO/R).

SOUTH HARRISON TOWNSHIP				
Parcel specific Zoning District changes				
Block	Lots	Current zoning	Proposed Zoning	Street Location
5	10		AR	Monroeville Road
10	1, 1.01, 2, 3, 4	AR	PO/R	Route 45 and Monroeville Road
11	lots 1, 2, 3, 15, 16, 25, 27, 28, 29, 31, 32	AR	PO/R	Route 45 and Mullica Hill Road
14	8, 17, 17.01, 26	AR	PO/R	Cedar Grove and Commissioners Road
15	10, 45, 47, 53	AR	PO/R	Franklinville and Commissioners Road
2.01		AR	PO/R	Route 45
20	1, 2.01, 3, 3.02, 8	AR	PO/R	Route 45
3	2, 10, 7, 8, 10, 11, 12, 13, 15, 16, 20, 22, 24, 27, 28 and part of lots 6 (4.9 acres) and 15 (4.18 acres)	AR	PO/R	Franklinville Road
5	2, 2.01, 9, 16	AR	PO/R	Franklinville Road
6	2, 5, 9.07, 9.08, 9.09, 9.10, 18, 20, 21, 22, 24, 30, 31, 32, 33, 34, 35, 45 and part of lot 4 (8.6 acres),	AR	PO/R	Franklinville Road and Route 45
7.01	4, 6, 10, 13, 14, 21, 22, 23, 24, 28, 32	AR	PO/R	Franklinville Road
8.02	9, 18, 22, 23	AR	PO/R	Franklinville Road and Commissioners Road

SECTION III. REPEALER

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION IV. INVALIDITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION V. EFFECTIVE DATE

This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

TOWNSHIP OF SOUTH HARRISON

CHARLES TYSON, MAYOR

ATTEST:

NANCY KEARNS, RMC
MUNICIPAL CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Special Meeting of the Township of South Harrison held on the 9th day of July, 2008 and will be considered for final passage and adoption at a meeting to be held on the 13th day of August, 2008, at 7:30P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

Nancy Kearns, RMC
Municipal Clerk

NOTICE

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF
THE TOWNSHIP OF SOUTH HARRISON**

NOTICE is hereby given that the foregoing Ordinance O-08-13 was finally adopted at a meeting of the South Harrison Township Committee held on the 13th day of August 2008 at 7:30 pm in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, New Jersey.

Nancy E. Kearns, RMC
Municipal Clerk