

**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 as set forth in the Master Plan 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 a 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 Ordinance to reflect an amendment to §90-2.17N, Cul-de-sac or dead-end turnarounds to add the following:

90-2.17N Cul-de-sac or dead-end turnarounds

- (4) Where a cul-de-sac is proposed near the edge of a tract of land, and where the adjacent tract of land is undeveloped and not permanently preserved, the applicant should provide a 50 wide right-of-way easement to provide the potential for the street network to be connected to the adjacent parcel at a future date.
- (5) The provision of vegetated center islands is encouraged within cul-de-sacs to create visual interest and soften the harshness of a large paved area, increase groundwater recharge and screen headlight glare.
 - a. When proposing a landscape island, existing trees should be preserved when possible.
 - b. New landscaping should have a mature height of 30 inches and trees with a canopy over seven feet in order to ensure visibility.
 - c. Landscaping should be chosen with consideration for the degree of maintenance expected, i.e dry, harsh roadside conditions.

SECTION II. 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Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.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 III. 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 IV. 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 17th day of June, 2008 and will be considered for final passage and adoption at a meeting to be held on the 9th day of July, 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

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NOTICE is hereby given that the foregoing Ordinance D-08-16 was finally adopted at a meeting of the South Harrison Township Committee held on the 9th day of July 2008 at 7:30 pm in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, New Jersey.

Nancy E. Kearns, RMC
Municipal Clerk