

ORDINANCE O-08-19

AN ORDINANCE AMENDING ORDINANCE O-08-15 "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; and

WHEREAS, the Planning Board has recommended that the density and minimum lot sizes be altered within the AR Agricultural Residential zoning district to better reflect the rural nature of the Township, to alter the pattern of consumptive sprawl that scatters housing over the landscape without regard to natural features and contiguous open spaces; and

WHEREAS, the recommendations are consistent with sound planning and will provide a means to implement the goals and objectives of the Master Plan; and

WHEREAS, it has come to the Township's attention that the prior AR zoning standards should be retained within the ordinance in order to ensure that lots that were approved and recorded with the County Clerk prior to July 9, 2008 will be permitted to comply with the area, yard and bulk requirements as they existed prior to the July 9, 2008 zoning revisions, so as to provide certainty for existing residents and to avoid the unnecessary creation of variance conditions on legal lots.

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. § 90-3.15 Amend Agricultural Residential Zoning District to add H(2), Bulk and area regulations

H(2) Lots that meet the requirements of H(1) above shall be subject to the former AR zoning district requirements for area, yard and bulk requirements as they are provided below. These requirements do not apply to any new subdivision, only to existing lots as defined in H(1).

- a) Minimum lot area is one acre
- b) Minimum lot width is 150 feet
- c) Minimum lot depth is 200 feet
- d) Minimum front yard setback is 75 feet from a local road and 100 feet from a State or County Road
- e) Rear yard setback is 50 feet
- f) Side yard setbacks are 20 feet each side
- g) Maximum Building coverage is 10%
- h) Maximum Building Height is 2 ½ stories or 35 feet, whichever is less
- i) Notwithstanding the minimum setbacks as set forth above, the minimum rear yard setback for the installation

of an in-ground or aboveground pool shall be 25 feet from the rear property line. This shall be inclusive of all appurtenances to the actual pool itself, such as the filtering equipment; paving surrounding the pool; decking whether attached or detached from the pool; and fencing, if said fencing immediately surrounds the pool.
[Added 5-19-2007 by Ord. No. 0-07-09]

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 regular 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

NOTICE is hereby given that the foregoing Ordinance O-08-19 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