

**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 has adopted Ordinance O-08-15 and O-08-19 revising the requirements for the AR Agricultural Residential Zoning district; and

WHEREAS, it has come to the attention of the Planning Board that utilizing the minimum lot width requirements in the ordinance may present difficulties when designing a subdivision adjacent to active farmland. The Board wishes to ensure that the minimum lot width will provide ample space for a new dwelling in conjunction with the required side yard setbacks and farmland buffer requirements.

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. Revise section 90-5.15 E(6) as follows:

(6) Table of Performance Regulations

	Major subdivision	Minor Subdivision
Maximum Density	.25 units per gross acre	n/a
Minimum Lot Average	3 acres	3 acres
Minimum lot size using lot averaging	n/a	1.5 acres
Minimum Lot size using conservation design	1 acre	n/a
Minimum open space area using conservation design	40% of gross tract area	n/a
Minimum lot width	150 feet	200 feet
Minimum lot depth	200 feet	200 feet
Minimum Front yard setback		
Local Roads	50 feet	50 feet
State or County Road	50 feet	50 feet
(see also section 90-5.24B for additional Rural Vista setback)		
Minimum Side yard setback	Aggregate 40 feet, 20 feet each 10 feet one side if side loaded garage is on the opposite side	Aggregate 50, 25 each side
Minimum Rear yard setback	50 feet	50 feet
Maximum impervious coverage	.25	.15
Maximum height	2 ½ stories or 35 feet	2 ½ stories or 35 feet

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Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.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

Robert S. Campbell, Deputy Mayor

ATTEST:

Nancy E. Kearns, RMC
Municipal Clerk

CERTIFICATION

The foregoing Ordinance was introduced at a regular meeting of the Township of South Harrison held on the 12th day of November, 2008 and will be considered for final passage and adoption at a meeting to be held on the 10th day of December 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-08-33 was finally adopted at a meeting of the South Harrison Township Committee held on the 10th day of December 2008 at 7:30 pm in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, New Jersey.

Celeste Keen, RMC
Deputy Clerk

Information Only