

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF SOUTH HARRISON AMENDING CHAPTER 90 OF THE SOUTH HARRISON TOWNSHIP CODE ENTITLED “LAND USE AND DEVELOPMENT”

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 Combined Planning Board has adopted by Resolution No. R-14-06, a Master Plan Reexamination containing recommendations as to the proposed Zoning in the Township following a periodic review under N.J.S.A.40:55B-89; and

WHEREAS, the Township Committee has determined that the proposed Zoning scheme is in the best interest of the Township, which will further advance the goals and objectives of the Township and will benefit the general welfare; and

WHEREAS, the Township Committee of the Township of South Harrison has determined that certain amendments to the Township Code within Chapter 90, entitled “Land Use and Development”, are required based upon the recommendations of the Combined Planning Board following their adoption of the 2014 Master Plan Reexamination and Amendment Report.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of South Harrison, in the County of Gloucester and State of New Jersey, that Chapter 90, entitled “Land Use and Development”, of the South Harrison Township Code, is hereby amended, as follows:

SECTION I: Purpose.

The purpose of this Ordinance is to amend the following Sections within Chapter 90 of the South Harrison Township Code, entitled “Land Use and Development”:

§90-1.03D; and §90-5.15.

SECTION II: Adoption.

§90, Article II, Section §90-1.03B of the South Harrison Township Code, entitled “Definitions and Word Usage”, is hereby amended, in part, to include new Definitions in the appropriate alphabetical order, as follows:

CHASSIS - The structural system beneath a manufactured home that is integral for the manufactured home’s wheeled transportation.

MANUFACTURED HOME – Means a unit of housing which:

(1) Consists of one or more transportable sections which are substantially constructed off site and, if more than one section, are joined together on site; and

(2) Is built on a permanent chassis; and

(3) Is designed to be used, when connected to utilities, as a dwelling on a permanent or non-permanent foundation; and

(4) Is manufactured in accordance with the standards promulgated for a manufactured home by the Secretary pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974”, PUB.L.93-383(42 U.S.C. Section 5401, et seq.), and the standards promulgated for a manufactured or mobile home by the Commissioner pursuant to the “State Uniform Construction Code Act”, P.L. 1975, c. 117(c.52:27D-119, et seq.); and

(5) Is no greater than twenty-six (26) feet in width.

MOBILE HOME PARK – A parcel of land, or two or more parcels of land, containing no fewer than ten (10) sites equipped for the installation of manufactured homes under common ownership and control for the purposes of leasing each site to the owner of a manufactured home for the installation thereof, and where the owner or owners provide services, which are provided by the municipality in which the mobile home park is located for property owners outside the park, which services may include, but shall not be limited to, the following:

(1) The construction and maintenance of streets;

(2) Lighting of streets and other common areas;

(3) Garbage removal;

(4) Snow removal; and

(5) Provisions of the drainage of surface water from home sites and common areas.

TRAILER – A recreational vehicle, travel trailer, camper or other transportable temporary dwelling unit, with or without its own motor power, designed and constructed for travel and recreational purposes to be installed on a non-permanent foundation if installation is required.

§90, Article XXV, Section §90-5.15 of the South Harrison Township Code, entitled “Agricultural Residential Zoning District”, is hereby amended, in its entirety, to read as follows:

§90-5.15. Agricultural Residential Zoning District.

A. Purposes. The overall purpose of the AR Zoning District is to provide for a Residential District that respects and promotes the rural character of the Township,

consistent with the Township's history as a farming community and its location within the Rural Planning Area on the State Plan Policy Map (PA-4). As outlined within the 2008 Master Plan, as well as the 2014 Master Plan Reexamination, the AR Zone is intended to encourage the continuation of commercial agricultural operations.

B. Permitted Principal Uses. Within the AR Zoning District, the following uses are permitted.

(1) Farm and agricultural uses of land subject to the Regulations in Section §90-5.23F and §90-5.36 of this Chapter.

(2) The sale and processing of agricultural products subject to the requirements of Section §90-5.23F, on a seasonal basis.

(3) Municipal Buildings, structures and uses owned or operated by South Harrison Township.

(4) Outdoor public or non-profit recreation, athletic fields, conservation areas and parks.

(5) Cemeteries on lots with a minimum of three (3) acres and with twenty-five (25') foot buffers along the perimeter.

(6) Detached single-family dwelling units.

(7) Community residences for the developmentally disabled;

Community shelters for victims of domestic violence;

Community residences for the terminally ill;

Community residences for persons with head injuries; and

Adult family care homes for elderly persons and physically disabled adults as defined in N.J.S.A.40:55D-66.2.

C. Permitted Accessory Uses. This Section remains unchanged.

D. Conditional Uses. This Section remains unchanged.

E. Bulk and Area Regulations for the AR Zoning District.

(1) Minimum lot area is one (1) acre.

(2) Minimum lot area for stormwater management lots or open space lots is one (1) acre.

(3) Minimum lot width is one hundred fifty feet (150').

- (4) Minimum lot depth is two hundred feet (200').
- (5) Minimum front yard setback is seventy-five feet (75') from a local road, and one hundred feet (100') from a State or County road.
- (6) Rear yard setback is fifty feet (50').
- (7) Side yard setbacks are twenty feet (20') for each side.
- (8) Maximum building coverage is ten percent (10%).
- (9) Maximum building height is two and one-half (2 1/2) stories or thirty-five feet (35'), whichever is less.
- (10) Notwithstanding the minimum setbacks, as set forth above, the minimum rear yard setback for the installation of an in-ground or above ground pool shall be twenty-five feet (25') from the rear property line. This setback requirement shall be inclusive of all appurtenances to the actual pool, 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.

F. Conservation Subdivision Design Procedure. This Section is repealed and rescinded in its entirety.

G. Design Standards. Subsection G, entitled "Design Standards", Subparagraphs 1 through 6, shall remain unchanged, however, the Section shall be amended to "Section F".

H. Exceptions For Existing Non-Conforming Lots. This Section is hereby rescinded and repealed in its entirety.

SECTION III. EFFECTIVE DATE.

This Ordinance shall take effect upon final adoption, publication, and as otherwise provided by law.

SECTION IV. REPEALER.

All Ordinances or parts of Ordinances inconsistent with the terms of this Ordinance be and are hereby repealed to the extent of such inconsistency.

SECTION V. SAVED FROM REPEAL.

All Ordinances or parts of Ordinances not inconsistent with the terms and provisions of this Ordinance are hereby saved from repeal.

SECTION VI. NOTICE.

The Township Clerk is hereby directed to give Notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto to Notice pursuant to N.J.S.A.40:55D-15. Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish Notice of the passage thereof, and to file a copy of the Ordinance as finally adopted with the Gloucester County Planning Board, as required by N.J.S.A.40:55D-16. The Township Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the County Tax Assessor, as required by N.J.S.A.40:49-2.1.

TOWNSHIP OF SOUTH HARRISON

**BY: _____
JAMES MCCALL, MAYOR**

Dated: May 14, 2014

ATTEST:

NANCY E. KEARNS, RMC, TOWNSHIP CLERK

NOTICE

The foregoing Ordinance was introduced at a regular meeting of the Mayor and Township Committee of the Township of South Harrison conducted on the 14th day of May, 2014, and will be considered for final hearing and adoption at a meeting to be held on the 11th day of June, 2014, at 7:30 p.m., at which time any objections hereto may be heard in the Municipal Building of South Harrison Township, 664 Harrisonville Road, Harrisonville, New Jersey.

NANCY E. KEARNS, RMC, TOWNSHIP CLERK

NOTICE

Notice is hereby given that the foregoing Ordinance 0-14-09 was finally adopted at the meeting of the Township Committee of the Township of South Harrison held on the 11th day of June 2014, at 7:30 p.m., in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ.

**NANCY E. KEARNS, RMC
TOWNSHIP CLERK**