



Melissa Velez-Morales

From: Masser, Michelle
Sent: Tuesday, October 18, 2016 12:25 PM
To: Harris, Laura
Cc: Melissa Velez-Morales
Subject: FW: Notice of Pending Land Use Ordinances
Attachments: Notice of Pending Ordinances.pdf

Correspondence

Michelle Masser
Township Clerk
Mount Olive Township
PO Box 450
204 Flanders Drakestown Road
Budd Lake, NJ 07828
clerk@mtolivetwp.org
973-691-0900 X7291

From: Kathy Potter [mailto:kpotter@chestertownship.org]
Sent: Tuesday, October 18, 2016 12:19 PM
To: Judy Sullivan <jsullivan@bedminster.us>; Amy Rhead <rheada@roxburynj.us>; Denean Probasco <dprobasco@chesterborough.org>; Donna Luciani <dluciani@randolphnj.org>; John Gregory <administrator@peapackgladstone.org>; Masser, Michelle <clerkmichelle@mtolivetwp.org>; Mary Zichelli <mzichelli@mendhamtownship.org>; Nina DiGregorio <ndigregorio@wtmorris.net>; Rene Axelrod <raxelrod@co.morris.nj.us>; Roberta Brassard <rabrassard@tewksburytp.net>
Subject: Notice of Pending Land Use Ordinances

Please see the attached. Thank you.

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Kathy Potter
Deputy Clerk / Registrar
Chester Township
1 Parker Road
Chester, NJ 07930
908 879-5100 x828
908 879-8281

www.chestertownship.org

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Township of Chester

1 PARKER ROAD
CHESTER, NEW JERSEY 07930
(908) 879-5100 / FAX (908) 879-8281

October 17, 2016

TO: Morris County Planning Board
Bedminster Township
Chester Borough
Mendham Township
Mount Olive Township
Peapack Gladstone Township

Randolph Township
Roxbury Township
Tewksbury Township
Washington Township

RE: **NOTICE OF PENDING ORDINANCE 2016-08 and 2016-09**

Attached please find a copies of Amendments to the Chester Township Land Use Ordinance, which were introduced and approved at a meeting of the Township Council, held on October 4, 2016.

The Ordinances will be considered for final reading and passage at a public hearing, scheduled for 7:30 p.m., Tuesday , November 1, 2016 at the Municipal Building, 1 Parker Road, Chester.

Should you have any questions please feel free to contact me.

Warm regards,

Kathleen Potter, RMC
Deputy Clerk

Introduction: October 4, 2016
Public Hearing: November 1, 2016

**ORDINANCE NO. 2016-08
TOWNSHIP OF CHESTER**

AN ORDINANCE TO AMEND CHAPTER 113, "LAND USE", PART 4, "SUBDIVISION OF LAND", ARTICLE 30, "DESIGN STANDARDS FOR SUBDIVISIONS", SECTION 113-204, "STORMWATER DETENTION" OF THE CODE OF CHESTER TOWNSHIP PERTAINING TO DETENTION BASIN SETBACK REQUIREMENTS.

WHEREAS, the Planning Board has determined that regulations are needed in Chapter 113, "Land Use" of the Code of Chester Township to address the placement of accessory structures adjacent to stormwater detention basins; and

WHEREAS, the regulations for detention basins lack setback requirements for accessory structures; and

WHEREAS, the Township Council desires to address this deficiency by adding a requirement for placement of an accessory structure when the structure is adjacent to a stormwater detention basin.

NOW THEREFORE, BE IT ORDAINED by the Township Council of Chester Township, County of Morris, and State of New Jersey that Article 30 of the Land Use Code for Chester Township is hereby amended as follows:

SECTION ONE. Article 30, Section 113-204 of the Land Use Code is hereby amended to add a setback requirement for the placement of an accessory structure.

Section 113-204. Stormwater detention.

A. Thru J [NO CHANGE]

K. Detention basin easements; distance from structures. In all zones, a twenty-foot easement shall extend in all directions beyond the excavated or filled slope of the detention/retention basin. No dwelling shall be constructed within 50 feet of the easement and no accessory structure shall be placed closer to the easement than the side yard setback for accessory structures as set forth in Schedule I Schedule of Area, Yard and Building Requirements.

SECTION TWO. All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

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

SECTION FOUR. This ordinance shall take effect upon its passage and publication according to law.

ATTEST:

Robin Collins
Robin Collins
Municipal Clerk/Administrator

TOWNSHIP COUNCIL OF THE
TOWNSHIP OF CHESTER

William A. Cogger
William A. Cogger
Mayor

Introduction: October 4, 2016
Public Hearing: November 1, 2016

**ORDINANCE NO. 2016-09
TOWNSHIP OF CHESTER**

**AN ORDINANCE TO AMEND CHAPTER 113, "LAND USE", PART 5, "ZONING", ARTICLE 53,
"REGULATION OF SIGNS" OF THE CODE OF THE TOWNSHIP OF CHESTER**

WHEREAS, the Planning Board has determined that Amendments are needed to Chapter 113, "Land Use" of the Code of the Township of Chester to address regulation of signs; and

WHEREAS, the ordinances for regulation of signs requires modification in light of the US Supreme Court's ruling in *Reed V. Town Of Gilbert*; and

NOW THEREFORE, BE IT ORDAINED by the Township Council of Chester Township, County of Morris, State of New Jersey, that Article 36 of the Land Use Code for Chester Township is hereby amended as follows:

SECTION ONE. Article 30, Section 113-53 of the Land Use Code is hereby amended as follows.

Section 113-346 through 113-350 No Change.

§ 113-351. Signs permitted in any zone.

- A. Through C. No change
- D. One temporary sign is permitted at any one time on any lot and shall comply with the following requirements:
 - (1) No temporary sign shall be illuminated.
 - (2) No temporary sign shall exceed six square feet.
 - (3) No temporary sign shall be located in the road right-of-way or closer than 25 feet to an adjoining property.
 - (4) Temporary signs shall be freestanding. No temporary sign shall be permitted to be attached to any landscape feature, including a tree or shrub, a building or any other improvement. Temporary signs may be attached to a permanent sign.

(5) No temporary sign shall be permitted to remain for more than 30 days after placement.

(a) Temporary signs for ~~advertising public functions or fund-raising events for charitable, religious, or civic organizations~~ any events or activities shall be removed within five days after the event or sooner so as not to exceed a total of 30 days.

~~(b) [Amended 10-7-2003] Political signs shall be removed within five days after the election.~~

(6) (E) Through (G) [No Change].

Section 113-352 through 113-355 No Change

SECTION TWO. All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

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

SECTION FOUR. This ordinance shall take effect upon its passage and publication according to law.

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