



**Melissa Velez-Morales**

---

**From:** Masser, Michelle  
**Sent:** Wednesday, November 02, 2016 2:17 PM  
**To:** Natafalusy, Catherine; Harris, Laura  
**Cc:** Melissa Velez-Morales  
**Subject:** FW: Notice of Land Use Ordinance Adoption  
**Attachments:** 2016-08 adoption to county and towns.pdf

Correspondence

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

**From:** Kathy Potter [mailto:kpotter@chestertownship.org]  
**Sent:** Wednesday, November 02, 2016 1:14 PM  
**To:** Amy Rhead <rheada@roxburynj.us>; Denean Probasco <dprobasco@chesterborough.org>; Donna Luciani <dluciani@randolphnj.org>; John Gregory <administrator@peapackgladstone.org>; Judy Sullivan <jsullivan@bedminster.us>; Masser, Michelle <clerkmichelle@mtolivetwp.org>; Mary Zichelli <mzichelli@mendhamtownship.org>; Morris County Planning Board <MCPlanning@co.morris.nj.us>; Nina DiGregorio <ndigregorio@wtmorris.net>; Roberta Brassard <rabrassard@tewksburytpw.net>  
**Cc:** Robin Collins <rcollins@chestertownship.org>  
**Subject:** Notice of Land Use Ordinance Adoption

Please see the attached regarding the adoption of Ordinance 2016-08.

--

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

[www.chestertownship.org](http://www.chestertownship.org)

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the

contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Chester Township, 1 Parker Road, Chester, NJ, USA, [www.chestertownship.org](http://www.chestertownship.org)

# Township of Chester

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

November 2, 2016

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

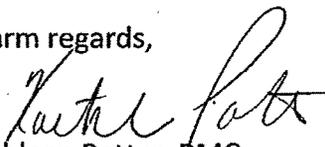
Randolph Township  
Roxbury Township  
Tewksbury Township  
Washington Township

RE: **NOTICE OF ORDINANCE ADOPTION - 2016-08**  
**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.**

Attached please find a copy of an Amendment to the Chester Township Land Use Ordinance, which was adopted at a meeting of the Township Council, held on November 1, 2016.

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

Warm regards,

  
Kathleen Potter, BMC  
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:

TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF CHESTER

*Robin Collins*

Robin Collins  
Municipal Clerk/Administrator

*William A. Cogger*

William A. Cogger  
Mayor