

TOWNSHIP OF CHESTERFIELD

ORDINANCE NO. 2021-19

AN ORDINANCE TO AMEND CHAPTER 130 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, AND SPECIFICALLY SECTION 130-20, "AREA, YARD AND BULK REQUIREMENTS", FOR THE VILLAGE DISTRICT

WHEREAS, the Township Committee of the Township of Chesterfield recently commissioned a Study to be prepared by the Township's Planning Consultant, CME Associates, entitled "Crosswicks Village Zoning Study", which Report is dated August 6, 2021, and submitted for consideration to the Township Committee which reviewed same at its September 23, 2021 meeting, and based upon the recommendations made by the Township Planner, determined to increase the Lot sizes within the Village District from 4,000 square foot minimum Lots, to 8,000 square foot minimum Lots, and to increase the associated bulk standards accordingly on a pro-rated basis;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, as follows:

ARTICLE I. AMENDED SECTION.

A. Section 130-20, within Article V, "Village District", which establishes the "Area, Yard and Bulk Requirements", and which are found at Table 130, Attachment 1:3, contained in the Code of the Township of Chesterfield as Supplemental No. 21, last dated December 2019, is hereby amended as follows:

1. The "Minimum Lot Dimensions for all Principal Permitted Uses", are hereby amended as follows:
 - a. Minimum Lot Area: **8,000 square feet.**

- b. Minimum Lot Frontage: **80 feet.**
- c. Minimum Lot Width: **80 feet.**
- d. Minimum Lot Depth: **100 feet.**

B. The “Minimum Yard Dimensions for the Principal Building” shall be as follows:

- 1. Minimum Front Yard: **20 feet.**
- 2. Minimum Side Yard: **15 feet.**
- 3. Minimum Rear Yard: **30 feet.**

C. The “Minimum Accessory Building Setbacks From” dimensions shall be:

- 1. Front Lot Line: **20 feet.**
- 2. Side Lot Line: **5 feet.**
- 3. Rear Lot Line: **10 feet.**
- 4. Principal Building: **10 feet.**

D. The “Maximum Requirements” shall be:

- 1. Principal Building Coverage: **20%.**
- 2. Accessory Building Coverage: **5%.**
- 3. Paved surface: **30%.**
- 4. Building Height: **35 feet.**

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: October 14, 2021

Adopted: November 10, 2021

RECORD OF VOTE													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
Dhopte	X				X		Dhopte	X					X
Koetas-Dale	X					X	Koetas-Dale	X					
Panfili	X						Panfili	X				X	
Russo	X						Russo				X		
Liedtka	X						Liedtka	X					

X – Indicates Vote NV – Not Voting AB – Absent ORD – Motion SEC - Seconded

4835-7944-0638, v. 1