

**TOWNSHIP OF CHESTERFIELD  
ORDINANCE NO. 2022-20**

**AN ORDINANCE TO AMEND SECTION 130-15 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, TO  
CREATE A NEW “OLD YORK REHABILITATION AREA SUPPLEMENTAL  
ACCESS OVERLAY ZONE”**

**BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey that:

**ARTICLE I. NEW SECTION. §130-15.1 OLD YORK REHABILITATION  
AREA SUPPLEMENTAL ACCESS OVERLAY ZONE**

- A. Purpose. The Old York Rehabilitation Area Supplemental Access Overlay Zone is located on Block 701, Lot 1.02. The purpose of the Old York Rehabilitation Area Supplemental Access Overlay Zone is to facilitate access to the Old York Rehabilitation Area at Block 701, Lot 2.01, and to thereby also facilitate the implementation of the Old York Redevelopment Plan adopted by Ordinance 2022-15, as amended by Ordinance 2022-17.
- B. Permitted Principal Uses
1. Access driveway(s) to a redevelopment project located within Block 701, Lot 2.01 pursuant to the Old York Redevelopment Plan, provided they all share one common access to Old York Road.
  2. All principal uses permitted in the AG zone.
  3. Access driveway(s) to the redevelopment project pursuant to B(1) above and one principal use permitted in the AG zone pursuant to B(2) above shall be simultaneously permitted on Block 701, Lot 1.02, notwithstanding any other prohibition(s) in the Ordinance.
- C. Permitted Accessory Uses and Structures
1. Signage
  2. Stormwater best management practices
  3. Lighting
  4. Any other use which is subordinate to, and customarily incidental to the principal use
- D. Development Standards for Access Driveway:
1. For access to and from Lot 2.01, except for the relocated Black House, utilization of the access driveway shall be limited to passenger vehicles and emergency access.
  2. Ingress and egress movements shall be permitted for all vehicles accessing the relocated Black House as contemplated in the Old York Redevelopment Plan.
  3. The access driveway shall also provide all vehicle ingress and egress access to any single-family dwelling on Block 701, Lot 1.02.

4. The access driveway shall have a maximum width of 30 feet (excluding driveway apron).
- E. One monument sign shall be permitted at the entrance to the access driveway along Old York Road for the use of the relocated Black House, subject to the following requirements:
1. The sign shall not interfere with any necessary sight triangle at the driveway intersection.
  2. The maximum height of a monument sign shall be 5 feet, inclusive of any base structure.
  3. Monument signs shall be composed of a brick or stone base at least 18 inches in height and surrounded by decorative landscaping.
  4. The maximum sign area of a monument sign shall be 20 square feet, excluding the base.
  5. The monument sign shall be internally illuminated in order to provide adequate visibility to vehicular traffic accessing the site from Old York Road.

**ARTICLE II. Zoning Map Amended.** The Township’s Zoning Map is hereby amended to incorporate and reflect the Old York Rehabilitation Area Supplemental Access Overlay Zone.

**ARTICLE III. 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, and upon filing of same with the County Planning Board.

**CHESTERFIELD TOWNSHIP COMMITTEE**

Introduced: December 8, 2022

Adopted:

RECORD OF VOTE 2022-20													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
Blazic	X				X		Blazic						
Koetas-Dale		X					Koetas-Dale						
Russo		X					Russo						
Liedtka	X					X	Liedtka						
Panfili	X						Panfili						
X – Indicates Vote							NV – Not Voting						
				AB – Absent			ORD – Motion			SEC - Seconded			