

**TOWNSHIP OF CHESTERFIELD
ORDINANCE 2010-18**

**AN ORDINANCE TO AMEND CHAPTER 130 OF THE
CODE OF THE TOWNSHIP OF CHESTERFIELD
ENTITLED "LAND DEVELOPMENT"**

ARTICLE II. AMENDED SECTIONS

- A. Section 130-4, "Definitions", is hereby amended to revise the definition of "lot, Corner", to insert the following sentence between the existing second and third sentences of the text:

"...For rear and side yard setbacks of a corner lot, the rear yard shall be the yard that is opposite the designated front of the house (i.e., the side of the house having the front door.) The sole remaining side yard will meet side yard setback requirements for the zone."

- B. Section 130-42, "Density and Intensity of Use", is hereby amended at paragraph A, relating to the "Ratio of Development Credits to Uses" table, to change the terms "detached perimeter village house", "detached village house", and "triplex dwelling units", to "detached perimeter village lot"; "detached village lot"; and "triplex dwelling lot."

ARTICLE II. DELETED/REPLACED SECTIONS.

- A. Section 130-49 through 130-74, and Section 130-77, all of which fall under Article XII, "Design and Performance Standards", and all of which repeat sections of the Residential Site Improvement Standards, N.J.A.C. 5:21, et.seq., many of which Standards have since been amended, while the Ordinance has not, are hereby deleted in their entirety, and replaced with simple reference to the Residential Site Improvement Standards. Section 130-49, still falling under Article XII, "Design and Performance Standards" shall now read as follows:

- "130-49. A. The Residential Site Improvement Standards, found at N.J.A.C. 5:21, et. seq., as may be hereinafter modified and/or amended, shall govern the design of all residential development within the Township of Chesterfield.
- B. For non-residential development, parking shall be provided as set forth in Table B below:

Table B Guidelines for Off-Street Parking
Requirements for Nonresidential Land Uses

<u>Nonresidential Land Use</u>	<u>Required Off-Street Parking Spaces Per Indicated Area</u>
Assembly operations	1 per 800 square feet GFA
Bar/nightclub/tavern	1 per 2 seats
Church/synagogue	1 per 3 seats
Community Center	1 per 100 square feet plus 1 per employee
Dentist Office	1 per 250 square feet GFA
Fiduciary institutions (banks)	7 per drive through lane for staking and 5.0 per 1,000 square feet
Health Club	1 per 100 square feet plus 1 per employee
Industrial	1 per 800 square feet GFA
Library	1 per 300 square feet GFA
Manufacturing	1 per 800 square feet GFA
Medical professional office	1 per 250 square feet GFA
Neighborhood convenience center	4 per 1,000 square feet GLA
<u>Offices</u>	
Under 49,999 square feet GFA	4.5 per 1,000 square feet GFA
50,000 to 99,999 square feet GFA	4 per 1,000 square feet GFA
100,000+ square feet GFA	3.5 per 1,000 square feet GFA
Receiving	1 per 5,000 square feet GFA
Research	3.5 per 1,000 square feet GFA
Restaurant	1 per 3 seats
Retail store	1 per 200 square feet GFA
<u>Schools</u>	
Elementary	2 per classroom, but not less than 1 per Teacher and staff
Intermediate	1.5 per classroom, but not less than 1 per Teacher and staff
Secondary	2.5 per classroom, but not less than 1 per Teacher and staff
Service Station	4 per bay and work area
Shipping	1 per 5,000 square feet GFA
Shopping Center	4 per 1,000 square feet GLA
Storage Areas	1 per 5,000 square feet GLA
Theater	1 per 3 seats
In shopping center	1 per 4 seats
Warehouse	1 per 5,000 square feet GFA
NOTES:	
GFA = Gross floor area	
GLA = Gross leasable area	

C. Sections 130-50-76 are hereby reserved for future reference and/or use.

D. Section 130-115 entitled, "Guarantees and Inspections", is hereby amended at subparagraph G to add the following new subparagraph (3):

"3". Prior to the release of any performance guarantee for any and all projects for which guarantees are posted, and prior to acceptance of dedication of any sanitary sewer systems in the event that guarantees are not posted, the sanitary sewer system and storm sewer system shall be jet vacuum cleaned, and all debris shall be removed from the pipes. After the pipes are cleaned, the pipes shall be televised by the developer, and a copy of the video showing the cleaned pipes shall be submitted to the Township Engineer for review. Any pipes found to be defective or in need of repair, shall be repaired prior to the performance bond/guarantee being released."

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.

CHESTERFIELD TOWNSHIP COMMITTEE

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Introduced: December 8, 2010  
Adopted: