

ORDINANCE NO. 2017-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

ORDINANCE ADOPTED BY SUMMARY

**AN ORDINANCE TO AMEND CHAPTER XXX OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF GREEN,
BEING THE LAND USE REGULATIONS CHAPTER, FOR THE PURPOSE
OF REVISING AND UPDATING THE TOWNSHIP'S LAND USE REGULATIONS**

BE IT ORDAINED by the Township Committee of the Township of Green as follows:

SECTION 1: Chapter XXX of the Revised General Ordinances of the Township of Green shall be and is hereby amended as hereinafter set forth. Said Ordinance being in excess of six typed pages of ordinary print is proposed to be enacted without publication in full pursuant to the provisions of N.J.S.A. 40:49-2.1.

SECTION 2: The principal changes effected by said ordinance are as follows:

- A. All references to the Zoning Board of Adjustment have been deleted as the Planning Board has assumed all of the functions of the Zoning Board pursuant to N.J.S.A. 40:55D-25C(1) and Ordinance 2015-06.
- B. The establishment of a Technical Review Committee to review all applications for development to:
 - 1. determine compliance with the Township's zoning requirements, development regulations and design standards;
 - 2. make recommendations on the design and technical aspects of the application;
 - 3. review waiver requests and certify whether an application is complete and ready for a public hearing.
- C. The site plan design standards ordinance section has been revised to streamline the design standards.
- D. The ordinance has been revised to eliminate redundancies and inconsistencies in the ordinance created over time.
- E. The definitions section of the ordinance has been updated and new definitions added.
- F. The COAH growth share ordinance has been deleted.
- G. The development application checklists ordinance section has been revised.
- H. The ordinance has been updated for consistency with current Municipal Land Use Law.
- I. The ordinance section regarding testing requirements for Karst soils in the Environmental Impact Statement requirements has been updated.
- J. The ordinance section regarding uses in the commercial zoning districts has been revised.

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- K. The zoning schedule has been revised to clarify Floor Area Ratios (FAR) and density requirements.
- L. Establishing a single checklist for all land development applications.
- M. Transferring the schedule of land development application fees and escrows to Chapter VIII “Fees” of the Township Code.

SECTION 3: At least three copies of said full ordinance are on file in the office of the municipal clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 4: This ordinance shall take effect after publication and passage according to law.

SECTION 5: The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

ATTEST:

Mark Zschack, Clerk/Administrator

Margaret “Peg” Phillips, Mayor

Record of Vote – Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout						√
Mrs. Raffay			√			
Mrs. Phillips			√			

Record of Vote – Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						
Mr. Conkling						
Mr. Qarmout						
Mrs. Raffay						
Mrs. Phillips						

INTRODUCED: January 18, 2017
ADVERTISED INTRODUCTION:
PUBLIC HEARING: February 22, 2017

ADOPTED:
ADVERTISED ADOPTION: