

QUINTON TOWNSHIP

ORDINANCE NO. 2021-08

**AN ORDINANCE AMENDING THE BULK AND AREA REGULATIONS
IN QUINTON TOWNSHIP'S P-BR ZONING DISTRICTS**

WHEREAS, on recommendation from the Quinton Township Planning Board the Quinton Township Committee has deemed it appropriate to amend the bulk and area regulations in the P-BR zoning districts;

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Quinton, in the County of Salem, State of New Jersey, as follows:

1. Section 170-24 ("P-BR District bulk and area regulations") of Quinton Township Code Chapter 170 ("Land Use"), Part 2, Article IV, is hereby deleted and replaced with the following new Section 170-24:

§ 170-24 P-BR District bulk and area regulations.

The following shall be the standards for the P-BR District:

- A. Minimum lot area. The minimum lot area shall be three acres.
- B. Minimum lot width shall be 300 feet.
- C. Minimum lot depth shall be 300 feet.
- D. Minimum yards shall be as follows:
 - (1) Front yard: 50 feet.
 - (2) Rear yard: 50 feet.
 - (3) Side yards: 50 feet.
- E. Maximum improvement coverage shall be 10%.
- F. Maximum building height shall be 2 1/2 stories, but not to exceed 35 feet.
- G. Any vacant undeveloped lot in the P-BR district that was in existence in its current configuration on June 19, 2007 (the date of adoption of Ordinance No. 2007-07), and which is at least one acre in size, shall be subject to the following requirements for minimum lot width, lot depth, and yard setbacks, and maximum improvement coverage that were in

effect for such lot immediately prior to the adoption of the aforesaid ordinance if such lot is proposed for single-family residential development and use:

- (1) Minimum lot width: 150 feet
- (2) Minimum lot depth: 200 feet
- (3) Minimum yard setbacks:
 - a. Front yard: 50 feet
 - b. Rear yard: 50 feet
 - c. Side yard: 20 feet
- (4) Maximum improvement coverage: 10%

This subsection G. shall be applicable only to vacant undeveloped lots that have remained unchanged as to shape, size and dimension, and that have not been subdivided or otherwise reduced, enlarged, or altered since June 19, 2007. The purpose of this subsection G. is to permit the construction and use of single-family residential dwellings and lawful residential accessory structures on preexisting isolated undeveloped P-BR district lots of at least one acre without the need for variances or other approvals from the Quinton Township Planning Board, as long as such proposed single-family development and use complies with the aforesaid provisions of Quinton Code §170-24 that were in effect prior to the adoption of Ordinance No. 2007-07.

- H. Any lawfully created lot in the P-BR district that existed in its current configuration on July 6, 2021 (the date of adoption of Ordinance No. 2021-08), and on which existed, as of such date, a lawfully constructed single-family residential dwelling, shall not be subject to any minimum lot area, lot width, or lot depth requirements in connection with: any proposed enlargement or other modification of the single family residential structure; any enlargement, modification, or replacement of any existing lawfully constructed or developed accessory structure or use; or any construction or development of new accessory structures or uses, provided that any such enlarged, modified, replaced, or new structure or development must comply with the following minimum yard setbacks and maximum improvement coverage requirements, and further provided that the lot must continue to be used only for lawful single-family residential purposes:

- (1) Minimum yard setbacks:
 - a. Front Yard: 25 feet.
 - b. Rear Yard: 10 feet.

- c. Side Yard: 5 feet. In addition, the combined depth of both side yards shall be no less than 15 feet.

(2) Maximum improvement coverage: 40%

This subsection H. shall be applicable only to isolated lots that were lawfully created, and lawfully developed and used for single family residential purposes as of July 6, 2021 (the date of adoption of Ordinance No. 2021-08), and which have remained unchanged as to shape, size and dimension, and not subdivided or otherwise reduced, enlarged, or altered since such date. The purpose of this subsection is to permit the enlargement or modification of lawfully existing single-family dwellings, and the construction, development, enlargement, modification, and replacement of lawful residential accessory structures and uses on such isolated lots, as long as such structures and uses comply with the aforesaid minimum yard setbacks and maximum improvement coverage requirements.

2. The Quinton Township Clerk is directed to give notice of this Ordinance pursuant to *N.J.S.A.* 40:55D-15 to the Clerks of all municipalities adjoining Quinton Township and to the Salem County Planning Board at least ten (10) days prior to the date scheduled for hearing on the adoption of this Ordinance.
3. After second reading and final passage of this Ordinance, and before filing this Ordinance with the Salem County Planning Board as provided below, the Quinton Township Clerk is directed to complete the above blanks with the number and date of adoption (i.e., the date of second reading and final passage) of this Ordinance.
4. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.
5. Any article, section, paragraph, subsection, clause, or other provision of the Quinton Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.
6. This Ordinance shall, following adoption and publication in accordance with the laws of the State of New Jersey, take effect immediately upon its filing with the Salem County Planning Board pursuant to *N.J.S.A.* 40:55D-16.

NOTICE

Notice is hereby given that the foregoing proposed Ordinance No. 2021-08 was introduced and passed on first reading by the Township Committee of the Township of Quinton, County of Salem, State of New Jersey, at a regular meeting held on June 1, 2021. A second reading and public hearing on the foregoing Ordinance will be conducted by the Township Committee at a regular meeting to be held on July 6, 2021 at 7:00 p.m., at the Quinton Township Municipal

Building, 885 Quinton Road (Route 49), Quinton, New Jersey 08072, after which the Ordinance will be considered for final passage.

ATTEST:

Marty R. Uzdanovics, Township Clerk

Marjorie Sperry, Mayor

CERTIFICATION

I hereby certify the above to be a true copy of an Ordinance introduced and passed by the Quinton Township Committee on second reading following a public hearing at a regular meeting held on June 1, 2021.

Marty R. Uzdanovics, Township Clerk

DATE: _____