CHAPTER 10

LAND DEVELOPMENT

Chapter 10 dealing with the Land Development Ordinances of the Township of Pennsville is hereby adopted and is contained in a separate book/binder which is on file in the Township Clerk’s Office and the Construction Code Office.

LAND DEVELOPMENT ORDINANCE
Adopted: December 18, 2014; Effective Date: December 18, 2014

CHAPTER I – TITLE AND PURPOSE

Section 1.1 – Title (p.100)
Section 1.2 – Purpose (p.100)

CHAPTER 2 – WORD USAGE AND DEFINITIONS

Section 2.1 – Word Usage and Definitions (p.200)

CHAPTER 3 – ADMINISTRATION, FEES AND ENFORCEMENT

Section 3.1 – Zoning Permit Required for Construction (p.300)
Section 3.2 – Zoning Officer Appointment and Duties (p.301)
Section 3.3 – Planning Board (p.303)
Section 3.4 – Planning Board Secretary Selection and Duties (p.303)
Section 3.5 – Fees and Review Escrows (p.306)
Section 3.6 – Enforcement and Penalties (p.312)

CHAPTER 4 – APPLICATION REVIEW PROCEDURES AND REQUIREMENTS

Section 4.1 – Filing and Completeness Review; Informal Reviews (p.400)
Section 4.2 – Scheduling Hearings (p.401)
Section 4.3 – Documents on File; Attorney Representation; Review Escrows (p.401)
Section 4.4 – Notice Requirements (p.402)
Section 4.5 – Hearings (p.404)
Section 4.6 – Post-Hearing Procedures and Requirements (p.405)
CHAPTER 5 – ZONING

Section 5.1 – Purpose (p.500)
Section 5.2 – Zoning Districts (p.500)
Section 5.3 – General Requirements (p.501)
Section 5.4 – Signs (p.502)
Section 5.5 – Fences and Walls (p.512)
Section 5.6 – Nonconforming Lots, Structures and Uses (p.513)
Section 5.7 – Prohibited Uses (p.516)
Section 5.8 – Residential Districts (p.516)
Section 5.9 – Commercial Districts (p.521)
Section 5.10 – Central Business Districts (p.524)
Section 5.11 – Mixed Use Districts (p.528)
Section 5.12 – Light Industrial Districts (p.534)
Section 5.13 – Heavy Industrial Districts (p.536)
Section 5.14 – Conservation Districts (p.537)
Section 5.15 – Personal Wireless Telecommunications Facilities (p.540)
Section 5.16 – Renewable Energy Facilities, Commercial Solar Energy Facilities & Wind Energy (p. 547)
Section 5.17 – Grading and Drainage (p.558)
Section 5.18 – Lots Must Abut Improved Streets (p.561)
Section 5.19 – Keeping Animals and Livestock within the confines of the Township of Pennsville (p562)
Section 5.20 – Appeals, Interpretations and Variances (p.565)

CHAPTER 6 – SITE PLAN REVIEW

Section 6.1 – Purpose (p.600)
Section 6.2 – Applicability (p.602)
Section 6.3 – Exemptions (p.602)
Section 6.4 – Waiver (p.603)
Section 6.5 – Minor Site Plans (p.603)
Section 6.6 – Major Site Plans (p.605)
Section 6.7 – Waiver of Guarantee Requirements (p.609)

CHAPTER 7 – SUBDIVISION

Section 7.1 – Purpose (p.700)
Section 7.2 – Applicability; Map Filing Law Requirements (p.702)
Section 7.3 – Exemptions (p.702)
Section 7.4 – Waivers (p.703)
Section 7.5 – Lot Requirements (p.703)
Section 7.6 – Minor Subdivisions (p.704)
Section 7.7 – Major Subdivisions (p.706)
Section 7.8 – Design Standards for Major Subdivisions; Street Layout (p.710)
Section 7.9 – Divisions of Farmland (p.710)
CHAPTER 8 – DESIGN STANDARDS

Section 8.1 – Purpose (p.800)
Section 8.2 – New Jersey Residential Site Improvement Standards (p.800)
Section 8.3 – Review Criteria (p.800)
Section 8.4 – Minimum Stormwater Management Requirements and Controls for Major Development in the Township of Pennsville (p.816)

CHAPTER 9 – REQUIREMENTS APPLICABLE TO SITE PLAN AND SUBDIVISION APPLICATIONS; GENERAL DEVELOPMENT PLANS

Section 9.1 – Overview (p.900)
Section 9.2 – Environmental Impact Statement; Waivers (p.900)
Section 9.3 – Performance and Maintenance Guarantees (p.901)
Section 9.4 – Deadlines for Completion of Improvements (p.902)
Section 9.5 – Phasing Review (p.903)
Section 9.6 – Pre-Development Requirements; Inspections (p.903)
Section 9.7 – Off-Tract Improvements (p.904)
Section 9.8 – Acceptance of Streets and Improvements (p.906)
Section 9.9 – Maintenance of Streets Prior to Acceptance (p.907)
Section 9.10 – Assignments; Development Agreements (p.907)
Section 9.11 – “Field Changes” and “Minor Amendments” (p.908)
Section 9.12 – General Development Plans (p.909)
Section 9.13 – Nitrate Dilution Model Requirements (p.910)
Section 9.14 – Riparian Buffer Conservation Zone (p.913)

CHAPTER 10 – COAH (COUNCIL ON AFFORDABLE HOUSING)

Section 10.1 – Purpose (p.1000)
Section 10.2 – Basic Requirements (p.1000)
Section 10.3 – Definitions (p.1000)
Section 10.4 – Residential Development Fees (p.1001)
Section 10.5 – Non-Residential Development Fees (p.1002)
Section 10.6 – Collection Procedures – Collection of Fees (p.1003)
Section 10.7 – Affordable Housing Trust Fund (p.1004)
Section 10.8 – Use of Funds (p.1005)
Section 10.9 – Monitoring (p.1006)
Section 10.10 – Ongoing Collection of Fees (p.1006)

APPENDIX:

Application Cover Sheet
Checklist Schedules A through NN