

**TOWNSHIP OF PENNSVILLE
SALEM COUNTY, NEW JERSEY**

2014 REVISED LAND DEVELOPMENT ORDINANCE

ORDINANCE NO.: A-24-2014

Adopted: December 18, 2014

CHAPTER I – TITLE AND PURPOSE

SECTION 1.1 – TITLE

This Ordinance is entitled “A comprehensive ordinance regulating and limiting the uses of land and the uses and locations of buildings and structures; regulating and restricting the height of buildings and structures and determining the area of yards and other open spaces; regulating and restricting the density of population; dividing the Township of Pennsville into districts for such purposes; adopting a map of said Township showing boundaries and the classification of such district; establishing rules, regulations and standards governing the subdivision and development of land within the Township; establishing a Planning Board pursuant to the provision of *N.J.S.A. 40:55D-1, et seq.*; providing for the powers and duties of said Board; fixing procedures governing applications to said Board for review and action on such applications, and for appeals therefrom; and prescribing penalties for the violation of its provisions.” The short title of this Ordinance is “Township of Pennsville 2014 Revised Land Development Ordinance”. This Ordinance supercedes the Land Development Ordinance A-7-2005.

SECTION 1.2 – PURPOSE

It is the intent and purpose of this Ordinance to exercise the authority delegated to municipalities by the Municipal Land Use Law, *N.J.S.A. 40:55D-1, et seq.*, to establish a pattern for the uses of land and of the buildings and structures thereon based on the Land Use Element of the Master Plan as adopted and as may be amended from time to time, to carry out the goals of the Master Plan, and to promote the following intents and purposes which are enumerated in *N.J.S.A. 40:55D-2*:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.