

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #10-15

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, TO AMEND AN ORDINANCE ENTITLED REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, AND MORE SPECIFICALLY TO AMEND CHAPTER 16.64.100 BUILDING AND USE REGULATIONS TO ALLOW SHEDS AS AN ACCESSORY STRUCTURE IN NON-RESIDENTIAL ZONES.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I

Section 16.64.100 shall be amended and supplemented as follows:

- E. In all zones, on lots where the principal use is non-residential, sheds are permitted as an accessory structure not to exceed 250 square feet in size, provided that it is used for purposes customarily incidental to the principal use. No accessory building shall exceed the maximum accessory structure height as per Schedule I. No accessory building shall be permitted in any front yard. No accessory building shall be closer than 15 feet to the principal building on the lot. Accessory buildings built in any side or rear yard shall conform to the minimum yard dimensions set in the Schedule I. Any pre-existing non-conforming shed erected prior to the establishment of this ordinance shall be considered grandfathered.

Section II

If the provision of any article, subsection, paragraph, subdivision or clause of this Chapter shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section III

All other provisions of the said ordinance shall remain in full force and effect.

Section IV

The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Hunterdon County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63(if required).

Ordinance #10-15

Page 2

Section V

After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Raritan for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section VI

This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing with the Hunterdon County Planning Board.

ATTEST

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Thomas Antosiewicz
Mayor

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was introduced on first consideration by the Township Committee of the Township of Raritan at a meeting held on July 20, 2010 and the same was then ordered to be published according to law with a public hearing and final adoption scheduled for the meeting of August 17, 2010 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, (Raritan Township), New Jersey, at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Township Clerk