

*******NOT ADOPTED*******

DELANCO TOWNSHIP

ORDINANCE 2006-14

**AMENDING CHAPTER 110 GOVERNING "ZONING,"
CHAPTER 222 GOVERNING "PROPERTY MAINTENANCE,"
AND CHAPTER 218 GOVERNING "PEACE AND GOOD ORDER"**

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community; and

WHEREAS, the Township has reviewed existing Code provisions, with regard to zoning, property maintenance, and peace and good order in an effort to improve upon existing regulations and allow for better enforcement of existing provisions.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

Section One. Accessory Uses. The regulations governing "accessory uses" under Chapter 110 are hereby amended as follows:

A. Chapters 110-23.B, 110-24.B, 110-25.B, 110-26.B, 110-27.B, 110-28.B, 110-29.B, 110-30.B, and 110-31.B are hereby amended to add the following as a permitted accessory use:

(7) Gazebos.

B. The Schedule of Area and Bulk Requirements is amended to create an additional column entitled "Maximum Building Cover – Accessory Uses (percent)", and the maximum for each zone shall be 750 SF, except for the I-1 and 1-2 zones. The maximum in the I-1 zone shall be 30% and in the 1-2 zone shall be 55%. The column entitled "Maximum Building Cover (percent)" shall be footnoted to advise: "Maximum Building Cover calculations shall be inclusive of Accessory Use Coverage."

Section Two. Chapter 222 governing "Property Maintenance" is hereby amended as follows:

A. Chapter 222-8.A(11) is hereby amended as follows:

Vehicles, (expressly excluding boats and boat trailers) parked or stored in the front, side or rear yards except within driveways, garages, and storage areas approved by the Zoning Officer and Township Administrator. Boats or boat trailers shall not be stored in the front or side of a dwelling or on any public street. No vehicle, boats or boat trailers shall be

stored on any property lacking a residence as the principle structure and use. A special exemption to the above may be obtained through the Zoning Officer and Township Administrator for extraordinary circumstances to provide for the storage of one (1) vehicle in the rear yard under a fitted and secured cover for a specific period of time, which under no circumstances shall cumulatively exceed one year.

B. Chapter 222-8.A is hereby amended to create an additional subparagraph (15) as follows:

"Rear yard" of the house shall be defined, for the purposes of this Chapter, to mean a line drawn along the rear foundation line of the principle structure and parallel to the street. The side yard of a dwelling is therefore limited to the area between the front edge and the rear edge of the front and rear foundation lines of the principle structure, and does not extend beyond the rear edge of the house.

C. Chapter 222-8.A. is hereby amended to create an additional subparagraph (16) as follows:

Outside storage of equipment. The outside storage of equipment is hereby prohibited: building materials, construction supplies, golf carts, landscaping supplies, lawn mowers, lumber and wood products, metal products, snowplows, and tractors.

D. Chapter 222-8.A is hereby amended to create an additional subparagraph (17) as follows:

Construction equipment. The outside storage of construction equipment on residential properties is prohibited unless there exists a current building permit on the site and construction work is in process. The construction equipment must be consistent with the building permit issued for the work on the site.

Chapter 222-9.D(1) is hereby amended as follows:

The notice, subject to the rights of appeal provided in §222-10 hereof, shall also state that, unless the violation is abated, removed, cured, prevented or desisted (collectively referred to herein as "abatement") within 10 days of the date of service of such notice (exclusive of the date of service), a summons shall be issued for such violation. The Enforcement Officer may extend the period for compliance with the requirements of this section in regard to the violation stated in the notice for a period in excess of the aforesaid 10 days if, in his judgment, the abatement, removal, prevention, cessation or cure of the condition violated cannot reasonably be effected within the ten-day period, and, in such cases, the Enforcement Officer shall state such reasonably required extended period of notice, which shall then be applicable instead of the aforesaid 10 days. In the event that the violation is not abated, removed, cured, prevented or desisted from or otherwise fully remedied within said ten-day period or within such extended period as set forth in the notice, pursuant to the foregoing, a summons shall be issued against the person, persons, entity or entities so notified. Any extension beyond 60 days must be approved by the Township Committee.

Section Three. Chapter 218 governing "Peace and Good Order" is hereby amended as follows:

A. Chapter 218-1.A is hereby amended as follows to add new subsections (32) and (33) as follows:

(32) Depositing substances in streets. No person shall place or throw or suffer or permit the depositing of any stone, sticks, glass, snow or ice or any hard, dangerous or offensive substance upon any street, avenue, road, highway or other public thoroughfare, nor shall any person throw any such object or substance at, upon or against any person, vehicle of transportation, building or other structure.

(33) Obstructions in streets. No person shall unnecessarily obstruct any street, avenue, road, highway, alley or public place with any kind of vehicle or vehicles or box or boxes, lumber, wood or any other thing, but the provisions of this section shall not prevent persons who are building from occupying, until notified by any Township official to cease such occupancy, 1/2 of the street in front of the place where they are so building, unless another person is building on the opposite side of the street, in which case neither shall occupy more than 1/4 of the street. No person who is building shall continue such occupancy of any street after notice from any Township official or police officer to discontinue the same.

NOTICE

The above entitled ordinance was passed on first reading at a meeting of the Township Committee of the Township of Delanco on September 18, 2006. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on October 16, 2006, at the Municipal Building, 770 Coopertown Road, Delanco, NJ at 7:30PM at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who shall request them.

Janice M. Lohr, RMC
Municipal Clerk