

TOWNSHIP OF CHESTERFIELD

ORDINANCE NO. 2018-14

**AN ORDINANCE ADOPTING ADDITIONAL STANDARDS FOR RECENTLY
REZONED PROPERTIES**

WHEREAS, the Township Committee passed Ordinance No. 2017-17, which enacted recommendations made in the 2017 Master Plan Reexamination Report; and

WHEREAS, Ordinance No. 2017-17 rezoned certain parcels, per the recommendation of the Planning Board, to better reflect current zoning patterns and uses and to correct zoning designations that were found to be problematic to landowners, marketability, or development of sites; and

WHEREAS, the Township Committee now desires to supplement the bulk standards relating to these recently rezoned parcels.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey as follows:

ARTICLE I.

In addition to the bulk standard requirements attached as §130 Attachment 1:7 to section 130 of the Code of the Township of Chesterfield, and referenced in § 130-32, the parcels rezoned as “C - Commercial District” by Ordinance No. 2017-17, are subject to the following standards:

Principal Permitted Use	Minimum Lot Dimensions				Minimum Yard Dimensions for Principal Building			Minimum Accessory Bldg. Setback From				Minimum Requirements			
	Min. Lot Area (sf)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Bldg.	Principal Bldg. Coverage	Accessory Bldg. Coverage	Paved Surface	Bldg. Height (feet)
Bar, tavern, restaurant, grocer, general store, antique sales, beauty shop, and barber	4,000	40	40	90	10	5	30	20	5	10	10	15%	3%	30%	30
Bank and office	20,000	100	100	150	50	20	50	NA	NA	NA	NA	15%	3%	30%	20
Convenience store and food market with gasoline (fuel) dispensing facilities	50,000	200	200	200	50	40	40	50	5	10	10	15%	3%	70%	30
Liquor Stores and sale of packaged alcoholic beverages	4,000	40	40	90	10	5	30	20	5	10	10	15%	3%	30%	30

NOTES

1. Minimum areas are for zoning purposes. Soil conditions and drainage conditions may dictate larger parcels than as set forth under the area and yard provisions in order to accommodate on-site wells and septic systems.
2. Lot areas and lot dimensions exclude any area for proposed widening of streets, as streets are classified in the adopted Master Plan
3. For buildings with more than one use, the minimum lot size shall be increased by 1,500 square feet for each additional use
4. For side yards, the minimum dimension per yard shall increase for wider lots in proportion to its increase above the minimum width requirement of this chapter, e.g., a sixty-foot lot is 50% larger than the minimum lot width. Therefore, each side yard would have a minimum dimension 50% higher than shown on the schedule. Also, the minimum side yard, where it is not sufficient for a driveway between the principal building and the side lot line, shall not negate the parking requirements of this chapter. The side must be designed to provide the minimum parking, which may mean that one side yard shall be larger than the minimum in order to gain access to parking lot in the rear yard.
5. All fueling pumps, including gasoline, diesel, and air pumps, and the fueling islands upon which pumps are normally located shall be set back from the street right-of-way line at least 30 feet and from any other property line at least 50 feet. A minimum space of 25 feet shall exist between any two islands and between an island and the convenience store building. Canopies covering the fueling pumps and islands shall be set back 20 feet from the street right of way.
6. Fueling pumps setback from residential uses shall be 100 feet.
7. Underground Storage Tanks greater than 1000 gallons shall be located a minimum of 100 feet from a residential or on site potable water well
8. Landscape Buffering: In addition to the standards set forth in section 130-80, where a convenience store with gasoline dispensing facilities abuts a residential use or zone, a 25 foot wide opaque planted buffer shall be installed and maintained within the convenience use required yard setback area to completely screen the convenience store with gasoline dispensing use from the adjacent residential use or zone
9. Ingress and egress shall be designed to recognize the turning movements generated. Access points shall be coordinated with the access points requires for nearby uses,

frequency of intersecting side streets, minimizing left turns off collector and arterial streets and maintaining building setbacks compatible with the required setbacks and landscaping. No gasoline dispensing station shall have an entrance or exit for vehicles within 200 feet of any school, playground, church, hospital, or public building.

ARTICLE II.

The Code of the Township of Chesterfield shall be and the same is hereby supplemented at Chapter 130, “Land Development,” Article II “Definitions,” to add the definition of “Convenience Store” between existing terms “Contiguous Land” and “Conventional Development,” as follows [newly added material is indicated by underlined text; deletions are indicated with ~~strikethrough~~]:

CONVENIENCE STORE

A retail business that provides the public with a convenient location to quickly purchase a variety of consumable products and services, generally food, snacks, confectionary, beverages, tobacco, and gasoline. Convenience stores typically: (1) Include a Gross Floor Area of 4000-6000 sf; (2) Have extended hours of operation including 24 hour service – 7 days a week; (3) Provide off-street parking and convenient pedestrian access; (4) Stock at least 500 stock keeping SKU’s.

ARTICLE III.

The Code of the Township of Chesterfield shall be and the same is hereby amended at Chapter 130, “Land Development,” Article XII “Design and Performance Standards,” §130-49 Table B to add the below entry titled “Convenience Stores with fuel dispensing stations” above the existing entry titled “Library” as follows [newly added material is indicated by underlined text; deletions are indicated with ~~strikethrough~~]:

Convenience Stores with fuel dispensing stations 1 parking space per 150 square feet of GFA (5000 sf = ~33 spaces)

ARTICLE IV.

The Code of the Township of Chesterfield shall be and the same is hereby amended at Chapter 130, "Land Development," Article XII "Design and Performance Standards" as follows [newly added material is indicated by underlined text; deletions are indicated with ~~striketthrough~~]:

§130-87 (B) (10)

Service stations. In addition to other permitted signs, service stations and Convenience Stores may display the following special signs:

One freestanding sign advertising the name of the station, including the company or brand name, insignia or emblem, provided that such sign shall not exceed 40 square feet on a side and be at least 20 feet from the curbline (but not in the street right-of-way) and not more than 20 feet above the ground. High rise or turnpike height signs are prohibited.

Incidental signs advertising services, trade information, credit cards, prices and information other than product advertising are permitted, provided that no one sign exceeds 16 square feet and there is no more than one such sign per street frontage and all are set back at least 20 feet from the curbline.

ARTICLE V. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: June 28, 2018

Adopted: July 26, 2018

RECORD OF VOTE

INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
S Davis				X			S Davis	X				X	
A Katz				X			A Katz	X					
D Koetas-Dale	X				X		D Koetas-Dale	X					X
J Liedtka	X					X	J Liedtka				X		
R Romeu	X						R Romeu	X					

X – Indicates Vote NV – Not Voting AB – Absent ORD – Motion SEC - Seconded