

TOWNSHIP OF HARDYSTON

ORDINANCE 2019-01

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CHAPTER 185, ZONING, SECTION 185-58(S), RESORT ORIENTED HOUSING IN CONNECTION WITH A GOLF COURSE OF THE REVISED GENERAL ORDINANCES IN ORDER TO AMEND THE BULK REQUIREMENTS FOR SINGLE-FAMILY DETACHED DWELLING UNITS PERMITTED AS A CONDITIONAL USE IN ACCORDANCE WITH ARTICLE XVI, REGULATIONS GOVERNING CONDITIONAL USES

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 185, Zoning, Section 58, Specific Conditions for Conditional Uses, Subsection (S), Resort oriented housing in connection with a golf course, Item (4) of the aforesaid Revised General Ordinances is hereby amended and supplemented to read as follows:

S. Resort oriented housing in connection with a golf course.

(4) Single-family detached dwellings:

(a) Minimum lot area: 7,500 square feet.

(b) Minimum lot width: 55 feet.

(c) Yard requirements:

[1] Minimum front yard (from private road): 25 feet.

[2] Minimum rear yard: 25 feet.

[3] Minimum side yard: 8 feet.

(d) Maximum percent of lot coverage by imperious surfaces: 45%.

(e) Maximum Building Height: 2-1/2 stories or 35 feet.

SECTION 2. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

NOTICE

PLEASE TAKE NOTICE that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on January 23, 2019. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on February 27, 2019, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON

Jane Bakalarczyk, Clerk