

# TOWNSHIP OF UPPER DEERFIELD

## ORDINANCE 824

### AMENDING CHAPTER 405-109 OF THE UPPER DEERFIELD TOWNSHIP CODE ENTITLED – “ZONING PERMITS”

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is desirous of making an amendment and changes to Chapter 405-109 of the Code of the Township of Upper Deerfield entitled: "Zoning Permits".

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Upper Deerfield that Chapter 405-109 of the Code of the Township of Upper Deerfield is hereby amended and shall hereafter read as follows:

#### § 405-109 **Zoning permits.**

**A.** No person shall hereafter erect, locate or alter any building or portion thereof or begin or change the use of any land without first obtaining a zoning permit therefor from the Zoning Officer. No zoning permit shall be issued except in conformance with the provisions of this chapter or, where authorized, upon written order of the Planning Board or Township Committee.

[Amended 12-30-2009 by Ord. No. 649]

**B.** Application for zoning permits. All requests for zoning permits shall be made in writing to the Zoning Officer on forms supplied by the Zoning Officer and shall be signed by the owner or his authorized agent. The applicant shall include a description of the use or intended use or uses of the building and/or land.

**C.** Each application shall be accompanied by a survey or a legible plot plan drawn to scale, including the following:

- (1) Existing and proposed buildings and structures with their dimensions, site improvements and open land uses and their exact relation to all lot and street lines;
- (2) Location of existing well and septic system;
- (3) Location and dimension of any easements;
- (4) Location of any waterways or wetlands;
- (5) Percentage of existing and proposed lot coverage.

For farm, and “Rural Residence” applications wherein the farm is an existing and continuing enterprise at the time of application, the plot plan shall only be required to show to scale the size and location of all new construction in relationship to existing structures, and to indicate the distances from the nearest lot line(s) rather than of the entire tract.

**D.** Accompanying the application also must be a written statement giving satisfactory evidence to the effect that the lines of the street boundaries have been accurately located and staked on the ground and that the said application is intended to comply with all the provisions of this chapter, or a variance therefrom duly authorized by a municipal agency pursuant to N.J.S.A. 40:55D-60 and 40:55D-70.

[Amended 12-30-2009 by Ord. No. 649]

**E.** Except as provided otherwise in § **405-70**, Conditional uses, and § **405-69**, Subdivision and site plan review, a zoning permit shall be granted or refused by the Zoning Officer within 10 days after he/she shall have received an application complete in all respects, together with any required fee.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that the remaining provisions of Chapter 405 of the Code of the Township of Upper Deerfield shall remain as heretofore and unaltered by the provisions hereof.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that all ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance which shall remain in full force and effect.

This Ordinance shall take effect in the time and manner prescribed by law.

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James Crilley, Chairman

Adopted: March 18, 2021

Attested:

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Roy J. Spoltore, Township Clerk

First Reading: March 4, 2021

Publication: March 9, 2021

Publication of Final Adoption: March 23, 2021