

ORDINANCE NO. 17-2009

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY TO AMEND THE CODIFIED LAND DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF HARRISON, SPECIFICALLY ARTICLE IV CHAPTER 225-25 *ET SEQ* ENTITLED "MAIN STREET DISTRICT" TO CLARIFY INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.

BE IT ORDAINED by the Township Committee of the Township of Harrison in the County of Gloucester as follows:

SECTION I. The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-25 C. and replacing it with the new Section 225-25 C. to read as follows:

Section 225-25. Buffer and landscaping requirements.

C. New nonresidential development.

- (1) A landscaped buffer of not less than 20 feet in width shall be provided adjacent to any street line. Buffers may be comprised of earth berms, fences (not to exceed 20% of the linear distance of the street frontage), and landscaping. Shade or ornamental trees shall be provided in the buffer at the rate of one per 1,000 square feet of buffer area.
- (2) A landscaped buffer of not less than 20 feet in width shall be provided along any common property line in a side or rear yard. Buffers may be comprised of earth berms, fences, and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from view of those at grade or first floor level in adjacent homes and to prevent the shining of automobile headlights into the yards of adjacent property. This buffer shall provide a visual screen between the parking areas of the subject lot and an elevation no less than seven feet above the finished garage of the parking areas. Shade trees or ornamentals shall be provided in the buffer at the rate of one per 1,000 square feet of buffer area.
- (3) Interior parking lot landscaping equal to or exceed ~~4%~~ **10%** of the gross square footage of the paved areas of the site used for drives and parking shall be provided.
 - (a) Such landscaping shall be provided in areas of not less than 150 square feet.

- (b) Shrubby shall be less than four feet in height and shade trees shall have foliage of seven feet plus in order to provide for vision of pedestrians.

SECTION II. VALIDITY: The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION III. REPEALER: All Ordinances or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION IV. ENACTMENT: When effective. This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Acting Municipal Clerk

NOTICE

The above Ordinance was introduced and passed on first reading at the meeting of the Township Committee of the Township of Harrison, in the County of Gloucester, held on the 15th day of June 2009, and will be considered for final passage at a meeting to be held by the Township Committee at the Municipal Building located at 114 Bridgeton Pike, Mullica Hill, New Jersey, at 7:30 PM on the 6th day of July 2009, at which time and place any person interested will be given an opportunity to be heard.

INTRODUCED: 6/15/09

ADOPTED: 7/1/09

Diane Malloy, Acting Township Clerk