

ORDINANCE NO. 2024 – 14

**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
SUPPLEMENTING CHAPTER 211 OF THE TOWNSHIP
CODE, ENTITLED “ZONING” SO AS TO AMEND VARIOUS
SECTIONS**

NOW, THEREFORE, BE IT ORDAINED, by the governing body
of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Stafford is
hereby supplemented as to Chapter 211, entitled “Zoning,” so as to amend Subsection
“G” of Section 211-35, entitled “Supplementary Zoning Requirements,” which shall
read as follows:

§ 211-35 Supplementary Zoning Requirements

G. Swimming pools.

(1) No private residential pool shall be installed on any lot unless the lot shall contain a residence, and the pool shall be accessory to the residence. The pool shall meet the yard requirements for accessory buildings in the district in which it is located, except that if the pool is located in the front yard, the pool shall be set back twice the distance from the street line that is required for the principal building. Pools adjacent to a bulkhead require the appropriate CAFRA approvals.

(2) Pools shall otherwise be installed, operated and used in accordance with other health and safety ordinances regarding water filtration, circulation and treatment, fencing, noise and lighting. A pool permit shall be obtained from the Building Official.

(3) All pools shall be required to have fences and gates as required by the New Jersey Uniform Construction Code (NJAC 5:23).

SECTION 2. The Township Code of the Township of Stafford is
hereby supplemented as to Chapter 211, entitled “Zoning,” so as to amend Subsection
“F” of Section 211-23, entitled “Residential Zone (RR-1),” which shall read as
follows:

§ 211-23 Residential Zone (RR-1)

F. Area, yard and building requirements shall be as follows:

- (1) The minimum lot area shall be 6,000 square feet.
- (2) The minimum lot width shall be 75 feet.
- (3) The minimum lot depth shall be 80 feet.
- (4) The minimum front yard setback shall be 20 feet.
- (5) The minimum side yard setback shall be eight feet.
- (6) The minimum combined side yard setback shall be 20 feet.
- (7) The minimum rear yard setback shall be 20 feet.
- (8) The minimum accessory building side yard setback shall be four feet, and a rear yard of 10 feet, provided that lagoon-end lots shall provide for a side yard setback of four feet and a rear yard setback of six feet from the bulkhead for aboveground pools and storage sheds under 100 square feet. Pools adjacent to a bulkhead require the appropriate CAFRA approvals.
- (9) The maximum building height shall be 35 feet.
- (10) The maximum percent of building lot coverage shall be 50%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon.
- (11) Internal walkways and patios shall be set back at least three feet from the lot line.
- (12) The minimum lot frontage shall be 50 feet.
- (13) The minimum front yard setback on culs-de-sac or lagoon-end lots shall be 15 feet.
- (14) The minimum rear yard setback for lagoonfront properties, meaning setback from opened structures, such as decks, whether on the first or second floor, shall be 10 feet.

SECTION 3. The Township Code of the Township of Stafford is hereby supplemented as to Chapter 211, entitled "Zoning," so as to amend Subsection "F" of Section 211-24, entitled "Residential Zone (RR-2)," which shall read as follows:

§ 211-24 Residential Zone (RR-2)

F. Area, yard and building requirements shall be as follows:

- (1) The minimum lot area shall be 4,000 square feet.
- (2) The minimum lot width shall be 50 feet.
- (3) The minimum lot depth shall be 80 feet.
- (4) The minimum front yard setback shall be 20 feet, provided that 15 feet shall be permitted at the end of culs-de-sac or lagoon-end lots.
- (5) The minimum side yard setback shall be four feet.
- (6) The minimum combined side yard setback shall be 10 feet.
- (7) The minimum rear yard setback shall be 20 feet.
- (8) The minimum accessory building side yard setback shall be four feet, and a rear yard of 10 feet, provided that lagoon-end lots shall provide for a side yard setback of four feet and a rear yard setback of six feet from the bulkhead for aboveground pools and storage sheds under 100 square feet. Pools adjacent to a bulkhead require the appropriate CAFRA approvals.
- (9) The maximum building height shall be 35 feet.
- (10) The maximum percent of building lot coverage shall be 40%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon.
- (11) Internal walkways and patios shall be set back at least three feet from the lot line.
- (12) The minimum rear yard setback for lagoon front properties, meaning setback from opened structures, such as decks, whether on the first or second floor, shall be 10 feet.

SECTION 4. The Township Code of the Township of Stafford is hereby supplemented as to Chapter 211, entitled "Zoning," so as to amend Subsection "F" of Section 211-24.1, entitled "Residential Zone (RR-2)," which shall read as follows:

§ 211-24 Residential Zone (RR-2A)

F. Area, yard and building requirements shall be as follows:

- (1) Minimum lot area: 4,000 square feet.
- (2) Minimum lot width: 50 feet.

- (3) Minimum lot depth: 80 feet.
- (4) Minimum front yard setback: 20 feet, provided that 15 feet shall be permitted at the end of a cul-de-sac or lagoon-end lots.
- (5) Minimum side yard setback: four feet.
- (6) Minimum combined side yard setback: 10 feet.
- (7) Minimum rear yard setback: 20 feet.
- (8) Minimum accessory building side yard setback: four feet and a rear yard of 10 feet, provided that lagoon end lots shall provide for a side yard setback of four feet and a rear yard setback of six feet from the bulkhead for aboveground pools and storage sheds under 100 square feet. Pools adjacent to a bulkhead require the appropriate CAFRA approvals.
- (9) The maximum building height shall be 35 feet.
- (10) The maximum percent of building lot coverage shall be 40%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon.
- (11) Internal walkways and patios shall be set back at least three feet from the lot line.
- (12) Minimum rear yard setback for lagoon front properties, meaning setback from opened structures, such as decks, whether on first or second floor: 10 feet.
- (13) (Reserved)

SECTION 5. The Township Code of the Township of Stafford is hereby supplemented as to Chapter 211, entitled “Zoning,” so as to amend Subsection “F” of Section 211-15.1, entitled “Recreational Marine Commercial Zone (RMC),” which shall read as follows:

§ 211-24 Recreational Marine Commercial Zone (RMC)

F. Area, yard and building requirements shall be as follows:

- (1) Minimum lot area: 4,000 square feet.

- (2) Minimum lot width: 50 feet.
- (3) Minimum lot depth: 80 feet.
- (4) Minimum front yard setback: 20 feet, provided that 15 feet shall be permitted at the end of a cul-de-sac or lagoon end lots.
- (5) Minimum side yard setback: four feet.
- (6) Minimum combined side yard setback: 10 feet.
- (7) Minimum rear yard setback: 20 feet.
- (8) Minimum accessory building side yard setback: six feet, and a rear yard of 10 feet, provided that lagoon end lots shall provide for a side yard setback of four feet and a rear yard setback of six feet from the bulkhead for aboveground pools and storage sheds under 100 square feet. Pools adjacent to a bulkhead require the appropriate CAFRA approvals.
- (9) Maximum building height: 35 feet.
- (10) Maximum percent building lot coverage: 40%.
- (11) Minimum rear yard setback for lagoon front properties, meaning setback from opened structures, such as decks, whether on first or second floor: 10 feet.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 8. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 7th day of May, 2024, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 21st day of May, 2024 at 7:00 p.m., at the Municipal Courtroom, located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.



**SUSAN M. FARRELL, RMC, CMR
TOWNSHIP CLERK**

Introduction: May 7, 2024

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito		✓	✓			
Otte	✓		✓			
Krier				✓		
Steadman						✓
LaRocca			✓			
Mower			✓			
Henken			✓			

Adoption: May 21, 2024

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito	✓		✓			
Otte		✓	✓			
Krier				✓		
Steadman			✓			
LaRocca			✓			
Mower			✓			
Henken			✓			

CERTIFICATION

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Ordinance was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the 21st day of **May, 2024**.


**SUSAN M. FARRELL, RMC
MUNICIPAL CLERK**

DASTI & STAIGER
ATTORNEYS AT LAW

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