

ORDINANCE 2009-07

AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO PERMIT OUTDOOR STORAGE IN THE G1, I-1, I-2 AND I-3 DISTRICTS AND TO ALLOW TENANTS IN INDUSTRIAL BUILDINGS

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

Section 1. Chapter 188 of the Code of the Township of Hillsborough shall be amended by revising Section 69A to read as follows:

- A. In the nonresidential zones, no article or material shall be kept, stored or displayed outside the confines of a building unless the same is screened by a special buffer planting, berm arrangement or fence, or combination thereof, **as approved by the Planning Board or Board of Adjustment, as appropriate**, and is not visible from any adjacent property or public street. All outdoor storage areas shall have a minimum twenty (20) foot buffer from any property line, **except where adjacent to any existing residential dwelling or residential zone district boundary there shall be a minimum 60 foot buffer. A conservation easement shall be established by the applicant to include the required buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.**

Section 2. Chapter 188 of the Code of the Township of Hillsborough shall be amended by revising Section 106 to include Subsection C(4) as follows:

- (4) Outdoor storage, as regulated in Section 188-69.**

Section 3. Chapter 188 of the Code of the Township of Hillsborough shall be amended by revising Section 107B(6) to read as follows:

- (6) Outside manufacturing operations, provided that their location conforms to the setbacks for a principal structure and that they are buffered or screened according to the provisions of **Section 188-69**, Outdoor Storage, including non-motor vehicles, in Article IV.

Section 4. Chapter 188 of the Code of the Township of Hillsborough shall be amended by revising Section 107 to include Subsection E(4) as follows:

(4) Outdoor storage, as regulated in Section 188-69.

Section 5. Chapter 188 of the Code of the Township of Hillsborough shall be amended by revising Section 74 to include Subsection C as follows:

C. Individual industrial buildings may contain more than one (1) principal permitted use provided that the minimum floor area for any tenant is 1,500 square feet.

Section 6. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 7. This Ordinance shall take effect upon its adoption, passage and publication according to law.

ATTEST:

HILLSBOROUGH TOWNSHIP COMMITTEE

By: _____
Kevin P. Davis, Clerk

By: _____
Frank DelCore, Mayor

Introduced: 02/10/09
Published: 02/19/09
Public Hearing: 03/10/09
Adopted: 03/10/09
Published: 03/19/09