

**SANDYSTON TOWNSHIP
ORDINANCE 2008-02**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 150 OF THE
ZONING ORDINANCE OF THE TOWNSHIP OF SANDYSTON TO REQUIRE
CONTIGUOUS UNCONSTRAINED DEVELOPABLE LAND AREA WITHIN
NEWLY CREATED SUBDIVISION LOTS**

BE IT ORDAINED, by the Township Committee of the Township of Sandyston that Chapter 150 Article II Section 150-4.A is amended by the addition of the following definitions:

CONTIGUOUS UNCONSTRAINED DEVELOPABLE LAND – an area consisting of contiguous unconstrained developable area within the minimum yards of a lot consisting of land suitable for construction of a principal structure, excluding environmentally sensitive areas as defined in this chapter.

ENVIRONMENTALLY SENSITIVE AREAS – Areas are deemed to be environmentally sensitive if they area constrained by one or more of the following:

1. Wetlands and wetland transition areas;
2. Floodway and buffers;
3. Floodway fringes;
4. Slopes greater than or equal to 15 percent;
5. Shallow depth to bedrock less than 4 feet; and
6. Seasonal high water table less than 35 inches.

BE IT FURTHER ORDAINED, by the Committee of the Township of Sandyston that Chapter 150 Article II Section 150-8 is amended by the addition to the Schedule of Limitations and Zoning Standards of the requirement of Minimum Contiguous Unconstrained Developable Land of 20,000 square feet contained within the building envelope in all Zones for all new subdivision lots, with the exception of those lots created pursuant to Section 137-7 Minor subdivisions.

Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable and the remaining portions of this Ordinance shall remain in full force and effect.

All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

The Township Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provision of N.J.S.A. 40:55D-15. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the

passage and to file a copy of the this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

This Ordinance shall take effect immediately upon final passage and publication thereof according to law.

I, Betsy Cuneo, RMC, Township Clerk, hereby certify that Ordinances No. 2008-02 was introduced on first reading by the Township Committee of the Township of Sandyston, County of Sussex on January 1, 2008. A public hearing will be held on February 12, 2008, at which time the Ordinance was formally adopted.