

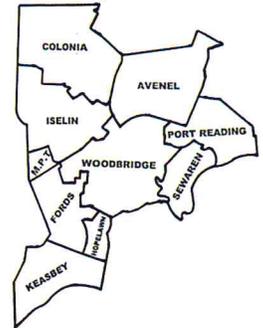


Township of Woodbridge

John E. McCormac, C.P.A., Mayor

Department of Public Works
Division of Engineering
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"Ten Towns, One Community"



APPLICATION FOR OSC/R ZONE ANNUAL REGISTRATION

2017

- Per Woodbridge Township Ordinance #16-52. All properties located within the OSC/R ZONE shall be required to register annually.
- No fee required.
- **PLEASE REFER TO ATTACHED ORDINANCE # 16-52 FOR MORE INFORMATION.**

Property address: _____

Block: _____

Lot: _____

Owner: _____

Address if different than above: _____

Phone number: _____

Emergency Contact number: _____

Tenant: (if applicable) 1) _____ 2) _____

Phone number: _____

Signature of property owner: _____

Office use only

Inspection date: _____

Inspector: _____

- ~~D. Other Provisions and Requirements~~
- ~~(1) Off-street parking is required subject to the requirements of Section 150-78 of this article.~~
 - ~~(2) Landscaping is required subject to the requirements of Section 150-79 of this article.~~
- ~~E. When Public-Quasi-Public zoned property is sold or transferred to an adjacent property owner, the Public-Quasi-Public zoning of the property being sold or transferred shall become the same zoning as the adjacent property of which the sold or transferred PQP-zoned property is becoming a part. [Added 10-29-13 by Ord. No. 13-48]~~

§ 150-41.1 OSC/R Open Space Conservation/Resiliency Zone.
[Added 9-6-2016 by Ord. No. 2016-52]

- A. Purpose. The purpose of the OSC/R Open Space Conservation/Resiliency Zone is to help minimize the number of residences within floodplains in order to reduce the amount of flood damage sustained during future flood events. The areas designated as within the OSC/R Zone are located within the Watson Crampton, South Roberts, and Saints Field neighborhoods of the Township.
- B. Permitted Uses.
- (1) Unimproved open space. Unimproved open space is intended to preserve lands in a natural state for recreation and conservation purposes and shall include wetlands, woodlands, wildlife preserves, manmade and natural bodies of water, scenic areas, hedgerows and tree-lines, and natural wooded areas. Improvements in unimproved open space shall be limited to the following: woodland trails, footpaths, jogging trails, bridle paths, bicycle paths, dog parks, and nature walks; unimproved roads for access to unimproved open space sites; lighting; retaining walls; and other features necessary to protect the land or people who will use the unimproved open space.
 - (2) Existing residential structures. Existing residential structures subject to their current zoning standards may remain. New construction is not permitted.
- C. Design Standards.
- (1) The intent of the design standards is to promote the safety, wellbeing, and general welfare of the residents that remain within the OSC/R Zone and to protect them from future flood events.

- (2) Building design. Building design standards are triggered at any proposed demolition, addition, reconstruction, renovation or change in tenancy. The following are design standards relating to the existing residential structures.
- (a) Structures shall be elevated to FEMA standards. The top of the lowest floor must be elevated at least one foot above the base flood elevation.
 - (b) All structures must be properly anchored to resist collapse, flotation, and lateral movement.
 - (c) Homes can be elevated on perimeter foundation walls, or on piles, piers or columns.
 - (d) Valves shall be placed on the building's sewerage line to prevent backflow during storm events.
 - (e) Flood vents are required for foundation walls.
 - (f) Utilities including mechanical equipment such as generators, HVAC systems, electrical, heating, air-conditioning equipment, plumbing, etc. shall be located above the base flood elevation.
 - (g) Basements are not permitted. Enclosed areas below elevated structure (below lowest floor) are permitted to be used only for parking, building access, and storage.
 - (h) Flood damage-resistant construction materials shall be used below the base flood elevation.
- (3) Streets.
- (a) Street arrangement.
 - [1] Existing roadways. Existing roadways that provide access to remaining properties within the OSC/R Zone shall remain and be converted to 10-foot wide driveways with the exception of Crampton Avenue in the Watson Crampton Neighborhood. Crampton Avenue in the Watson Crampton neighborhood shall be reduced to an 18-foot wide cartway. All other existing roadways shall be removed and the land allowed to return to its natural state.
 - [2] Driveways. Driveways do not require curbs, sidewalks or parking lanes.

- (4) Landscaping. Vegetation shall be planted in accordance with the recommendations made in the Flood Plain Restoration Plan prepared by the Rutgers Cooperative Extension, dated January 29, 2016. As determined in that Plan, vegetation shall be planted based on its habitat: Edge, Floodplain Forest, Meadow, Saline Marsh, and Scrub/Shrub. The Plan is incorporated by reference.
- (5) Buffer requirement. A minimum 12-foot wide buffer is required where the OSC/R Zone abuts the adjacent residential zone. The buffer is to be designed to provide a visual buffer to the residential zone and shall be planted with soil-appropriate plants.
- (6) Registration required. All properties in the OSC/R Zone shall be required to register annually, free of charge. Registration will include initial inspection, and reinspection from time to time, as may be necessary. Failure to register within ninety (90) days of the adoption of this section, and each year thereafter, by January 15th, shall constitute a violation in accordance with 150-97(A)(1) of this Article, carrying a fine of up to \$2,000 a day. A separate offense shall be deemed to be committed on each day during or on which the violation occurs or continues.

Editor's Note: Section 150-41.1 was adopted September 6, 2016 by Ord. No. 2016-52.

§ 150-42. Planned Development
[Added 12-21-1993 by Ord. No. 93-105]

- A. Purpose. The purpose of these provisions is to provide a range of flexibility within which special land use situations and conditions may be accommodated.
- B. Planned development option. As an alternative to conventional development, the Planning Board may authorize planned developments for areas designated PD on the Zoning Map in accordance with plans and proposals which conform to the requirements of this section. The standards herein establish the limits of discretionary action which may be taken by the approving authority administering these provisions. [Amended 10-6-1998 by Ord. No. 98-71]
 - (1) Standards for type, density or intensity of use. Planned developments may be approved by the Planning Board in conformity with the standards governing the type and density or intensity of use set forth by this subsection and those set forth for each PD-designated area.
 - (a) The minimum tract size shall be five acres.

SECOND READING

17-32 D.

AN ORDINANCE AMENDING ORDINANCE #16-52 OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WOODBRIDGE

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE that Ordinance #16-52, adopted September 6, 2016 is hereby amended as follows:

Chapter 150, Article 1, Section 150-4 *Definitions*, is hereby amended to include the following additional definition:

"Ordinary Maintenance," shall be defined as the following and would be permitted without mitigation,

1. Roof replacement with like materials;
2. The painting of interior rooms or the exterior of the home;
3. The repair or replacement of any part of a porch or stoop, [when deemed necessary,] that if ignored would directly result in the access point becoming unsafe;
4. The replacement of kitchen cabinet(s) when damaged;
5. The repair or replacement of any interior or exterior trim, decoration or moldings;
6. The repair or replacement of any floor covering, with equally valued materials; (or "like for like materials")
7. Replacement of domestic washing machines, dishwashers or stoves;
8. Repairs or replacements of any exterior home siding with like for like materials;
9. Installation, repair or replacement of any interior finish of less than 20% of the wall area, of a single wall, within a single room. Including plaster and drywall;
10. The replacement of glass in any window or door;
11. Emergency plumbing and electrical repairs and/or replacement of any system, so long as the replacement is with like for like materials and not considered an upgrade;
12. Repairs or replacement of any structural building element in a De Minimis area that if ignored would directly result in the building becoming unsafe;
13. The repair or replacement of any driveway or walkway with like for like materials-no expansion will be permitted;
14. Repair or replacement of the buildings H.V.A.C. systems without upgrade or expansion. Air conditioning units will not be installed where there was not one before; and

15. Any repair or replacement not dissimilar to the ones listed above.

When completing "Ordinary Maintenance" it is the homeowner's responsibility to ensure they are abiding by all rules/sanctions, have obtained all necessary permits and are in conformance with all zoning ordinances."

Chapter 150, Article 3, Section 150-41.1 *Open Space Conservation/Resiliency (OSC/R) Zone, C. Design Standards, (2) Building Design* is hereby amended to read as follows:

"(2) Building Design. Building design standards are triggered at any proposed demolition, addition, reconstruction, renovation, sale or conveyance of the property, or change in tenancy. Reconstruction and/or renovation work that is limited to "Ordinary Maintenance" as set forth in Section 150-4 shall not trigger building design standards. Where Building design standards are triggered due to a sale or conveyance of the property, or due to a change in tenancy, the buyer or the new tenant of the property will not be permitted to occupy the property until it is brought into compliance with all provisions of this section. In the event building design standards are triggered for any reason and the property owner fails to comply with all provisions of this section, the property owner shall be charged with a violation of this section and in accordance with 150-97(A)(1) of this Article, may be assessed a fine of up to \$2,000.00 per day. A separate offense shall be deemed to be committed on each day during or on which the violation occurs or continues.

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

This ordinance shall become effective 20 days after adoption and publication according to law.

ADOPTED: MAR 07 2017

I hereby certify that the above is a true and exact copy of the Ordinance adopted by the Municipal Council of the Township of Woodbridge at their Regular Meeting held on
MAR 07 2017



JOHN M. MITCH, RMC, CMC, CMR
MUNICIPAL CLERK