

TOWNSHIP OF MILLBURN
ORDINANCE NO. 2471-16
ORDINANCE TO AMEND AND SUPPLEMENT THE
“DEVELOPMENT REGULATIONS AND ZONING ORDINANCE”
OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLBURN

Statement of Purpose: The purpose of this Ordinance is to adopt amendments to the Development Regulations and Zoning Ordinance of the Township which were recommended by the Board of Adjustment in its Annual Report for 2015.

WHEREAS, the Township of Millburn is desirous of implementing a series of modifications to the Development Regulations and Zoning Ordinance that are intended to bring them more in line with the requirements of Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-1 et seq.) as well as to put in place certain changes recommended by the Zoning Board of Adjustment.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MILLBURN IN THE COUNTY OF ESSEX, AND STATE OF NEW JERSEY, AS FOLLOWS:

Section 1

Article 5 of the Township of Millburn Development Regulations and Zoning Ordinance entitled “Design and Performance Standards” is hereby amended and revised by deleting the following Sections: 501, 502, 503, 504, 505, 510, 513, 515, 517, 526, 529 and 530.

Section 2

Article 6 of the Township of Millburn Development Regulations and Zoning Ordinance entitled “Zoning Provisions” is hereby amended, supplemented and revised by adding the following:

609 SUPPLEMENTARY REGULATIONS

609.1 ACCESSORY USES IN RESIDENTIAL DISTRICTS

609.1a. Accessory uses permitted in residential districts are set forth in Article 6, Zoning Provisions.

609.1b. All accessory uses shall be constructed only within rear yards, except as modified in Section 609.5 for corner lots. Driveways shall be permitted in any yard subject to the coverage limitations set forth in this Ordinance.

- 609.1c.** All accessory uses shall occupy an area no greater than 20% of the rear yard area and the unoccupied part of such rear yard shall include an area of at least 25% of the total lot area. This provision shall not apply to corner lots, where accessory uses shall occupy no more than 7% of the total lot area.
- 609.1d.** Air conditioning units may be placed only in rear and side yards. If placed in a side yard, it shall be (a) screened from view from the street and adjoining properties by fencing or evergreen planting and (b) located a minimum of 2 times the required side yard setback from the nearest off-site principal building. If placed in a side or rear yard, it shall be located no more than 5 feet from the building being served. [Ord. 12-95]
- 609.1e.** All supportive mechanical equipment for an accessory use shall have a minimum setback equal to 3 times the accessory use setback or shall be within 5 feet of the principal structure and located within the rear yard only. See Section 606, Zone Requirements.
- 609.1f. **Emergency Generators [Ord. No. 2416-13]****

Emergency generators, which are intended to be permanently installed, shall be a permitted accessory use subject to the following:

- (1) Except as otherwise provided herein, an emergency generator shall be permitted only within a side or rear yard.
- (2) An emergency generator shall comply with the side and rear yard setback requirements for accessory uses in the zone.
- (3) On corner lots, an emergency generator shall be permitted within a front yard provided that the setback to the corresponding front lot line shall be no less than a distance equal to 75% of the minimum front yard setback requirement for a principal building in the zone.
- (4) If the area covered by an emergency generator pad is less than or equal to 50 square feet, such coverage shall not count towards maximum permitted lot coverage. If the area of coverage exceeds 50 square feet, the entire area of the emergency generator pad shall be counted toward maximum permitted lot coverage.
- (5) An emergency generator shall be screened by fencing compliant with municipal ordinances or vegetation of a type, height and density that provides for year-round screening so that it will not be visible from adjacent properties or a public street. Such screening shall be maintained in good condition at all times.
- (6) Approval for the installation of an emergency generator may be granted by the Building Department provided that the location and dimensions of the generator/pad are drawn to scale on a survey of the subject property which is accompanied by a certification by the homeowner that the survey is accurate as drawn and that there have been no material changes since the survey was prepared, and provided further that compliance with all of the requirements of this section is accurately depicted on the survey.

- (7) The testing of an emergency generator shall be permitted only between 10:00 AM and 4:00 PM, Monday through Friday.

609.2 AMUSEMENT DEVICES

The operation of amusement and recreational devices as the principal use of any premises in the Township is prohibited. The operation of amusement and recreational devices as an accessory use is permitted in the B-1, B-2, B-3, and B-4 Districts.

609.3 BUFFERS

Within any nonresidential zone (CD, B-1, B-2, B-3, B-4, OR-1, OR-2, OR-3, or CMO), in which an application for development abuts a residential zone, a buffer shall be provided. No development is permitted in the buffer area.

609.3a. When the property of a nonresidential use abuts a residential use or zone on the side or rear, a strip of land 20% of the average width or depth of the property shall be designated as a buffer area and so indicated on the plat. Buffer areas shall be contiguous with residential property lines and shall be of uniform width. In no case shall the width of the buffer area be required to exceed 50 feet, and if the buffer area is less than 20 feet wide, the applicant shall erect a six-foot-high stockade or other wood fence, or equivalent dense evergreen planting a minimum of 6 feet in height with the buffer area and at a point parallel to the lot line of the abutting residential lot and at a distance appropriate for the landscaping treatment in the buffer area.

609.3b. In the buffer area, a solid and continuous landscape screen shall be planted and properly maintained to conceal the parking area, eliminate the glare of automobile lights throughout the year, and screen the building from the abutting residential areas. The landscape screen shall consist of evergreen trees, such as hemlock, Douglas fir, Norway spruce, etc. Trees shall be planted in an area 5 to 20 feet from the residential line in a zigzag pattern and not more than 6 feet apart, except where otherwise authorized by the approving authority. Evergreen trees shall not be less than 5 feet high when planted and the lowest branches shall not be more than one foot above the ground.

609.3c. The approving authority may consider the effectiveness of existing vegetation in providing the desired screening, and may consider other factors which may alter the design of the buffer.

609.3d. All loading areas and parking lots shall be buffered from adjoining streets, existing residential uses and residential zoning districts in accordance with this section.

609.4 COMMUNITY RESIDENCES FOR DEVELOPMENTALLY DISABLED AND SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE

Pursuant to N.J.S.A. 40:55D-66.1, Community Residences for the Developmentally Disabled and Community Shelters for Victims of Domestic Violence, which terms shall have the meanings set forth in N.J.S.A. 40:55D-66.2, shall be a permitted use in residential districts R-

3 through R-8. If such a residence or shelter houses more than 6 persons, excluding residence staff, it may be permitted upon the issuance of a conditional use permit by the Planning Board, provided that:

- 609.4a.** No more than 15 persons, excluding resident staff, shall be housed in such a residence or shelter;
- 609.4b.** No permit will be issued to a proposed residence or shelter located within 1,500 feet of an existing such residence or shelter;
- 609.4c.** Such a residence or shelter be located only abutting an arterial or collector street;
- 609.4d** A permit shall be denied if the number of persons, excluding resident staff, resident at such existing residences or community shelters in the Township exceeds 50 persons or 0.5 percent of the population of the Township, whichever is greater;
- 609.4e** If a residence houses mentally ill persons, such residence must have been approved for a purchase of service contract or an affiliation agreement pursuant to such procedures established by regulation of the New Jersey Division of Mental Health and Hospitals of the Department of Human Services.
- 609.4f** All such residences or shelters shall comply with all applicable standards of the New Jersey Uniform Construction Code and the Fire Prevention Code then in effect in the Township.
- 609.4g.** All such community residences and shelters shall comply with the zoning requirements in the district in which they are located and for the type of housing that it is (single-family detached or single-family attached). Existing housing which does not conform to this Ordinance shall not be used for community residences or shelters.
- 609.4h.** Such residences or shelters shall give preference to persons residing in the Township.
- 609.4i.** One on-site parking space shall be provided for each 2 beds, plus one space for each staff member, whether or not a resident. One of the non-staff spaces shall be 12 feet by 19 feet to conform to the requirements of this Ordinance for handicapped parking.
- 609.4j.** The exterior design of the facility shall conform to the general character of the area.

609.5 CORNER LOTS

Any principal building located on a corner lot shall meet the minimum front setback from both street lines. The building setback from the remaining property lines shall be considered the side setback. For the purpose of locating accessory uses on residential properties, they shall be no closer to any street line than 2 times the required front setback and shall not be located in the front yard. See Section 609.1 Accessory Uses in Residential Districts.

609.6 FENCES AND WALLS

- 609.6a.** Fences and walls shall not be located in any sight triangle (as sight triangle is defined in this Ordinance). Fences and walls or any combination thereof in side and rear yards shall not exceed (separately or combined) 6 feet in height. Walls, berms or solid mass in front yards

shall not exceed 2 feet in height. Fences in front yards are prohibited, except for (a) fences surrounding or outlining landscaping which are 18 inches or less in height and (b) temporary fences which protect landscaping from winter damage. The Planning Board at its discretion may approve a decorative fence within a front yard not to exceed 4 feet in height, provided that the lot in question fronts on a County roadway and the fence is appropriately landscaped in order to maintain a natural quality; and provided further that no chain link fence or board on board fence shall be permitted within a front yard, except that for a lot fronting on South Orange Avenue a board on board fence shall be permitted. A repair or replacement to a front yard fence is permitted under the following conditions: (a) the same material design and color as original construction are used; (b) no additional length or height is added to the original; and (c) replacement is only permitted when the replacement fence is 4 feet or less in height. A repair or replacement to a front yard wall is permitted provided that the same material design and color as original construction are used and no additional length or height is added to the original. **[Ord. 2155-99; Ord. 2241-04]**

609.6b. Any combination of a retaining wall and fence shall have the maximum height of 6 feet; if the combined retaining wall and fence would exceed 6 feet in height, the fence must set back at least 3 feet from the wall and the area of the set back must be appropriately landscaped to prevent the appearance of a visual mass from off the property. The height of a retaining wall shall be measured from the lowest point of the grade at the base of the proposed wall prior to the construction of the wall. The height of a fence shall be measured from the ground after construction of the fence without regard to topography. **[Ord 2155-99]**

609.6c. Any retaining wall over 4 feet in height constructed to correct a ground condition shall be designed to address all drainage issues and must be approved by the Township Engineer. **[Ord. 2151A-99]**

609.6d. Fences with only one finished side shall be erected so that the finished side is visible from off the property on which it is to be installed. Fences which have 2 finished sides shall be erected so that both sides are substantially the same in appearance. **[Ord. 2151A-99]**

609.7 LOTS

609.7a. Insofar as is practical, side lot lines shall be either at right angles or radial to street lines.

609.7b. Each lot must front on an approved, paved street with a right-of-way of at least 50 feet.

609.7c. Where extra width for street widening in accordance with the Master Plan, Official Map or this Ordinance is called for, the land shall either be dedicated or, if not dedicated, shall be anticipated by increasing the lot size. The zoning considerations shall begin at such new or anticipated street line and all areas, dimensions, and setbacks shall be measured from such line.

609.7d. Whenever land has been dedicated or conveyed to the Township by the owner of a lot in order to meet the minimum street width requirements or to implement the Official Map or Master Plan, and which lot existed at the effective date of this Ordinance, the building inspector shall not withhold a building and/or occupancy permit when the lot depth and/or area was rendered substandard due to such dedication and where the owner has no adjacent lands to meet the minimum requirements.

609.7e. Through lots with frontage on 2 streets will be permitted only where the lot cannot be divided into 2 or more conforming lots.

6019.7f. Natural features such as trees, brooks, swamps, hilltops, and views shall be preserved wherever possible. On individual lots, care shall be taken to preserve selected trees to enhance soil stability and the landscape of the area.

609.8 NONCONFORMING LOTS AND STRUCTURES

609.8a. Any existing structure on a nonconforming lot, or any existing structure on a conforming lot which violates any yard requirements, may have additions to the principal building or construct an accessory building without an appeal for a variance, provided the accessory building or the addition to the principal building does not violate any requirements of this Ordinance, and does not extend or increase any existing nonconformity. **[Ord. 15-95; Ord. 2344-09]**

609.8b. When the owner of a lot, at the time of adoption of this Ordinance, does not own any adjoining vacant land, and when the owner can utilize the lot for the uses permitted and comply with all zone requirements other than area and frontage, he may utilize the lot without obtaining a variance, otherwise a variance must be obtained for all requirements that cannot be met.

609.9 PRINCIPAL USE

There shall not be allowed or maintained on any lot more than one permitted principal use; provided, however, no more than one principal building shall be permitted on any one lot except that a shopping center, multi-family housing project, industrial complex, office complex, or office-hotel complex, all receiving site plan approval, may be permitted to have more than one building on a lot in accordance with the standards of the zoning district in which it is located.

609.10 STREET GRAPHICS

The purpose of this section is to create the legal framework for a system of street graphics.

609.10a Table of Design Elements

A Table of Design Elements for street graphics is included herewith. Except in Areas of Special Control, as set forth in Section 609.10g., no street graphic shall be erected, displayed, substantially altered, or reconstructed except in conformance with the Table of Design Elements, hereinafter referred to as the Table.

TABLE OF DESIGN ELEMENTS

	Zoning Districts			
	R-3 thru R-8, R-O	B-1, B-2	B-3, B-4	OR-1 thru OR-3, CMO, CD, C
Basic Elements				
Wall Graphic-Area	2 sq. ft.	20%	20%	10% (Note A)
Wall Graphic-Height	1 ft.	2 ft.	2 ft.	2 ft. (Note A)
Ground Graphic-Area	2 sq. ft.	(Note B)	20 sq. ft.	20 sq. ft.
Ground Graphic-Height	5 ft.	15 ft.	10 ft.	5 ft.
Auxiliary Elements				
Awnings (Note E)	N	Y	Y	N
Canopies	N	Y	Y	N
Marquees	N	N	Y	N
Time & Temperature	N	Y	Y	N
Window	N	(Notes C & D)		N
Surface Color	W + 1	All	All	W+2

Y = Yes; N = No; W = White **[Ord. 12-93, 15-95]**

Notes:

Note A: In the OR-3 District, buildings which are 2 or more stories in height and have a front setback of at least 100 feet, may have wall graphics displayed on each street frontage, provided:

1. Graphics are not over 7 feet in height;
2. Graphics are at least 20 feet above any area used by the public;
3. Graphic area does not exceed 150 square feet;
4. Graphic area does not exceed 5% of the wall area to which attached;
5. Graphic does not project above roof line.

Note B: One ground graphic identifying the activities on the property may be displayed along each street or road which abuts the property, provided there exists at least 200 feet of unbroken frontage and a vehicular access. Ground graphics for individual businesses are not permitted. Area of graphic shall not exceed 50 square feet and height shall not exceed 15 feet above grade at street line. Setback shall be at least 20 feet from the street and all property lines.

Note C: Temporary window graphics must be removed within 5 days after close of the sale or special event and in no event may be displayed more than 40 days. Graphics must be attached flat against the window glass and not occupy more than 25% of the total area of the window in which displayed.

Note D: Permanent window graphics may not occupy more than 25% of the total area of the window in which displayed. Any lettering in the window which is less than 3 inches in height shall not be considered in this calculation.

Note E: Awnings shall be permitted on any retail use in any zoning district under any of the following conditions:

1. The use is specifically permitted in the zoning district; or
2. The use is permitted through the granting of a use variance; or
3. The use is a valid pre-existing nonconforming use. **[Ord. 12-93]**

Note F: In the R-3 through R-8 and R-O Districts, wall and ground graphics shall not be illuminated, except for those Areas of Special Control as set forth in Section 609.10g.(1) and (2). **[Ord. 15-95]**

609.10b. Items of Information Allowed

- a. Each land use is entitled to display street graphics containing up to 10 items of information on each street to which it has access. The name of the proprietor or the name of the business occupying the building and its premises shall count as only one item of information. The name may be displayed on each street frontage, even if the items of information use up the permitted 10 items.
- b. An "item of information" means any of the following: a syllable of a word; an abbreviation; a number (whether one digit or more); a symbol; or a geometric shape. In addition, graphics combining several shapes are to be assessed one additional item for each non-continuous plane.
- c. Lettering less than 3 inches in height, if contained in a wall graphic, is not included.

609.10c. Ground Graphics

- a. Any land use may display one or more ground graphics, provided:
 1. The face of the building or structure is set back at least 35 feet from the street line;
 2. The ground graphic shall not exceed 8 feet in height, measured from the grade at the street line;
 3. A ground graphic which is 6 square feet or more in area may be displayed only on a frontage of 100 feet or more;
 4. The ground graphic shall be set back from each property line and the street line a minimum of 10 feet, or 1.5 times the height of the graphic, whichever is greater.

609.10d. Wall Graphics

- a. The area permitted for wall graphics is shown in the Table of Design Elements.
- b. "Signable area" of the building means an area of the facade of the building which is free of windows, doors, and major architectural detail. The percentage figures shown

in the Table are based on the signable area. The following provisions apply in calculating the graphic area:

1. If the graphic is enclosed by a box or outline, the total area of the graphic, including the background, is counted as part of the graphic area;
 2. If the graphic consists of individual letters, only the area of the letters is counted as part of the signable area.
- c. A graphic may not cover or interrupt major architectural features, such as frieze, string courses, or other decorative facade details.
- d. Wall graphics height limitations:
1. Wall graphics placed in the space between windows may not exceed in height more than $\frac{2}{3}$ of the distance between the top of a window and the sill of the window above, or major architectural details related thereto;
 2. Wall graphics may not extend above the second floor line, nor above the roof line of the building to which attached. **[Ord. 9-87]**

609.10e. Projecting Graphics are Not Permitted

609.10f. Special Situations

- a. Street graphics may be displayed on the side or rear of a building adjacent to an off-street parking area if the off-street parking area is 40 feet or more in width. However, the side or rear of the building may not be included when calculating the signable area.
- b. If a building has frontage on 2 or more streets, each side of the building is to be separately considered.

609.10g. Areas of Special Control

- (1) A church, school or other quasi-public land use in an R-3 through R-8, or R-O Districts may display one ground graphic not larger than 15 square feet in area. Golf courses and private clubs may display one ground graphic not to exceed 10 square feet in area and 5 feet in height for each vehicular entrance from a public street.
- (2) Apartments in the R-8 District may have one ground graphic not larger than 12 square feet in area and 5 feet in height for each 200 feet of street frontage.
- (3) Automobile service stations may have one pole mounted ground graphic not larger than 15 square feet in area, nor more than 20 feet in height, in addition to the provisions of the Table of Design Elements.
- (4) The following graphics are prohibited:
 - (a) Billboards; except as a conditional use in the Commercial/Medical Offices District (CMO), subject to the conditions set forth under Section 606.9d.* **[Ord. 2305-07]**

*Note: Codified per ordinance. Billboard provisions removed by Ord. 2326-08

- (b) Portable graphics;
 - (c) Graphics with motion or which give the illusion of motion;
 - (d) Flashing or intermittent light for graphics.
 - (e) Temporary signs identifying architects, engineers, contractors, builders, painters, gardeners and any other tradesman or service providers engaged in construction, improvement, repair, refurbishing, landscaping or any other commercial activity relating to structures in residential zones. **[Ord. 2170-00]**
- (5) The following temporary graphics are permitted and do not require a permit:
- 1. Graphics identifying the sale, rental, or lease of the premises on which located, subject to a maximum graphic area of 4 square feet in the R-3 through R-8 and R-0 Districts, and 9 square feet in all other districts; ground graphic provisions shall apply; graphics shall be removed no more than 7 days after the date when the contract or lease is signed or the reason for the graphic has ceased; open house graphics shall be allowed only during the day when the open house is being conducted. **[Ords. 20-95, 2170-00]**
 - 2. Developments with 3 or more lots for sale shall be permitted one ground graphic not larger than 12 square feet in area or 5 feet in height;
 - 3. Temporary window graphics;
 - 4. Graphics on the grounds of churches, schools, or other quasi-public land uses provided they do not exceed 15 square feet and are not displayed for more than 14 days.
- (6) Signs indicating the presence of a security device or system are permitted. Security device or system shall have the same meaning as a "local alarm" or a "private alarm system" as defined in Chapter IV, subsection 4-1.4 of the Revised General Ordinance of the Township of Millburn (1994). **[Ord. 2170-00]**

60910h. Permits

- a. No street graphic other than temporary graphics as set forth in Section 609.10g.(5), or those operations set forth in paragraph c. below, shall be erected, altered, or relocated without a permit issued by the Zoning Officer.
- b. Applications for permits shall include a drawing showing the design, location, pertinent details, and the name and address of the owner and applicant.
- c. The following operations shall not require a permit:
 - 1. Changing copy on a theater marquee;
 - 2. Renovating an existing graphic where no change in copy is made.

609.10i. Auxiliary Elements

See Table.

- a. Awnings and canopies are permitted in the B-1 through B-4 Districts, and as otherwise permitted in accordance with Note E in the Table of Design Elements. Letters over 3 inches in height which are displayed are debited against the allowable graphic area.
- b. Temporary window graphics are not debited against the allowable graphic area.
- c. Indirect illumination, i.e. a light source not seen directly, is permitted.
- d. Floodlight illumination is permitted, provided none of the light shines onto an adjoining property or in the eyes of motorists or pedestrians.
- e. Bare bulb illumination is not permitted.

609.10j. Advisory Board

The Design Review Committee shall act in an advisory capacity to the Planning Board, Board of Adjustment, and Zoning Officer relating to street graphics.

609.11 SWIMMING POOLS

609.11a. No private residential pool shall be installed on any lot unless it contains a residence and said pool shall be accessory to the residence. The pool shall meet the setback and other requirements for accessory uses set forth in Sections 606 and 609.1 of this Ordinance. Swimming pool areas shall be permitted to have general above-ground lighting up to 30 inches in height.

609.11b. Pools shall be installed, operated, and used in accordance with other health and safety ordinances regarding water filtration, circulation, and treatment; fencing; noise; and lighting.

609.12 TRAILERS, CAMPERS AND BOATS

No trailer, camper or boat shall be used for dwelling purposes or as sleeping quarters, nor shall any such equipment be used for storage or space for the permanent conduct of any business, profession, occupation or trade, except that such facilities may be used temporarily when a building has been damaged, or for temporary use as a construction office located on a site during construction provided a temporary permit has been issued for its use by the construction official. This section shall not be construed to prohibit the parking or storage of such equipment on private premises, except that the parking or storage shall be in rear yard areas only.

Section 3

Article 6 of the Township of Millburn Development Regulations and Zoning Ordinance is hereby amended, supplemented and revised by adding the following under Section 606.7b. Permitted Principal Uses:

6. Physical Fitness/Yoga Studios

Section 4

Article 6 of the Township of Millburn Development Regulations and Zoning Ordinance is hereby amended and revised by deleting the following sentence under Section 607.2 Minimum Parking Requirements:

Parking spaces, access drives, access space and other circulation to service parking located within that portion of the lot covered by the roof of a building shall not be counted toward meeting the parking requirements of this Ordinance.

Section 5

Article 6 of the Township of Millburn Development Regulations and Zoning Ordinance is hereby amended and revised by adding the following:

607.4 Waiver of Parking Requirements in the B-4 District

In the B-4 district, there shall be no requirement to provide off-street parking spaces for any use of land or buildings legally existing on the date of adoption of this amendment or for a changed use which would not result in any increased off-street parking requirement in accordance with the standards set forth above; provided, however, that existing parking spaces on such premises are maintained or alternate parking spaces are established to replace them subject to Planning Board or Zoning Board of Adjustment approval. Any existing agreements for the provision of off-street parking spaces, including agreements to purchase municipal parking permits, which may have been previously approved by the Planning Board or Zoning Board of Adjustment, shall continue in full force and effect unless modified by the parties thereto. For the purpose of this requirement, any existing floor space which may be vacant on the date of the adoption of this amendment shall be considered to have been in use for the purpose for which it had last been used prior to its becoming vacant. If the use of any existing premises is changed in such a way as to increase the minimum number of required off-street parking spaces in accordance with the standards as set forth herein, the applicant shall be required to purchase municipal parking permits for such increased number of required off-street parking spaces.

607.5 Masking of Below Building/Ground Level Parking

Below building/ground level parking shall be completely hidden from view of public streets. Such parking shall either be located behind active uses or shall be screened by suitable architectural detailing.

Section 6.

The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 7.

This Ordinance shall take effect after final passage and publication as provided by law.

Ordinance 2471-16

1st Reading and Introduction: 12/6/2016

1st Publication: 12/8/2016

Referral to Planning Board: 12/7/2016

Notice to County Planning Board Prior to Adoption: 12/7/2016

Notice to Clerks of Adjoining Municipalities: 12/7/2016

Notice to Affected Property Owners: N/A