



AGENDA
HIGHTSTOWN BOROUGH
PLANNING BOARD MEETING
Hightstown Firehouse
March 9, 2020 – 7:30 P.M.

Meeting called to order by Chairman Fred Montferrat

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was advertised in the Trenton Times and Windsor-Hights Herald as required by law and is posted in the Borough Clerk's Office.

Flag Salute

Roll Call – Planning Board

Approval of Agenda

Approval of Minutes February 10, 2020 Regular Meeting

Public Comment

Old Business

- 1) Downtown Gateway and Downtown Core Zones Ordinance – Donna Miller, Planner
- 2) Updated Zoning Map – Carmela Roberts

New Business

- 1) Borough Council Ordinance 2020-01 – An Ordinance Amending and Supplementing Chapter 28, Entitled "Zoning," of the "Revised General Ordinances of the Borough of Hightstown, New Jersey," Relating to Various Types of Accessory Structures.

Definitions: Arbor, Gazebo, Pergola, Yard Structures, Playground Equipment

Committee and Professional Reports

Chairman and Board Member Comments

Adjourn

Hightstown Planning Board
Regular Meeting
February 10, 2020, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:31 p.m. and read the Open Public Meetings Act statement: "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the Trenton Times and the Windsor-Hights Herald and is posted in the Borough Clerk's office."

Flag Salute

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Montferrat, Chairman	X		
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine	X		
Ms. Colavecchio		X	
Ms. Jackson	X		
Mr. Rosenberg	X		
Mr. Searing	X		
Mr. Laudenberger	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2	X		

Also in attendance: Sandy Belan, Planning Board Secretary, Jolanta Maziarz, Planning Board Attorney Carmela Roberts, Engineer and Brian Slaugh, Planning Board Planner.

APPROVAL OF AGENDA

Mr. Montferrat asked for motion to approve the agenda. Motion made by Ms. Asselstine and seconded by Mr. Searing to approve the February 10, 2020 agenda.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Laudenberger, Mr. Balcewicz and Mr. Cabot. Ms. Colavecchio was absent. Motion passed 10-0.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments on the December 9, 2019 minutes. Motion made by Mayor Quattrone and seconded by Ms. Asselstine to approve the December 9, 2019 Planning Board Minutes.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Laudemberger, Mr. Balcewicz and Mr. Cabot approved. Ms. Colavecchio was absent. Motion passed 10-0.

Mr. Montferrat asked if there were any corrections or comments on the January 13, 2020 minutes. Motion made by Ms. Asselstine and seconded by Mr. Balcewicz to approve the January 13, 2020 Planning Board Minutes.

Roll Call Vote: Mr. Montferrat, Mr. Misiura, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Balcewicz and Mr. Cabot approved. Mayor Quattrone, Ms. Jackson and Mr. Laudemberger abstained. Ms. Colavecchio was absent. Motion passed 7-0, three abstentions.

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

Mayor Quattrone, 302 Mercer Street – Congratulated the Board on the handling of the applications for Dunkin Donuts and Americana Hospitality Group. Glad to see that the Hightstown Runs on Dunkin' sign was not approved. Hightstown runs on good government, integrity, transparency and volunteerism and I think it will always be that way.

There being no additional comments, Mr. Montferrat closed the public comment.

MEMORIALIZE RESOLUTION – #2020-07 – Application #2019-07 – JKAMQSR, LLC Amendment Approved Site Plan, Block 26, Lot 22.01, 119 Franklin Street.

Ms. Maziarz reviewed the resolution and the three conditions.

Motion made by Mr. Misiura and seconded by Mr. Cabot to approve Resolution #2020-07 - Application #2019-07 – JKAMQSR, LLC Amendment Approved Site Plan, Block 26, Lot 22.01, 119 Franklin Street.

Roll Call Vote: Mr. Montferrat, Mr. Misiura, Ms. Asselstine, Mr. Laudemberger and Mr. Cabot approved. Mr. Rosenberg, Mr. Searing and Mr. Balcewicz were not eligible to vote. Mayor Quattrone and Ms. Jackson abstained. Ms. Colavecchio was absent. Motion passed 5-0.

OLD BUSINESS

1) Green Development Practices Guide – List of Species to Avoid

Ms. Asselstine noted that the Environmental Commission needs to provide a List of Species to Avoid. Mr. Slauch has recommended the publication “An Overview of Non-Indigenous Plant Species in New Jersey” produced by the New Jersey Department of Environmental Protection.

This will be forwarded to the Environmental Commission for their recommendation/approval.

NEW BUSINESS

- 1) Appoint Environmental Commission Liaison – Mr. Laudenberger was appointed to serve as the Planning Board liaison and Mr. Montferrat will be an alternate.

DISCUSSION

- 1) Zoning Map Update – Ms. Roberts reviewed Proposed Zoning Map Changes, dated February 4th which was emailed to all Board members.

Reviewed Proposed Zoning Map 2014-A, September 2019 and February 2020 Maps.

CC1 and CC2 Zones were changed to the Downtown Core (DTC) Zone and Residential Professional Office (RPO) Zone was changed to the Downtown Gateway (DTG) Zone. There is no ordinance in affect for the GR Zone.

DTC adds a few more lots into it that are currently in the CC1, CC2 and RPO – Maxwell (lots currently in HC and R1) changed to DTC/DTG. Grape Run Rd. changes that add lots that were in the R3 and HC Zones to the DTG and DTC.

Discussion on Ordinance – addition of duplex to the DTG – added by Council. Discussion – allows commercial use on first floor and residential on second floor; would also allow residential both first and second floors. Duplex are usually only permitted in the RPO zone.

Mr. Slauch - Discussion on definition of “duplex” – twin, semi-detached, two-families. Consistency in zoning ordinance is important – ordinance defines it as “two family.” It should say two-family (side by side or one above the other) instead of duplex. There is no definition for duplex in the ordinance.

Mr. Searing – this would expand the use of duplexes into this entire Gateway Zone.

Mr. Slauch suggested that the Revised Redevelopment Plan be included on the map (R-MF).

Board reviewed the map dated February 2020 for consistency with the ordinance and the Master Plan.

Ms. Roberts will revise the map and will forward to Borough Council for their approval.

PUBLIC COMMENT

Mr. Montferrat opened public comment.

Philip Cardoso, 149 South Main St.

Question regarding corner of West Ward and South Main St. – four lots (Block 28 – Lots 42.01, 43, 44 and 45) originally zoned RPO changed to DTG (Sept. 2019 map). On the February 2020 map the DTG area is changed to only two lots versus four lots. One of these lots is my property which is residential with three bathrooms, which cannot be converted to commercial. I would really appreciate it if my property, which I am restoring as an historic house, would remain residential. If you change it to DTC, my property would be a residential house in a commercial district, which will affect the property value of my property in the future. I would be the only residential in a commercial area.

Mr. Misiura suggested that all four lots remain DTG in this area (same as the September 2019 Map).

Mr. Slauch added that making these four lots part of the DTG which is transitional area. It would not have any particular effect on the Master Plan to have these four lots in the DTG as opposed to the DTC. This is the same logic which is applied to Franklin Street.

Ms. Roberts will check the maps and make sure they are consistent with the Proposed 2014-A map.

Consensus of the Board that these four lots will remain in DTG Zone.

Planning Board recommended the following changes to the Zoning Map, which are consistent with the Master Plan, for Council approval: September 2020 Map

- a) Two vacant subdivided Lots 9.02 and 10.02, Block 29 – Clinton Street will remain R-3 Zone
- b) Four lots on South Main Street (Block 28 – Lots 42.01, 43, 44 and 45) should be in DTG Zone
- c) Expand RMF Zone to extend to the Borough Border by Manlove Avenue
- d) Add two Redevelopment Zones (First Aid Squad, yellow house on Bank and Academy, Department of Public Works)

There being no further comments, Mr. Montferrat closed public comment.

COMMITTEE AND PROFESSIONAL REPORTS

Ms. Asselstine – Update on the Mobility Plan – preparing to launch the online survey in both English and Spanish. Tentative date of April 25 for the Community Visioning Session at the Library.

Application due next week for DVRPC planning grant – project concept is the Route 33 Corridor in Hightstown. Previous joint project with East Windsor did the Route 33 Corridor to the south; East Windsor did an Exit 8 planning project on Rt. 33 to the east.

Another grant - Congestion Mitigation and Air Quality Improvement Program – transportation grant focused on bicycle and pedestrian issues and ways to improve air quality. This grant opens in March and due in May.

Mr. Cabot – Historic Preservation Commission – new banners will be installed shortly.

Mr. Balcewicz inquired about the Americana application. Planning Board Secretary informed the Board that they have not submitted any additional documents.

Ms. Maziarz – The applicant will be required to re-notice. Applicant needs to satisfy/comply with their previous resolution.

Mayor Quattrone – Council has passed “No Passing” from Summit Street to Airport Road. Blinking light at Grape Run Road is running.

Mr. Slauch – Redevelopment Plan is in the final stages of editing. Meeting scheduled February 12 to get a final draft. Plan could possibly be introduced at the Council Meeting February 18th.

Ms. Roberts – Received bids for the Lincoln Ave., Hagemount Ave. and Rocky Brook Ct. project, which came in under budget. Continuing work on Stockton St. – punch list items are being corrected. Curb and sidewalks will be done in the spring – will correct areas.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Ms. Asselstine and seconded by Mr. Laudenberger. All ayes. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary



Clarke Caton Hintz

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Michael Sullivan, AICP

Emeriti

John Clarke, FAIA
Carl Hintz, AICP, ASLA

MEMORANDUM

To: Hightstown Planning Board

From: Brian Slauch, PP, AICP
Donna Miller, PP, AICP, CFM

Re: **Consistency of DTG Zone with Master Plan Reexamination Report**

Date: March 3, 2020

Introduction

The Planning Board reviewed the Downtown Gateway (DTG) and Downtown Core (DTC) ordinances that the Borough Council adopted last October to answer questions from the Board Engineer as to the boundaries between various districts represented by the two ordinances¹. However, the Board noticed that in the allowed uses in the DTG district, that the use “duplex” was added to residential uses.

These revisions to the zoning ordinance came in response to recommendations made in the 2014 Master Plan Reexamination Report. The ordinances were initially drafted by Borough Council. The Planning Board reviewed these in May 2019 and made comment back to the governing body. One of the recommendations in the Reexamination Report is to change both the limits of and uses of the Residential-Professional (R-PO) zone to the Downtown Gateway designation. The enlarged DTG area as compared to the R-PO would continue to act as a transition zone between the Residential and Downtown Core Zones, allowing all or most of the uses permitted in the Downtown Zone, along with limited residential uses.

Recommendations of the Master Plan Reexamination Report

As part of the 2014 Master Plan Reexamination Report’s evaluation of the statutory criteria at N.J.S.A. 40:55D-89.c, the Planning Board determined that a number of circumstances had changed since the 2005 Reexamination Report was adopted. These were evaluated in 2014 and led to the following policies guiding downtown development:

- Consolidate the two CC zoning districts, into a Downtown Core, DTC zone, including a modest expansion of the zoning district boundaries;

¹ - Ordinances 2019-14 and 2019-15.



DTG ZONE USES | MASTER PLAN CONSISTENCY

- Expand the limits of the Borough's transitional zoning district, formerly the Residential-Professional (R-PO) zone and rename it the Downtown Gateway, DTG zone;
- Allow Residential and Residential/Retail in the DTG zone; and
- Allow all or most of the uses permitted in the Downtown Core Zone in the DTG zone, with the properties retaining their historic residential character if converted to a retail sales or service use. In addition, the property could also be used for a single residential unit – e.g., an apartment above the store mixed-use building.

DTG Zone Consistency with Master Plan Reexamination Recommendations

The draft zoning amendment included in the introductory ordinance on October 7th was revised by Borough Council at introduction to include additional permitted principal and accessory uses; of particular interest is the addition of “duplex” as a permitted use. “Residential and Residential/Retail” does not clearly identify whether the type of residential use permitted should be restricted to single-family dwellings, duplexes or other forms of residential development. In fact, the only specificity within the recommendation comes with respect to mixed Residential/Retail uses, which would contain “one residential unit on each property”. A duplex can be considered a building with two individual dwellings that are arranged side-by-side, one over the top of another, or some combination of side-by-side and upper floor use. The Borough's Code at Section 28-2-2 defines words for the land development regulations, but there is no definition of the word “duplex”. The definition closest to what is generally considered to be a duplex is the term “Dwelling, Two-Family”. This is defined as, “a building or portion thereof containing two (2) dwelling units, each with separate kitchen(s) and bathroom(s). This may be either a semidetached house, the two (2) parts of which share a party wall, each side not housing more than one (1) family, or a structure containing separate quarters for one (1) family over the quarters of the other family”. Side-by-side dwellings are also called single-family semi-detached dwellings in land use ordinance construction when the municipality is looking to distinguish the two main types of two family dwellings.

As noted above, the 2014 Master Plan Reexamination Report recommended allowing residential and residential/retail in the DTG zone. Additionally, “all or most of the uses” permitted in the Downtown Zone were recommended to be added to the DTG zone, with the proviso, “with the properties maintained with an historic residential character to the buildings and one residential unit on each property.”



DTG ZONE USES | MASTER PLAN CONSISTENCY

Clarke Caton Hintz

There is little specificity in the Reexamination Report recommendations. Board members present at the time have indicated that there was discussion on the form that residential uses could take, but it does not appear that all of its conclusions made it into the document. Furthermore, there is no direction as to which of the downtown commercial uses should be permitted and which should be excluded.

Comments

The Municipal Land Use Law provides procedures for the adoption of development regulations, such as zoning ordinances and the official zoning map, in a manner which balances the roles of the Planning Board and governing body. The Borough Council may disapprove or change any recommendation of the Planning Board by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendation (*N.J.S.A. 40:55D-26.a*).

The practice as described in the law indicates that the referral to the Planning Board occurs after introduction of an ordinance or amended ordinance that is related to land development regulations but before the governing body acts on the ordinance at second reading. It appears that this step may have been missed since there is no Planning Board agenda item from October 2019 to the present for the ordinance review and our meeting notes show no reference to such a discussion.

We would be pleased to answer any questions concerning this report.

Cc. Sandra Belan, Planning Board Secretary, for distribution

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ENGINEERING GROUP LLC
Women Business Enterprise Certified

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March 4, 2020

Sandy Belan, Planning Board Secretary
Hightstown Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: Zoning Map Changes
Borough of Hightstown, Mercer County, New Jersey
Our File No.: H1756

Dear Planning Board Members:

Attached to this letter, please find an updated Zoning Map. After the meeting, George Chin recommended that one Lot by the proposed DTG Zone at the corner of South Main Street and West Ward Street remain R-3. This Lot did not show on the 2009 Zoning Map, because it has since been subdivided. At the Borough Council Meeting of March 2, 2020, Council agreed that the Lot should not be in the DTG Zone.

The Zoning Map is in all other respects, identical to what was approved in February.

Additionally, as you can see, the Zoning Map has been prepared in color. This change was made to make it easier to read the map.

Should you have any questions, please feel free to contact me.

Very truly yours,

Carmela Roberts, P.E., C.M.E.
Borough Engineer

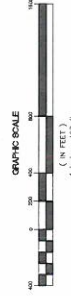
cc: All Planning Board Members
Debra Sopronyi, RMC, CMR, QPA, Borough Administrator/Clerk
Jolanta Maziarz, Esq., Planning Board Attorney
Brian Slauch, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
George Chin, Borough Construction Official

ZONING MAP

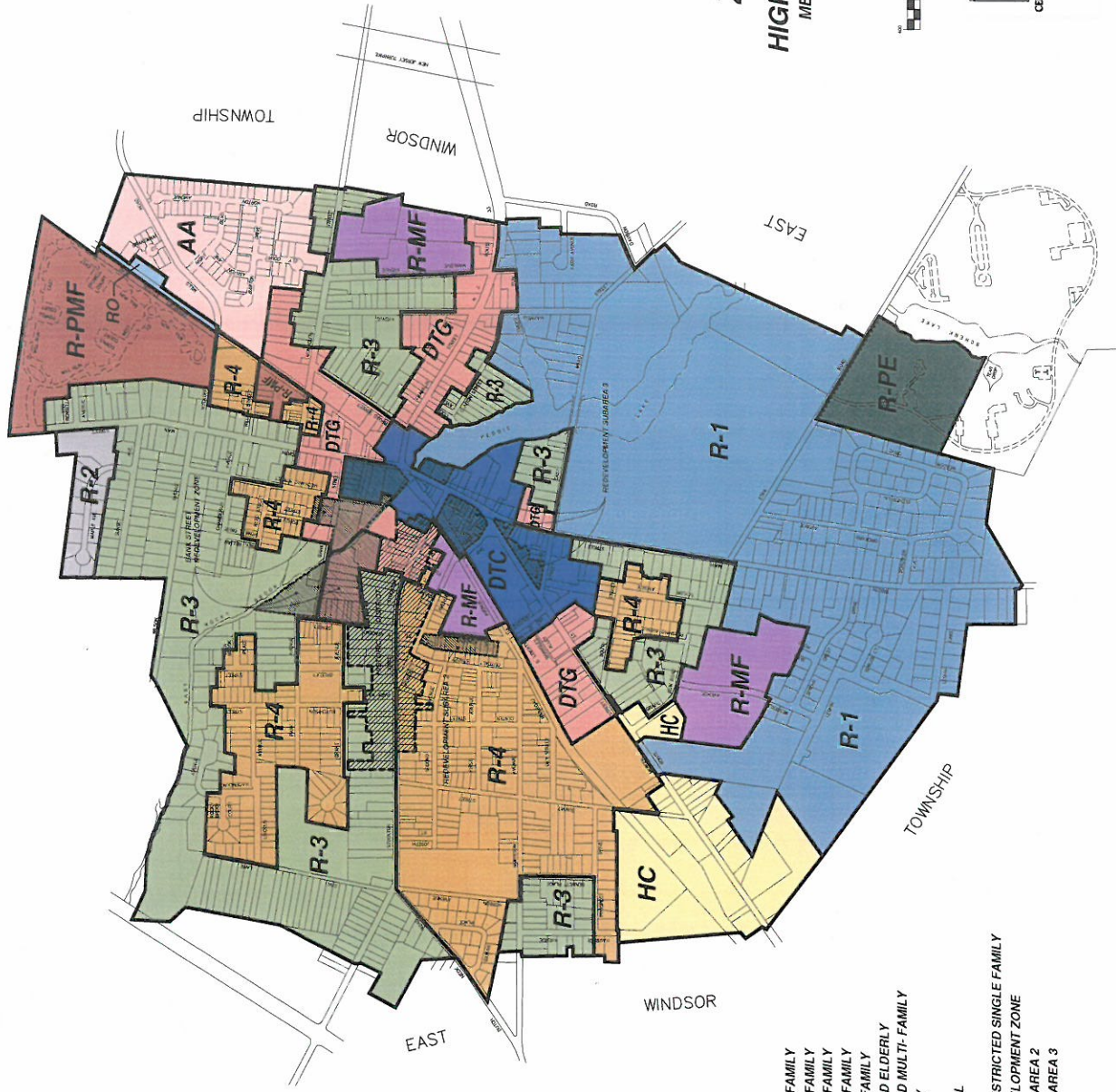
HIGHTSTOWN BOROUGH

MERCER COUNTY, NEW JERSEY

MARCH 2020



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ZONES

- R-1 RESIDENTIAL- SINGLE FAMILY
- R-2 RESIDENTIAL- SINGLE FAMILY
- R-3 RESIDENTIAL- SINGLE FAMILY
- R-4 RESIDENTIAL- SINGLE FAMILY
- R-MF RESIDENTIAL- MULTI- FAMILY
- R-PMF RESIDENTIAL- PLANNED ELDERLY
- DTG DOWNTOWN GATEWAY
- DTG DOWNTOWN CORE
- HC HIGHWAY COMMERCIAL
- RO RESEARCH OFFICE
- AA ACTIVE ADULT AGE RESTRICTED SINGLE FAMILY
- R-PE BANK STREET REDEVELOPMENT ZONE
- REDEVELOPMENT SUBAREA 2
- REDEVELOPMENT SUBAREA 3
- HISTORIC DISTRICT



The Borough of Hightstown

156 Bank Street, Hightstown, New Jersey 08520

Phone – (609) 490-5100

Fax – (609) 371-0267

TO: Planning Board

FROM: Peggy Riggio, Deputy Borough Clerk *PR*

DATE: February 20, 2020

RE: Ordinance 2020-01

Attached please find Ordinance 2020-01 which Council introduced at it's meeting February 18, 2020. Kindly review the Ordinance for compliance with the Master Plan and advise.

ORDINANCE 2020-01

BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 28, ENTITLED “ZONING,” OF THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY,” RELATING TO VARIOUS TYPES OF ACCESSORY STRUCTURES.

WHEREAS, the existing zoning and land use regulations of the Borough of Hightstown (the “Borough”) are set forth in Chapter 28, entitled “Zoning,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” and

WHEREAS, the Mayor and Council wish to make certain revisions thereto relating to various types of accessory structures.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. Chapter 28, entitled “Zoning,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” is hereby amended and supplemented in the following limited respects (deletions are shown with ~~strikeout~~, additions are shown with underline):

Chapter 28 ZONING

Section 28-2 DEFINITIONS AND WORD USAGE

[Note to Codifier: The remainder of this Section shall remain unaltered, with the exception of the information shown in underline below, which is to be inserted in alphabetical order.]

Subsection 28-2-2 Definitions.

ARBOR shall mean an accessory shelter that is made by growing plants or vines over a frame.

GAZEBO shall mean an accessory building consisting of a detached, covered, free standing, open-air structure.

PERGOLA shall mean an accessory structure of parallel colonnades supporting an open roof of crossing rafters or trelliswork.

Section 28-3
DISTRICTS ESTABLISHED; ZONING MAP

[Note to Codifier: Subsections 28-3-1 through 28-3-4 shall remain unaltered.]

Subsection 28-3-5 R-1 Residential District.

a. Permitted Uses. In the R-1 Residential District, the following uses, and no others, shall be permitted:

1. Principal Uses:

[Note to Codifier: This Subsection shall remain unaltered.]

2. Accessory Uses:

- (a) Carports, accessory garages and/or open parking spaces with necessary driveways for vehicles belonging to residents on the premises and their guests.
- (b) Noncommercial solariums and home swimming pools, provided that suitable protective fencing at least four (4') feet high shall surround the pool.
- (c) Home-based occupations as defined in Section 28-10-6 and professional offices, provided that the professional resides on the premises, and further provided that no more than one nonresident employee shall be permitted.
- (d) Signs as provided in subsection 28-3.5b, 12.
- (e) Fences and walls.
- (f) Subject to lot coverage requirements, no more than two (2) storage sheds are permitted on a lot.
- (g) Satellite dishes, subject to the restrictions and requirements set forth in subsection 28-10.18.
- (h) Yard structures to include gazebos, pergolas or arbors, subject to the restrictions and requirements set forth in subsection 28-10-20.
- (i) Playground equipment, including but not limited to swing sets, non-elevated children's playhouses, etc.; however, no zoning permit shall be required.

3. Conditional Uses.

[Note to Codifier: This Subsection shall remain unaltered.]

- b. Other Restrictions.

[Note to Codifier: The remainder of this Subsection shall remain unaltered.]

[Note to Codifier: Sections 28-4 through 28-9 shall remain unaltered.]

**Section 28-10
SPECIAL USE REGULATIONS**

Subsections:

- 28-10-00 Special Use Regulations.**
- 28-10-1 Schools.**
- 28-10-2 Places of Worship.**
- 28-10-3 Professional Offices; Private Schools.**
- 28-10-4 Fences, Walls and Small Sheds.**
- 28-10-5 Swimming Pools.**
- 28-10-6 Home-Based Occupations.**
- 28-10-7 Shelters for Victims of Domestic Violence Housing More Than Six (6) Persons
But Less Than Sixteen (16) Persons Excluding Staff.**
- 28-10-8 Sight Triangles.**
- 28-10-9 Laundries; Dry-Cleaning Establishments.**
- 28-10-10 Off-Street Parking and Off-Street Loading Facilities.**
- 28-10-11 Motor Vehicle Filling Stations.**
- 28-10-12 Automobile Repair Establishments.**
- 28-10-13 Hotels and Motels.**
- 28-10-14 Shopping Centers.**
- 28-10-15 Portable Toilets.**
- 28-10-16 Portable Storage Units and Dumpsters.**
- 28-10-17 Temporary Trailers.**
- 28-10-18 Satellite Dishes.**
- 28-10-19 Permanently Installed Standby Generators.**
- 28-10-20 Yard Structures.**

[Note to Codifier: Subsections 28-10-00 through 28-10-19 shall remain unaltered. New Subsections 28-10-20 and 28-10-21 are hereby added as follows (additions are shown with underline)]:

Subsection 28-10-20 Yard Structures.

- a. Yard structures shall include free standing gazebos, pergolas or arbors.

- b. With the exception of arbors, yard structures are permitted only in the rear yard and cannot be closer than 10'-0" to any property line. These location restrictions shall not pertain to arbors.
- c. The maximum size of yard structures is 256 square feet or 20% of the rear yard, whichever is smaller. The maximum height is sixteen (16) feet.
- d. Yard structures with completely covered roofs will be included in the total lot coverage for all buildings. Yard structures with open roofs or lattice will be included in the total lot coverage for all structures and other improvements.

[Note to Codifier: The remainder of Chapter 28 shall remain unaltered.]

Section 2. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

Section 3. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall become effective upon final passage and publication in accordance with the law.

Introduction: February 18, 2020

Adoption:

ATTEST:

DEBRA L. SOPRONYI
MUNICIPAL CLERK

LAWRENCE D. QUATTRONE
MAYOR