

BOROUGH OF NORWOOD

ORDINANCE NO. 17:01

**An Ordinance Amending Chapter 233 of the Code of the Borough of Norwood
Titled "Zoning," Permitted Incidental Uses, to Permit Temporary Sales
Trailers at Construction Sites.**

WHEREAS, the Mayor and Council of the Borough of Norwood is authorized to enact and from time to time modify land use regulations consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), and the purpose of this ordinance is to permit temporary sales trailers at construction sites, subject to the conditions required by this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Norwood as follows:

Section 1: Section 233-19 of Chapter 233 of the Code of the Borough titled "Permitted Incidental Uses" will be amended to state the following in a new sub-section 233-19(C):

C. In all zoning districts a trailer or modular unit may be temporarily located at a construction site to be used as a sales or rental office open to the public provided that the following conditions are satisfied:

- (1) The trailer or modular unit is used for the sale or lease of residential and/or non-residential buildings built or to be built on the site on which the trailer or modular unit is to be located.
- (2) The trailer or modular unit is not used to store construction materials.
- (3) Prior subdivision or site plan approval has been obtained for the residential and/or non-residential development for which the trailer or modular unit will be used.

- (4) In order to obtain a zoning permit for a sales trailer or a modular unit the applicant must provide proof that the sales trailer or modular unit design and location has been approved by the Construction Code Official and the Zoning Officer.
- (5) No trailer or modular unit will remain on the premises for more than two years after the date on which the first construction permit is issued, or seven days after the date on which a certificate of occupancy is issued for the last residential or non-residential unit built and occupied on the premises, whichever occurs first.

Section 2: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of any inconsistencies.

Section 3: The provisions of this ordinance are severable. If any part of this ordinance is declared to be unconstitutional or invalid by any court, the remaining parts of this ordinance will remain in full force and effect.


Section 4: This ordinance will take effect upon passage and publication in accordance with N.J.S.A. 40:49-2(d), and copies will be served on the County Planning Board and the Borough's tax assessor within thirty days of adoption.

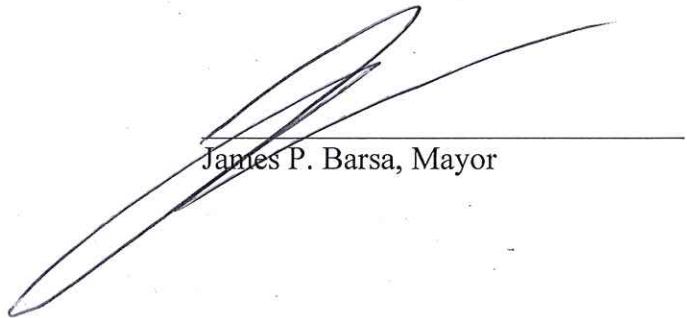
Introduced and passed first reading: February 8, 2017

Passed second reading: March 8, 2017

ATTEST:

APPROVED BY:


Lorraine L. McMackin,
Borough Clerk


James P. Barsa, Mayor

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