

Explanation: This Ordinance provides for a cul-de-sac private street to service between two (2) and six (6) lots.

**TOWNSHIP OF WARREN
ORDINANCE NO. 14-28**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XV
ENTITLED "LAND USE PROCEDURES AND DEVELOPMENT"
AMENDING SUBSECTION 15-7.2(O) OF THE REVISED GENERAL
ORDINANCES OF THE TOWNSHIP OF WARREN**

BE IT ORDAINED, by the Township Committee of the Township of Warren, Somerset County, New Jersey, as follows:

SECTION I. Section 15-7 entitled "Design Standards" of Chapter XV entitled "Land Use Procedures and Development" of *The Revised General Ordinances of The Township of Warren*, as heretofore supplemented and amended, is hereby supplemented and amended by amending subsection 15-7.2(o) to read as follows:

15-7.2(o) Cul-de-sacs, [~~Permanent~~] private/public.

- o. *Cul-de-sacs, Permanent.* Cul-de-sacs public or private streets are streets with a single means of ingress and egress and having a turn-around, the design of which must conform to Township requirements. Cul-de-sac public streets shall provide access and egress to no less than seven (7) single family detached dwellings but no more than twenty-four (24) single family detached dwellings [and no less than six (6) single family detached dwellings, except that]. A[a]ny existing lot, not having the driveway connection to the public cul-de-sac and not part of the development application shall not count as a lot for purposes of meeting the minimum [~~six (6)] seven (7) lot requirement of this subsection. An application for between two (2) and six (6) lots on a cul-de-sac shall be deemed to be a private cul-de-sac street. Any existing lot, not having the driveway connection to the private cul-de-sac and not part of the development application shall not count as a lot for purposes of meeting the requirement of between two (2) and six (6) lots set forth in this subsection.~~

SECTION II. Interpretation: This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations.

SECTION III. Conflicts. All other ordinances, parts of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance shall apply.

SECTION IV. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

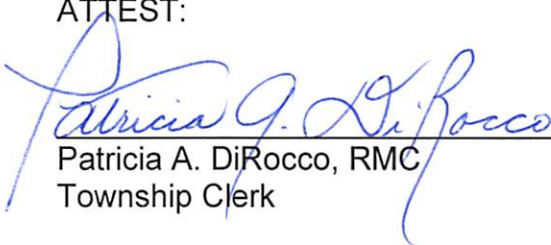
SECTION V. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55d-64. The Planning Board is directed to make and transmit to the Township Committee within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION VI. This Ordinance shall take effect immediately upon (1) adoption; (2) final publication according to law; and (3) filing of the final form of adopted Ordinance by the Township Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

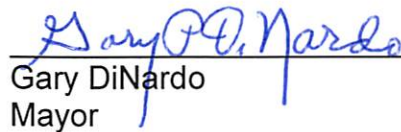
Note to Codifier: Deleted provisions indicated by brackets [].
New provision indicated in underline _____.

ATTEST:

TOWNSHIP OF WARREN



Patricia A. DiRocco, RMC
Township Clerk



Gary DiNardo
Mayor

INTRODUCED November 20, 2014

ADOPTED December 11, 2014

EFFECTIVE December 18, 2014