

PLEASE TAKE NOTICE that the following Ordinance was introduced on first reading by the Township Committee of the Township of Kingwood, County of Hunterdon, State of New Jersey at a meeting held on the 5th day of October, 2017. The Ordinance was then ordered to be published according to law. Notice is hereby given that the said Ordinance will be considered for final passage at a public hearing to be held on the 2nd day of November, 2017 at a meeting beginning at 7:00 PM at the Municipal Building located at the corner of County Route 519 and Oak Grove Road, Kingwood Township, New Jersey, at which time all interested persons will be heard.

ORDINANCE NO. 19 – 14 - 2017

AN ORDINANCE OF THE TOWNSHIP OF KINGWOOD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT THE LAND USE REGULATIONS OF THE TOWNSHIP OF KINGWOOD, SPECIFICALLY “ZONING, CHAPTER 132” OF THE GENERAL ORDINANCES OF THE TOWNSHIP AMENDING AND SUPPLEMENTING THE ROUTE 12 SCENIC CORRIDOR OVERLAY (SCO) DISTRICT REGULATIONS.

WHEREAS, the Township Committee of the Township of Kingwood, County of Hunterdon, State of New Jersey is desirous of preserving and enhancing undeveloped rural lands situated along the Route 12 Corridor in such a manner that will maintain and reinforce Kingwood Township’s rural character and existing scenic views and vistas within and along the Route 12 Corridor, while at the same time providing for reasonable land use opportunities for lands situated within the Route 12 Corridor; and

WHEREAS, the Township Committee wishes to maintain the prevailing rural character of the Route 12 Corridor through the establishment of design standards that will guide future development in such a manner that will serve to achieve this land use planning objective, and simultaneously provide new opportunities for development in a coordinated fashion within the Route 12 Corridor; and

WHEREAS, existing nonresidential land use zoning within the Route 12 Corridor has been established in the Township’s zoning ordinances for decades, which has sought to attract a robust variety of industrial, business, and commercial development, but has instead attracted limited piecemeal and uncoordinated land use changes, sporadic development and strip highway commercial development; and

WHEREAS, the Scenic Corridor Overlay Ordinance (SCO) and Eastern Gateway Center Overlay Ordinance (EGVCO) were adopted in 2012 with requirements for the protection of the scenic rural character corridor and scenic views and vistas, which continue to predominate through the Route 12 Corridor; and

WHEREAS, the Township received a Local Demonstration Program Grant from Together North Jersey that resulted in the release of a document entitled, “Kingwood: A Plan For Preserving

Rural Character Through Controlled Development Of Route 12” (TNJ TDR Plan) in December of 2015; and

WHEREAS, the TNJ TDR Plan included recommendations for supplementary amendments to both the Scenic Corridor Overlay Zoning District and the Eastern Gateway Village Center Overlay District;

NOW, THEREFORE, in view of the foregoing, be it ordained by the Mayor and Township Committee of the Township of Kingwood, as follows:

SECTION I

CHAPTER 132 – ZONING, of the Ordinances of Kingwood Township, ARTICLE III, District Regulations, §132-41, entitled “Route 12 Scenic Corridor Overlay (SCO) – District Regulations, is hereby amended and supplemented as follows:

§132-41. Route 12 Scenic Corridor (SCO) Overlay Zone regulations.

- A. Purpose. The purpose of the Scenic Corridor Overlay Zone is to revise the zoning to be more in conformance with the development opportunities that realistically exist in the subject area, to preserve the rural character and rare scenic beauty in and along the subject zone and to promote design compatibility for the development, redevelopment, and changes in land use along the Route 12 corridor in Kingwood Township by employing design standards intended to preserve existing viewsheds, especially the open vistas in the section of the corridor west of Baptistown, and to avoid the perpetuation of strip highway commercial sprawl development along the corridor. The planning objective of this section is to replace a zone plan that currently allows linear highway commercial development as close to the highway as possible and which has not resulted in significant development of the zone within the last 30 years or more with a zone plan that allows the zone to provide realistic opportunities for development while preserving the corridor's existing scenic beauty and rural character.
- B. The Scenic Corridor Overlay Zone is intended for properties that front the Route 12 corridor as shown on the Township's Zoning Map. Any lot or parcel of land located at least partially within the Overlay Zone shall follow the requirements of this section for that portion of the lot or parcel.
- C. Applicability. These standards and guidelines shall be applicable to any new development of any property within the Scenic Corridor Overlay Zone. The standards shall be applied to the use of any property within the Overlay Zone that is not already developed or any property that is being expanded or redeveloped that is currently used in a way that is nonconforming with these regulations. Such nonconforming uses shall rely on the relevant use and bulk regulations defined in the underlying zoning districts until such time as they are expanded in size or area or otherwise converted to a use

conforming to this section. Unless otherwise noted, these standards shall apply uniformly to the underlying zoning districts; in those cases where the standard varies with the district, these provisions supersede.

- (1) The scope of the standards covers all exterior aspects of the rehabilitation of existing structures, additions to existing structures, and construction of new buildings, as well as all site improvements, streetscape, signage, lighting and landscaping.
- (2) In the exercise of its powers of review, the reviewing board may recommend approval, conditional approval, request modifications, or recommend denial to an application based upon its review of the materials submitted by the applicant and any additional information which it may deem appropriate.
- (3) These standards shall be interpreted with flexibility. The reviewing board shall view them as a tool, since exceptional situations, requiring unique interpretations, can be expected. When applying them, the reviewing board shall carefully weigh the specific circumstances surrounding each application, and strive for design solutions that best promote the spirit and intent of the standards and guidelines.

D. Permitted principal uses of buildings and structures are as follows:

- (1) Agricultural and farming uses pursuant to § 132-30.
- (2) Single-family residential uses pursuant to §132-30, excluding the Class I Minor Subdivision pursuant to §115-3.
- (3) Public playgrounds, conservation areas, parks and public purpose uses pursuant to §132-30.
- (4) Churches and cemeteries pursuant to § 132-30.
- (5) Golf courses pursuant to §132-30.
- (6) Firehouses, rescue squad facilities and government buildings pursuant to §132-30.
- (7) Family day-care homes (as per N.J.S.A. 40:55D-66.5b) pursuant to § 132-30.
- (8) Nurseries & Garden Centers
- (9) Wholesale Feed & Grain Outlet Stores in one or more buildings of 25,000 square feet or less
- (10) Wholesale Greenhouses

E. Permitted accessory uses of buildings and structures are as follows:

- (1) Private residential swimming pools, subject to the provisions of § 132-55.
- (2) Accessory and temporary residences at a farm, provided that the housing is for farmworkers employed on the farm and meets all state, county and Township

rules and regulations. If a building containing such dwelling quarters is located so that it can be subdivided and sold separately from the main building, its location shall be such that it can be subdivided to conform to all provisions for street frontage, lot area and dimensions and well and septic requirements, and the building shall meet all setback requirements for a principal building. Buildings for tools and equipment used for maintenance of the grounds. Such building shall not exceed 12 feet in height.

- (3) Travel trailers, vacation trailers and campers may be parked or stored on the lot only in the rear yard out of view from Route 12. They shall not be used for temporary or permanent living quarters.
- (4) Private garages.
- (5) Tenant house for resident's domestic employees or guests, provided that a building containing such dwelling quarters shall be located so that it can be subdivided and sold separately from the main building; its location shall be such that it can be subdivided to conform to all provisions in its zone for street frontage, lot area and dimensions and well and septic requirements, and the building shall meet all setback requirements for a principal building. Mobile homes, vacation trailers, campers or trailers of any kind shall not be permitted to provide residency for persons or animals under the provisions of this section, and shall be stored in rear yards only.
- (6) The keeping of horses or ponies for the use and pleasure of the occupant of a residential lot of at least two acres in the AR-2 District is permitted, provided that the buildings or structures related thereto and manure pile meet the minimum setback for accessory buildings or are located to be at least 150 feet from the residence on the adjacent lot, whichever is greater.
- (7) For lots with an area of six acres or more, farm markets shall be a permitted accessory use, subject to the following conditions:
 - (a) The size of the building, structure or enclosure and outdoor sales area, inclusive of the parking area of the farm market shall not exceed 5,000 square feet, and all construction shall comply with the Uniform Construction Code;
 - (b) Farm produce and farm-related goods may be sold at the farm market; provided, however, that at least 51% of the annual gross sales, on a dollar basis, of the farm market are generated from or attributable to sales of farm produce grown on the same parcel as the farm market or on another farm in Kingwood Township;
 - (c) If any farm produce is packaged with materials that do not qualify as farm produce and the combination is then sold as a single unit, then the

sale of such unit shall be considered to be a sale of farm produce for purposes of Subsection E(8)(b) above if the value of the farm produce incorporated into such unit is equal to or greater than 25% of the value of the unit;

- (d) The farm market provides a parking area with parking spaces as follows: A minimum of five parking spaces, plus one additional parking space for every 500 square feet of floor space in the Farm Market, in excess of 2,500 square feet, but not to exceed 12 parking spaces;
- (e) The owner (or tenant with landlord's written approval) shall submit to the Planning Board a minor site plan application for the location requisite submissions as specifically required by these development regulations for the approval of such use;
- (f) The operation and/or management and sole responsibility for the farm market shall be limited to the farm owner or a tenant farmer with a written valid lease; and by applying for and accepting the benefits or approval, the owner/tenant agree to provide written documentation of his/ her compliance with all sales requirements set forth herein as requested by the Township but not more frequently than once per year;
- (g) All operations and business of the farm market shall be limited to daylight hours. High-intensity lights are prohibited; normal residential or security lighting shall be permitted;
- (h) Buildings, structures and parking areas for farm markets may be located within the front yard area in the SCO District except that parking areas must be improved only with pervious materials such as gravel or pervious pavement, and a landscaped buffer of at least 30 feet in width shall separate the area devoted to the farm market improvements from the right-of-way of Route 12, and driveway and parking layout shall be subject to site plan approval, but shall be located to the rear of a principal or accessory building unless sufficiently screened from view from Route 12 by a planted buffer. Actual buffer design shall be based upon Subsection O(4) of this ordinance using a line-of-sight analysis to confirm that the buffer is of sufficient length, depth and placement along driveways and property lines to minimize the visual impact as viewed from Route 12.

F. Conditional uses. The following uses are permitted subject to the approval of the Planning Board as conditional uses according to the standards set forth in Article VI and in accordance with the general provisions set forth in Article IV:

- (1) Home occupations.

- (2) Barn conversions
 - (3) Accessory apartments.
 - (4) Elder Cottage Housing Opportunity Unit (ECHO Unit). (See §132-102 for conditions.)
- G. Maximum building height. No residential building shall exceed 35 feet in height nor 21/2 stories, except that churches and barns shall not exceed 55 feet, and for any existing or proposed "elevated building" as defined in §132-37, Floodplain District, the height shall be measured from the flood hazard elevation at the building location. For purposes of retaining views and vistas over nonresidential buildings, no nonresidential building constructed after the effective date of this section shall exceed one story or 25 feet in height.
- H. Area and yard requirements.
- (1) The lot and buildings thereon for properties within the portion of the SCO District east of Baptistown (intersection of Route 12 and County Route 519) shall comply with the Schedule of Lot and Building Requirements for the AR-2 District included at the end of §132-30,1 except that all principal and accessory structures except access drives shall maintain a minimum setback of 100 feet from Route 12, except that golf courses shall maintain a minimum setback of 200 feet from Route 12.
 - (2) In order to preserve the scenic vistas and distant views along the Route 12 Corridor between Baptistown and Frenchtown in Kingwood, the lot and buildings thereon for properties within the portion of the SCO District west of Baptistown (intersection of Route 12 and County Route 519) shall comply with an enhanced requirement for setback from Route 12 such that no principal or accessory building or off-street parking area shall be located closer to Route 12 than a distance equal to 1/2 of the average lot depth or a maximum of 300 feet, whichever is less. Building width shall not exceed 2 feet of width for each 3 feet of building depth as measured parallel to Route 12. The profile of a building parallel to Route 12 shall not occupy more than 2 feet of the lot width measured at the setback line for each 3 feet of lot depth occupied. A preexisting front yard building setback less than 300 feet that was in existence on February 5, 2015, shall be permitted to continue without a variance from the Zoning Board of Adjustment; provided, however, that in no case shall a future principal or accessory building or off-street parking area be located closer to Route 12 than 100 feet and further provided that future building additions shall conform to the building width to depth ratio required in this section. New residential subdivisions in the SCO District west of Baptistown shall comply with the Schedule of Lot and Building Requirements for the AR-2 District included at the

end of §132-30,2 except that the use of clustering and lot size averaging shall be mandatory for all new major residential subdivisions for purposes of maintaining the scenic vistas of this portion of the Route 12 corridor in accordance with the provisions of §132-30C and the site design standards of Subsection O of this Ordinance shall apply.

I. Accessory uses permitted. Accessory uses and structures to any of the above permitted principal uses are permitted as follows:

(1) All accessory farm buildings shall have a minimum distance to the side lot line, the rear lot line and other buildings of 50 feet, plus 10 additional feet for each 1,000 square feet of gross floor area within the building, provided that, when the nature of the use requires additional setbacks in order to meet other requirements herein and in Article VI, the Planning Board may increase the distance.

J. A detached single-family dwelling may be constructed on an irregularly shaped lot, commonly known as a "flag lot," composed of a strip of land with public road frontage of at least 50 feet in width and a minimum 200 feet in depth (the "flag stem") and with the area beyond the access strip composed of at least four acres in the main buildable portion of the lot to the rear of the access strip. If, pursuant to Chapter 115, Subdivision of Land, a Class II minor subdivision involving more than one flag lot is undertaken, then the width of the flag stem for each flag lot may be reduced to 25 feet, provided that the two flag stems are located side by side, each flag lot is granted a reciprocal right to use the flag stem of the other lot for ingress and egress, and a common driveway maintenance agreement is recorded as set forth in §115 (3). All flag lots must conform to the provisions of Chapter 115, Subdivision of Land, and this chapter.

K. Building design standards.

(1) Buildings shall be located to allow for adequate fire and emergency access.

(2) Principal and accessory buildings shall be oriented on the property so that the front facade either faces Route 12 or otherwise screens the view of service or loading areas, solid waste storage areas or other areas that would adversely impact the quality of the view shed from Route 12. The Planning Board may approve other forms of visual screens for applications that require site plan or subdivision approval. Visual screens shall consist of a combination of deciduous and evergreen trees and shrubs, grouped together at various heights to form an effective buffer of an average width of 50 feet that resembles wind rows of native trees and understory vegetation or other naturally occurring vegetative edge consistent with the rural scenic character of the Route 12 corridor. Actual buffer design shall follow the design standards of Subsection O(4) of this Ordinance and be based upon a line-of-sight analysis to confirm that the buffer is

of sufficient length, depth and placement along driveways and property lines to minimize the visual impact as viewed from Route 12. To the extent that the Board determines that variance relief from the front yard setback is warranted as part of an application for development, the width of the buffer in the area of the granted relief shall be increased equivalent to the amount of the relief. For example, a reduction in the front yard setback from 100 feet to 75 feet will require an increase in the vegetative buffer in the area of the relief from 50 feet to the full 75 feet in width.

(3) Front yard areas shall be kept free of paved areas except for access roads or driveways. Off-street parking is not permitted within the required front yard.

(4) Architectural standards for nonresidential buildings.

(a) All new nonresidential buildings for which development approval is required in the SCO District shall comply with the following standards: Architectural style shall be compatible with traditional rural or farm buildings such as barns, farmhouses, etc. (see Figure 1).



Figure 1: This retail building in Gettysburg Pennsylvania, in the top image and the pole barn style building in the bottom image illustrate the intended architectural style for nonresidential buildings in the SCO District within the twenty-five-foot height limitation for nonresidential buildings.

- L. Off-street parking and loading.
 - (1) Only those parking spaces meeting the dimensions of this chapter shall be counted in meeting the minimum number of parking spaces.
 - (2) The minimum requirement shall be two spaces per dwelling unit, plus 0.5 space per bedroom over the first bedroom. Fractional spaces shall be rounded up to the next whole number.
 - (3) All lots shall provide a turnaround area on site so that all vehicles can exit in a forward direction.
 - (4) Where the driveway access to a lot has a slope exceeding 12%, at least two additional off-street parking spaces shall be located adjacent to the street but outside the street right-of-way.
 - (5) Churches shall provide one space for every five seats (one seat equaling 22 inches for pews and benches).
 - (6) See §132-53 for additional standards.

- M. Signs are permitted subject to Article V.

- N. Nonconforming uses. Where an existing use within the Route 12 Scenic Corridor Overlay Zone conforming to zoning on the effective date of this section has been made nonconforming as a result of Ordinance Amendment No. 17 - 15-2012, the use may continue in accordance with the use and bulk zoning provisions in effect immediately prior to the effective date of Ordinance Amendment No.17-15-2012.

- O. Site design standards. In addition to site plan and related design standards required elsewhere in this Chapter, the following design standards for sustainable development shall be required in for new development requiring Major Site Plan Approval in the SCO:
 - 1. The management of stormwater runoff shall be designed to utilize Best Management Practices (BMPs) intended to maximize recharge, remove pollutants and to capture rainwater for irrigation use in place of potable water sources. All stormwater management basins should be designed for bio-retention and may include a network of stormwater wetlands, bio-swales, rain gardens and the equivalent. Rain gardens that are designed to create or supplement landscaped buffers, open space areas or wildlife habitat and are reasonably accessible to the public may be counted toward any minimum open space requirements. Rain gardens of 2,500 square feet or greater that are incorporated into parking lots as a component of stormwater management and which are designed into the pedestrian circulation system with a sitting area adjacent to the rain garden/bio-retention basin and accessible from the walkway may be included in the open space counted towards a minimum open space requirement.



Figure 2: Example of Concept Design for Rain Garden eligible for inclusion in required open space

2. Runoff Mitigation Plan –

(a) Any project proposed within the SCO shall include an Runoff Mitigation Plan showing that the stormwater management design elements include an appropriate combination of non-structural and/or low impact Best Management Practices. The Plan shall show how the design:

- i. Utilizes permeable areas to allow more infiltration of runoff into the ground through such means as Biofiltration, Filter strips, Swales, Infiltration trenches, Green roofs and/or Permeable pavement, and/or;
- ii. Directs runoff to permeable areas and/or utilize stormwater storage for re-use or infiltration by such means as:
- iii. Orients roof runoff towards permeable surfaces, drywells, French drains, or other Best Management Practices (BMPs) rather than directly to driveways or non-permeable surfaces so that runoff will penetrate into the ground instead of flowing off-site; and
- iv. Grades impervious surfaces to direct runoff to permeable areas, utilizing level spreaders or other methods to distribute the impervious runoff over pervious surfaces;
- v. Uses cisterns, retention structures, or rooftops to store precipitation or runoff for re-use;
- vi. Designs curbs, berms, or the like to avoid isolation of permeable or landscaped areas.

(b) A Runoff Mitigation Plan shall include a plan for the maintenance of all BMP's requiring on-going maintenance.

- (c) An Runoff Mitigation Plan shall include the applicant’s signed statement accepting responsibility for all structural and treatment control BMP maintenance. The transfer of property subject to an Runoff Mitigation Plan must include as a written condition to the transfer that the transferee assumes full responsibility for maintenance of any structural, and/or source or treatment control BMPs.

3. Landscaping and street trees

- (a) Planting Details (General) – Plant selection should conform to the following general design principles:

- i. All landscape plants should be native species and typical full specimens conforming to the American Association of Nurserymen Standards (ANA) for quality and installation.
- ii. All plant selections should emphasize deer resistant species.
- iii. Local soil conditions and water availability should be considered in the plant selection. All plants shall be tolerant of specific site conditions.
- iv. Landscaping shall not inhibit access by emergency vehicles or inhibit visibility within required vehicular sight triangles.
- v. Only irrigation systems using nonpotable water supplies are to be used for all new plantings.
- vi. An appropriate variety of tree species should be provided to avoid die-out due to species-specific diseases.

- (b) Street Tree Details – In addition to the requirements found in this Chapter, street trees should be provided in accordance with the following, based on LEED-ND NPD Credit 14, “Tree-Lined and Shaded Streets”:

- i. Street trees should be provided on both sides of at least 60% of new and existing streets within the Redevelopment Plan Area and on the Redevelopment Plan Area side of bordering streets.
- ii. The number of street trees should average one for every 40 linear feet of property frontage.
- iii. Spacing between trees should be determined based upon species selection and the preservation and framing of vistas. In general, trees

should be between 30 and 50 feet on center, averaging no more than 40 feet on center (excluding driveways and utility vaults).

- iv. Trees should be a minimum of three and one-half to four inches caliper, based on ANA standards.
 - v. Trees are to be native to New Jersey, disease resistant and tolerant of road salts and air pollution. Substitution with non-native species shall be made only with the approval of the Board Engineer based on unique site conditions.
 - vi. On properties with more than one tree species, species should not be alternated one-by-one; instead a single species shall be grouped together to create a canopy effect.
 - vii. Branching height should bear a relationship to the size and species of tree but shall have a minimum clearance height of seven feet above grade before branching begins.
4. Buffer Details – A landscaped buffer shall be provided as required in this Ordinance in accordance with the following:
- (a) A shrub mass of deciduous and/or evergreen species shall be planted within the required buffer area to provide for a visual and physical screen along the entire frontage. Shrubs within the buffer shall include a mixture of native evergreen and deciduous trees and shrubs massed in a way that does not result in significant visual openings during the winter season. This landscape mass shall be interspersed with the required ornamental trees to provide for a natural, random and visually interesting planting design.
 - (b) Selection of plants species shall provide for a variety and mixture of landscaping. Varieties should consider susceptibility to disease, shapes, seasonal display, textures, flowers, and foliage. Native species are required unless otherwise approved by the Board Engineer based on unique site conditions.
 - (c) The plant quantities constituting the buffer should include:
 - i. Shrubs averaging 25 per 100 linear feet of frontage.
 - ii. Ornamental trees averaging two per 100 linear feet of frontage.
 - iii. Evergreen trees averaging two per 100 linear feet of frontage.

- iv. Lawn or groundcover to complete a 10-foot wide strip outside of the required shrub/tree planted area.
 - v. Required plantings in the buffer area shall meet the minimum size requirements as follows:
 - 1. Shrubs: planted size is to be a minimum of 24 inches to 36 inches in height.
 - 2. Ornamental trees: planted size is to be a minimum of five feet to six feet in height.
 - 3. Evergreen trees: planted size is to be a minimum of five feet to six feet in height.
5. Site Protection and General Planting Requirements -
- a) Topsoil Preservation
Topsoil moved during construction shall be redistributed on all re-graded surfaces to provide even cover to all disturbed areas of the development and shall be stabilized by seeding or planting. A soil erosion and sediment control plan shall be approved as part of the preliminary plat.
 - b) Removal of Debris
All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the law. To the extent possible, materials should be diverted from the solid waste stream and reused on-site, consistent with LEED-ND GIB (Green Infrastructure and Building) Credit 16, "Solid Waste Management Infrastructure", with a goal of recycling or salvaging at least 50% of nonhazardous construction and demolition debris.
 - c) Planting Specifications
Deciduous trees shall have a minimum 2 1/2 to 3-inch caliper measured 6 inches above the ground surface at time of installation. Size of evergreens and deciduous shrubs shall be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable horticultural standards. Dead or dying plants shall be replaced during the following planting season and guaranteed by the landscape contractor for a period of one (1) year. Evergreen trees shall have a minimum height of 6 feet at planting. All plant materials, planting practices, and specifications shall be in accordance with the "American Standards for Nursery Stock" by the American Association of Nurserymen Standards.
 - d) Plant Species

The plant species selected should be native to New Jersey, hardy for the climatic zone in which the development is located and appropriate in terms of function and size.

SECTION III - All other provisions of Chapter 132 – Zoning, of the Ordinances of Kingwood Township not modified herein shall remain unchanged and in full force and effect.

SECTION IV - If the provisions of any article, section, subsection, paragraph, subdivision, clause or application of the Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, subdivision, clause or application, and to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION V - This ordinance may be renumbered for codification purposes.

SECTION VI - This Ordinance shall take effect immediately upon final passage, publication according to law, and filing with the Hunterdon County Planning Board.

**TOWNSHIP COMMITTEE OF
TOWNSHIP OF KINGWOOD**

Phillip Lubitz, Mayor

Attest: November 2, 2017

**Mary E. MacConnell, RMC
Township Clerk**

Introduction:

Publication:

Final Adoption:

Publication by Title Only:

ROLL CALL	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
T Ciacciarelli						
R Dodds						
P Lubitz						