

TOWNSHIP OF FLORENCE

ORDINANCE 2026-10

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER 91 OF THE CODE OF THE TOWNSHIP OF FLORENCE ENTITLED “LAND USE AND DEVELOPMENT REGULATIONS” CHAPTER 108 ENTITLED “PORTABLE HOME STORAGE UNITS”

WHEREAS, the Township Council of the Township of Florence is authorized pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., to adopt and amend zoning and development regulations; and

WHEREAS, the Township’s Land Use personnel periodically review zoning and development applications and related approvals in order to evaluate the effectiveness of existing bulk and area regulations; and

WHEREAS, through such periodic and annual reviews, Township Land Use personnel identified a recurring frequency of applications requesting bulk variances associated with certain residential zoning standards; and

WHEREAS, the Township Council has determined that the amendments set forth herein are consistent with sound planning principles and are intended to improve the clarity, predictability, and administration of the Township’s land use regulations; and

WHEREAS, the Township Council finds that adoption of these amendments promote the public health, safety, and general welfare.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence that:

Section 1.

Chapter 91, Article II Definitions and Word Usage, Section 91-3 of the Code of the Township of Florence, entitled “Definitions,” is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

...

SITE PLAN REVIEW

The examination of specific development plans for a lot. Whenever the term “site plan approval” is used in this chapter, it shall be understood to mean review and approval by the Planning Board or, if a use variance is required, by the Zoning Board of Adjustment.

SMALL PROJECT

Any development which results in an increase in impervious surface of four hundred (400) square feet or more that does not meet the definition of a “major development” pursuant to §91-75B and which is exempt from site plan review pursuant to §91-60 and §91-64.

Section 2.

Chapter 91, Article XIV Design Specification, Section 91-75 of the Code of the Township of Florence, entitled "Stormwater Control," is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

...

- B. Definitions. For the purpose of this section, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this section clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

...

SITE

The lot or lots upon which a major development is to occur or has occurred.

SMALL PROJECT

Any development which results in an increase in impervious surface of four hundred (400) square feet or more that does not meet the definition of a "major development" pursuant to §91-75B and which is exempt from site plan review pursuant to §91-60 and §91-64.

...

- M. **The stormwater runoff requirements applicable to small projects (as defined in §91-3 and §91-75B) are as follows:**

- (1) **For each square foot of new impervious surface, two gallons of stormwater shall be managed on site using green infrastructure practices. Of that volume 0.78 gallons (equivalent to the water quality design storm of 1.25 inches) must be retained on site, while the remainder may be discharged offsite from the stormwater management measure. The green infrastructure practices are those listed below and shall be designed and implemented as required by the Florence Stormwater Management Ordinance. The use of cisterns and drywells is allowed only where the other listed methods cannot meet the requirements of this subsection §91-75M(1).**

- (a) **Grass Swale.**
- (b) **Green Roof.**
- (c) **Pervious Paving System.**
- (d) **Small-Scale Bioretention Basin/Rain Gardens.**
- (e) **Small-Scale Infiltration Basin.**
- (f) **Small-Scale Sand Filter.**
- (g) **Vegetative Filter Strip.**
- (h) **Cistern.**
- (i) **Dry Well.**

- (2) To the extent the required volumes from subsection §91-75M(1) cannot be entirely managed or retained on site through the green infrastructure BMPs listed above, the municipal engineer may allow the use of other stormwater management measures, with preference given to other green infrastructure BMPs that are allowed under N.J.A.C. 7:8, the Municipal Stormwater Management Rules.
- (3) All development applications subject to this section shall be reviewed by the municipal engineer to confirm that all stormwater runoff created by the proposed development is adequately controlled and does not cause a material adverse impact on adjoining property, such as but not limited to flooding of a basement or the land surface, concentrated flows outside of natural stream channels, and disturbance of off-site stormwater management measures. For any stormwater management practice that involves infiltration or a subsurface component, the applicant shall provide information regarding the depth to seasonal high water table. For infiltration practices, the applicant shall provide the soil permeability, the designed infiltration rates of each relevant stormwater management techniques, and groundwater mounding calculations in accordance with the BMP Manual.
- (4) Where the discharge from the stormwater management measure cannot reasonably be designed to avoid causing a material adverse impact on adjoining property as described in subsection §91-75M(3) above, the discharge shall be directed to a storm sewer, gutter, swale, or other suitable stormwater runoff conveyance measure that avoids such impacts.
- (5) If the municipal engineer determines that the discharge from the stormwater management measure cannot be designed to meet the requirements of subsection §91-75M(3) or (4) above, the stormwater discharge from the site shall be reduced to a safe and non-harmful level through on-site retention using green infrastructure practices, or to the extent that green infrastructure practices are technically impracticable, such other measures (including but not limited to gray stormwater infrastructure) as may be required by the municipal engineer.

Section 3.

Chapter 91, Article XXVI R Low Density Residential District, Section 91-180 of the Code of the Township of Florence, entitled “Area and bulk regulations” is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

§ 91-180 Area and bulk regulations.

Area and bulk regulations shall be as follows:

- A. Single-family residential detached dwellings, with public sewer and water, noncluster.
 - (1) Maximum density: two units per acre.
 - (2) Bulk regulations.
 - (a) Lot size: 20,000 square feet minimum.
 - (b) Lot width: 125 feet minimum.
 - (c) Lot depth: 160 feet minimum.
 - (d) Lot coverage: ~~20%~~ **25%** maximum. The principal building, driveway and any expansion, enlargement or addition thereto shall not exceed the maximum without a variance. For

residential lots, an additional lot coverage of ~~5%~~ **10%** shall be allowed only for decks, patios, sheds and/or swimming pools.

Section 4.

Chapter 91, Article XXVII RA Low Density Residential District, Section 91-189 of the Code of the Township of Florence, entitled "Area and bulk regulations" is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

§ 91-189 Area and bulk regulations.

A. Area and bulk regulations with public water and sewer.

- 1) Lot size: 10,000 square feet minimum.
- 2) Lot width: 100 feet minimum.
- 3) Lot depth: 100 feet minimum.
- 4) Lot coverage: ~~20%~~ **25%** maximum. The principal building, driveway and any expansion, enlargement or addition thereto shall not exceed the maximum without a variance. For residential lots, an additional lot coverage of ~~5%~~ **10%** shall be allowed only for decks, patios, sheds and/or swimming pools.

...

B. Area and bulk regulations with on-site septic.

- 1) Lot size: one acre minimum
- 2) Lot width: 150 feet minimum.
- 3) Lot depth: 150 feet minimum.
- 4) Lot coverage: ~~20%~~ **25%** maximum. The principal building, driveway and any expansion, enlargement or addition thereto shall not exceed the maximum without a variance. For residential lots, an additional lot coverage of ~~5%~~ **10%** shall be allowed only for decks, patios, sheds and/or swimming pools.

Section 5.

Chapter 91, Article XXVIII RB Medium- to High-Density Residential District, Section 91-192 of the Code of the Township of Florence, entitled "Permitted Accessory Uses," is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

§ 91-192 Permitted accessory uses.

Permitted accessory uses in the RB District shall be as follows:

- A. Private residential swimming pools. A wall of a swimming pool shall not be located less than six feet from any rear or side property line or 10 feet from any alley or easement line. Swimming pools shall not be located within any front yard setback.
- B. Private garages and carports to a maximum height of 20 feet. Private garages and carports shall not be located less than five feet from rear or side property lines or 10 feet from any alleyway or easement line. Private garages and carports shall not be located within any front yard setback.
- C. ~~Garden sheds~~ **Sheds (as defined in §91-3)** up to 100 square feet if not on a permanent footing shall not be located less than two feet from rear or side property lines and not less than two feet

from any alleyway or easement line and not less than two feet from any fence. A zoning permit shall be required for any shed.

Section 6.

Chapter 91, Article XXVIII RB Medium- to High-Density Residential District, Section 91-194 of the Code of the Township of Florence, entitled "Area and Bulk Regulations" is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

§ 91-194 Area and bulk regulations.

- A. Single-family detached.
1. Lot size: 6,000 square feet.
 2. Lot width: 60 feet minimum.
 3. Lot depth: 100 feet minimum.
 4. Impervious coverage: 33% maximum. **For single family residential properties, an additional impervious coverage of 10% is permitted.**

Section 7.

Chapter 91, Article XXIX RC High Density Residential District Section 91-200 of the Code of the Township of Florence, entitled "Permitted Accessory Uses," is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

§ 91-200 Permitted accessory uses.

~~All accessory uses of the RB District shall be permitted in the RC District.~~ **Permitted accessory uses in the RC District shall be as follows:**

A. Private residential swimming pools. A wall of a swimming pool shall not be located less than six feet from any rear or side property line or 10 feet from any alley or easement line. Swimming pools shall not be located within any front yard setback.

B. Private garages and carports to a maximum height of 20 feet. Private garages and carports shall not be located less than five feet from rear or side property lines or 10 feet from any alleyway or easement line. Private garages and carports shall not be located within any front yard setback.

C. Sheds up to 50 square feet if not on a permanent footing shall not be located less than two feet from rear or side property lines and not less than two feet from any alleyway or easement line and not less than two feet from any fence. A zoning permit shall be required for any shed.

D. Accessory buildings customarily incidental to residential use less than 250 square feet in area for use with the main building. Accessory buildings shall not be less than five feet from any rear or side property lines, 10 feet from any alleyway or easement line and all accessory buildings to residential use shall not exceed 20 feet in height.

Section 8.

Chapter 91, Article XXIX RC High-Density Residential District, Section 91-203 of the Code of the Township of Florence, entitled “Bulk and Area Requirements” is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~):

§ 91-203 Bulk and area requirements.

Bulk and area requirements shall be as follows:

- A. Minimum lot area: five acres; four acres for age-restricted multifamily developments.
- B. Maximum density: 12 units per acre.
- C. Minimum lot width: 250 feet; 200 feet for age-restricted multifamily developments.
- D. Minimum front yard: 50 feet; 35 feet for age-restricted multifamily developments.
- E. Minimum side yards: 30 feet each, except that in an age-restricted multifamily development, the Planning Board may allow up to 15 feet of the side yard requirement to be satisfied by a deed-restricted landscape buffer easement area abutting the development on an adjacent property.
- F. Minimum rear yard: 50 feet; 45 feet for age-restricted multifamily developments.
- G. Minimum distance between buildings: 60 feet; 20 feet for age-restricted multifamily developments.
- H. Maximum lot coverage: 40%; 50% for age-restricted multifamily developments. **For single family residential properties, an additional impervious coverage of 10% is permitted.**

Section 9.

Chapter 91, Article XXXI AGR Agricultural District, Section 91-211 of the Code of the Township of Florence, entitled “Permitted Accessory Uses,” is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~):

§ 91-211 Permitted accessory uses.

Permitted accessory uses in the AGR District shall be as follows:

- A. Customary farm buildings and structures for use in conjunction with agricultural purposes **including but not limited to portable home storage units as defined in §108-9 on qualified farms.**

Section 10.

Chapter 108, Article VI Portable Home Storage Units, Section 108-11 of the Code of the Township of Florence, entitled “Duration,” is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~):

§ 108-11 Duration.

Permits will be granted for a period of 30 days on private property or for a period of 10 days if the unit is placed on a street, right-of-way or other public property. At the expiration of the permit period, applicants may, for good cause, seek one thirty-day extension for units placed on private property or one seven-day extension for units placed on a street, right-of-way or other public property. Extension of a permit will cost \$15. An initial permit for a portable home storage unit can only be issued once in any twelve-month

period. **Portable home storage units on qualified farms are exempt from the duration requirements of §108-11.**

Section 11.

Chapter 2, Fees Section 2-3 of the Code of the Township of Florence, entitled "Inspection Fees" is hereby amended to read as follows (additions are shown as **thus**; deletions are shown as ~~thus~~):

Whenever the Township is called upon for an inspection of a lot by the Township Engineer, for the issuance of a certificate of approval, certificate of occupancy or temporary certificate of occupancy, to determine compliance with land use approvals, the fees, per lot inspected, shall be as follows:

§ 2-3 Inspection Fees

Type of Inspection	Fee (per lot)
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Buildings:

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<u>Small Project Stormwater Runoff Initial Inspection & Review</u>	<u>\$300</u>
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<u>Small Project Stormwater Runoff Review Re-Inspection & Review</u>	<u>\$300 per occurrence</u>
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Section 12. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 13. All ordinances or parts of ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provision of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 14. This ordinance shall take effect immediately upon final passage. Notice of adoption shall be published as provided by law.

Joseph Frappolli, Council President

Nancy L, Erlston, RMC
Township Clerk

Nancy Erlston

From: Thomas Sahol
Sent: Tuesday, March 31, 2026 3:58 PM
To: Nancy Erlston
Cc: Robert Wright
Subject: FW: Florence Ordinance
Attachments: 260308 Florence Ordinance Amendment DRAFT.docx

Nancy,

Please remove item 4.b from the 4/8 agenda in favor of adding this ordinance to the agenda for introduction that evening.

This topic was already gone over with the M&C and so rehashing it isn't needed.

Pat or Brett will be in attendance at the 4/8 meeting along with Ted to be sure the M&C have explanation if some questions come up.

As long as Bob Wright has no objections to the format of the ordinance, then we will introduce it on 4/8, send to PB for their 4/28 meeting and adopt on 5/6 if the PB agrees.

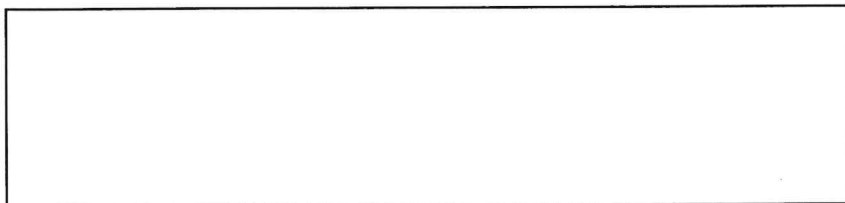
Tom

Thomas A. Sahol
Township Administrator
711 Broad Street
Florence, New Jersey
(p)609-499-2525
(f)609-499-1186


From: Brett Harris <bharris@erinj.com>
Sent: Tuesday, March 31, 2026 3:50 PM
To: Thomas Sahol <tsahol@florence-nj.gov>
Subject: Florence Ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brett Harris, PP, AICP
Senior Planner



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TOWNSHIP OF FLORENCE

ORDINANCE 2026-10

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER 91 OF THE CODE OF THE TOWNSHIP OF FLORENCE ENTITLED “LAND USE AND DEVELOPMENT REGULATIONS” CHAPTER 108 ENTITLED “PORTABLE HOME STORAGE UNITS”

Take Notice that the Ordinance amending Chapter 91 Entitled “Land Use and Development Regulations” and Chapter 108 Entitled “Portable Home Storage Units” has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, at a meeting held on April 8, 2026. It will be considered for final passage after public hearing to be held on May 6, 2026 at 7:00 p.m. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Copies of the full Ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. The ordinance is posted on the township’s website www.florence-nj.gov

Nancy L. Erlston, RMC
Township Clerk