

TOWNSHIP OF MAPLEWOOD



ORDINANCE

2767-15

AN ORDINANCE
TO
AMEND
THE ZONING AND DEVELOPMENT
REGULATIONS
OF THE
TOWNSHIP OF MAPLEWOOD

"Interpretive Statement"

This ordinance shall amend certain provisions permitting Home Based Businesses.

WHEREAS, the Township of Maplewood ("Township") presently permits its Home Based Businesses in certain districts and under certain conditions; and

WHEREAS, the Maplewood Chamber of Commerce has made recommendations suggesting certain changes to the permitted Home Base Business Sections; and

WHEREAS, the Maplewood Economic Development Committee has reviewed these recommendations.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that those districts in which Home Based Businesses are allowed, the R-1-7, R-1-5, R-1-4, R-2-4 and Residential Garden Apartments (RGA) districts wherein Home Based Businesses are presently permitted under certain conditions be amended to read as follows:

FIRST:

A Home Based Business shall be a permitted accessory use, provided that:

- [1] The use is operated by or employs in the residence a resident or residents who are permanent full-time residents of the dwelling unit.
- [2] Such use shall be limited to 15% of the total floor area of the premises and/or not more than 25% of the area of any one floor.

- [3] No manufacturing of goods is permitted, except that hand made products, commonly known as craft items, may be produced by the full time resident(s).
- [4] There shall be no change to the exterior of buildings or structures because of the use, and no outside appearance of a business use, including but not limited to, parking, storage of materials or supplies, signs or lights.
- [5] The use operates no equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents.
- [6] The quantity and type of solid waste disposal is the same as other residential uses in the zone district.
- [7] The capacity and quality of effluent is typical of normal residential use and creates no potential or actual detriment to the sanitary sewer system or its components.
- [8] Delivery trucks shall be limited to United States Postal Service, United Parcel Service, Federal Express, and other delivery services providing regular service to residential uses in the zone district.
- [9] All vehicular traffic to and from the home business use shall be limited in volume, type and frequency to what is normally associated with other residential uses in the zone district.
- [10] The following occupations carried on commercially shall be excluded from classification as accessory uses:
 - [a] Experimentation within a structure or on the premises by use of chemicals or other means which may be hazardous.
 - [b] Operation of a carpentry, plumbing, electrical or similar construction business or a photographic studio within the structure or on the premises, except that maintaining an office on the premises that serves such businesses is permitted.

[c] Repairing of automobiles or other vehicles, furniture, radios, televisions or other mechanical equipment.

SECOND: Severability

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

THIRD: Repeal of Prior Ordinances

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

FOURTH: Effective Date

This Ordinance shall take effect after final passage and publication and as provided by law.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on January 20, 2015, and that Committee met again on February 17, 2015, at 7:30 p.m. at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk