

Aquifer Recharge

Montville (1999)

Disclaimer. This ordinance is an example of an approach that has worked in one municipality. It should be modified to reflect local environmental conditions, current regulations, and state-of-the-art knowledge in the environmental field.

Chapter 16.40 ZONING DISTRICTS DESIGNATED

16.40.010 Zoning districts.

A. For the purposes of this chapter, the Township of Montville is hereby subdivided into twenty- five (25) zone districts as follows:

R-120 Residence District.

R-80 Residence District.

R-43 Residence District.

R-27A Residence District.

R-27B Residence District.

R-27C Residence District.

R-27D Residence District.

R-20A Residence District.

R-20B Residence District.

R-15 Residence District.

AH-1 Affordable Housing District.

AH-2 Affordable Housing District.

AH-4 Affordable Housing District.

PURD Planned Unit Residential Development District.

B-1 Business District.

B-2 Business District.

B-3 Business District.

B-4 Business District.

B-5 Business District.

OB-1 Office Building District.

OB-2 Office Building District.

OB-2A Office Building District.

OB-2B Office Building District.

OB-3 Office Building District.

OB-4 Office Building District.

I-1A Industrial District.

I-1B Industrial District.

I-2 Industrial District.

B. Overlay Districts. In addition to the above zone districts, there are also established certain overlay districts, which are superimposed over and include portions of certain of the above districts, as follows:

(1) CWR Critical Water Resources District.

(2) Morris Canal in Montville and Capstick Historic Districts. Also located in one or more of the above zone districts are historic sites or landmarks which are identified in the Historic Preservation Plan Element of the Master Plan and which are subject to certain regulations contained in Chapter 16.48. (Ord. 1999-14 § 1, 1999; Ord. 1289 § 4, 1998; Ord. 1287 § 3, 1998; Ord. 1162 (part), 1995: prior code § 150-55)

16.40.020 Zoning map.

The map entitled, "Zoning Map, Township of Montville, New Jersey"; dated August, 1995 which accompanies this chapter is hereby declared to be part thereof. (Ord. 1162 (part), 1995: prior code § 150-56)

16.40.030 District boundaries.

A. The zone boundary lines shown on the Zoning Map are intended to coincide with property lines, the center lines of streets, railroads or drainage courses as they existed at the time of adoption of this chapter, or they are designated on the Zoning Map by figures or dimensions. In case of uncertainty as to the location of any zone boundary line, the determination thereof shall be by the Board of Adjustment.

B. The approximate boundary line of the (CWR) Critical Water Resources District, including the Prime Aquifer Area, the restricted area and the aquifer limits, is reflected on the Zoning Map. More specifically, the Critical Water Resources District shall consist of the areas defined by the Genonics study entitled "Towaco Valley Aquifer, Montville, New Jersey, 1979" as being within the aquifer limits or aquifer boundary identified on Plate 1 and Plate 2 of the Towaco Valley Aquifer study; plus, the Prime Aquifer Zone and the adjoining restricted area identified on Figure 2 and Plate 2. More specifically, the Critical Water Resources District is identified by Tax Map block and lot numbers in a listing on file in the office of the Township Clerk. (Ord. 1162 (part), 1995: prior code § 150-57).

16.44.290 Development standards in the critical water resources (CWR) district.

The following development standards shall apply in the Critical Water Resources District:

A. There shall be no underground fuel storage.

B. Except for septic systems as permitted by law, there shall be no filling in of low land areas for building construction. This provision shall not be deemed to prohibit the filling of land for lot grading purposes when approved as part of a lot grading plan or development application under established lot grading requirements.

C. In the prime aquifer area, individual private wells are prohibited. In the restricted area, the depth of individual wells shall be limited to the upper strata of the aquifer, and they shall be screened in a water-bearing zone which underlies a protective aquitard (stratum of silty fine sand and clayey silt).

D. No soil removal operations shall be permitted where soil is to be removed within four (4) feet of the seasonal high-water table. Prior to the issuance of a permit for any soil removal operation, the depth to the seasonal high-water table shall be confirmed by subsurface explorations such as soil surface borings and test pits and by test borings taken

at a time of the year approved by the Township Engineer. (Ord. 1162 (part), 1995: prior code § 150-90)

16.36.030

F. Prior to the issuance of a building permit involving any property located in the Critical Water Resources District, a stormwater management plan shall be submitted to and approved by the Planning Board in accordance with Section 16.28.020B, unless a stormwater management plan has already been approved by the Planning Board as part of a development application, or unless otherwise waived by the Planning Board.