

ORDINANCE #2020-10

Title: **AN ORDINANCE AMENDING CHAPTER 400, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF LOWER**

**WHEREAS**, Chapter 400, Land Development, of the Code of the Township of Lower regulates and limits the uses of land, the uses and locations of buildings and structures; regulating and restricting the height and bulk of buildings and structures determining the area of yards and other open spaces; regulating and restricting the density of population; dividing the Township of Lower into districts for such purposes; adopting a map of said Township showing boundaries and the classification of such districts; establishing rules, regulations and standards governing the subdivision of land within the Township; establishing a Planning Board and a Board of Adjustment; and prescribing penalties for the violation of its provisions; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-89, the governing body shall, at least every ten (10) years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination; and

**WHEREAS**, pursuant to the New Jersey Municipal Land Use Law, specifically N.J.S.A. 40:55D-25 and 40:55D-28, the Lower Township Planning Board is given exclusive authority to adopt or amend the Master Plan, or a component thereof, including a municipality's land use ordinance; and

**WHEREAS**, on December 12, 2019, the Lower Township Planning Board completed its periodic reexamination of the Township's Master Plan and it transmitted a copy of its "General Re-examination of the Master Plan" report to Township Council for its review and consideration; and

**WHEREAS**, the said "General Re-Examination of the Master Plan" report contains various recommendations outlining proposed revisions to the Township's Land Development Ordinance for Council's consideration;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that Chapter 400, Land Development, of the Code of the Township of Lower, be and hereby is amended as follows:

**Section 1.** The following subsections of **Chapter 400, Land Development**, are hereby amended as follows:

**400-10 Zoning Map**

(7) R-3 District.

- (b) The Tranquility Park R-3 District includes the area within a boundary line beginning where the Route 109 bridge crosses the canal and going westward along the canal to the railroad right-of-way until its intersection with Ferry Road, then eastward along Ferry Road to Route 109, and continuing eastward along Route 109 until its intersection with the easterly edge of Lot 1, Block 753.05, then southward along that edge to Portsmouth Road, then eastward along that road until it intersects 11th Avenue, then southward along that road to 8th Avenue, then eastward along 8th Avenue to Wissahickon Avenue, then southward along Wissahickon Avenue to 7th Avenue, then eastward along 7th Avenue to Route 109 to the beginning point. The R-3 District shall include Block 753.01, Lot 39.03; Block 753.05, Lot 1; Block 773, Block 774 and Block 775.

(13) GB District.

- (a) The GB District along the Route 109 curve consists of the area bounded by a line beginning at the northeast corner of Lot 1, Block 753.05, running southward along the easterly boundary of that lot to its intersection with Portsmouth Road, then eastward along Portsmouth Road to 11th Avenue, then southward to its intersection with 8th Avenue, then eastward along 8th Avenue to its intersection with Wissahickon Avenue, then southward along Wissahickon Avenue to 7th Avenue, then eastward along 7th

Avenue to US Route 109, then northward and around the bend westward to the point of beginning. This GB District shall not include Block 753.01, Lot 39.03; Block 753.05, Lot 1; Block 773, Block 774 and Block 775.

#### **400-14 R-1 Single-Family Residential and R-2 Single-Family Residential**

- E. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together. The minimum size shall be nine feet by 18 feet and the minimum surface shall be clam shells, washed gravel or better. The spaces may be stacked and the garage may be one of the spaces.
- (1) Dwelling units shall each provide two spaces per dwelling unit when enlarging or erecting a building.
  - (2) Churches shall provide one space per every five permanent seats. (One seat shall be considered 22 inches in calculating the capacity of pews or benches.)
  - (3) Schools shall provide one space per employee for grades kindergarten through eighth grades, 2 1/2 spaces per employee for grades nine through 12, and in all cases sufficient space for school bus loading and unloading.
  - (4) Home occupations shall provide not less than one space per 100 square feet of gross floor area or fraction thereof devoted to the home occupation, but the Planning Board may, at its own discretion, require additional spaces. The Planning Board may also prohibit piggy-back parking.
  - (5) See § 400-34 for additional standards.

#### **400-17 GB General Business.**

- A. Principal permitted uses on the land and in buildings.
- (1) Lodges and clubs.
  - (2) Public purpose uses.
  - (3) Banks.
  - (4) Offices and office buildings.
  - (5) Restaurants without liquor licenses.
  - (6) Theaters, bowling alleys and other indoor recreational activities, as a conditional use.
  - (7) Service stations, as a conditional use.
  - (8) Laundromats.
  - (9) Garden centers.
  - (10) Stores and shops for the conduct of any lawful retail business.
  - (11) Personal service shops (barbershops, dry-cleaning pickup service, beauty parlors, etc.).

(12) Automotive service center.

In the GB-1 Zone, all of the above uses shall be permitted; in addition to those uses enumerated above, the following uses shall also be permitted on the land and in the buildings in the GB-1 Zone:

(13) Bars, taverns, nightclubs, and restaurants with liquor licenses.

(14) Car washes.

(15) Vehicular sales agencies.

In addition to those uses permitted in the GB and GB-1 Zones, the following uses shall also be permitted in the GB-2 Zone:

(16) Offices and office buildings, with an attached dwelling unit.

(17) Stores and shops for the conduct of any lawful retail business, with an attached dwelling unit.

(18) Personal service shops, with an attached dwelling unit.

(19) Restaurants and establishments with liquor licenses, with an attached dwelling unit.

(20) Public Electric Vehicle Charging Stations.

#### **400-18 RB Residential Business.**

##### **A. Principal permitted uses on the land and in buildings.**

(1) Single-family detached dwelling units.

(2) The following uses shall be permitted, provided that they are part of a residential structure or its accessory building

(a) Stores and shops for the conduct of any retail business.

(b) Light industrial uses.

(c) Personal service shops (e.g., barbershops, dry-cleaning pickup service, beauty parlors, etc.).

(d) Offices and office buildings.

(e) Restaurants without liquor licenses.

(f) Indoor recreational activities, as a conditional use.

(g) Service stations, as a conditional use.

(h) Laundromats.

(i) Garden centers.

(j) Day-care centers.

(k) Automotive service centers.

## 400-19 Industrial

- A. Principal permitted uses on the land and in buildings.
- (1) Offices and office buildings.
  - (2) Industrial plans of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products.
  - (3) Wholesale distribution centers and warehouses.
  - (4) Industrial parks on tracts of land at least 25 acres in area comprised of any combination of the uses listed hereinabove.
  - (5) Public utility uses as conditional uses under N.J.S.A. 40:55D-67 ((see § 400-56 for additional standards).
  - (6) Construction equipment and/or material storage yard.
  - (7) Methadone clinics, as a conditional use, only in the I-1 Industrial-Special Purpose Zone, Block 410.01, Lots 36, 37, and 37.01 (see § 400-56 for additional standards).
  - (8) Public Electric Vehicle Charging Stations.

## 400-29 Accessory buildings.

- A. Accessory buildings as part of principal buildings. Any accessory building attached to a principal building shall be considered part of the principal building, and the total structure shall adhere to the yard requirements for the principal building regardless of the technique of connecting the principal and accessory buildings.
- B. Accessory buildings not to be constructed prior to principal buildings. No construction permit shall be issued for the construction of an accessory building for the purpose of occupancy prior to the issuance of a construction permit for the construction of the main building upon the same premises. If construction of the main building does not precede or coincide with the construction of the accessory building, the Construction Official shall revoke the construction permit for the accessory building until construction of the main building has proceeded substantially toward completion.
- C. Distance between adjacent buildings. The minimum distance between an accessory building and any other building(s) on the same lot shall be as prescribed in Article IV, except that no poultry or livestock shelter shall be erected nearer than 100 feet to any dwelling on the same lot, subject to the following exceptions pertaining to the raising and housing of horses:
- 1) Only one (1) horse shall be permitted per acre of ground; however, no more than two (2) horses shall be permitted on one (1) lot;
  - 2) Any livestock shelter utilized exclusively to house horses shall maintain a minimum 40ft. setback to all property lines and any dwellings located on site; and
  - 3) Any and all horse shelters and properties housing horses which exist at the time of the adoption of this Ordinance shall be exempt from these regulations.
- D. Height of accessory buildings. The height of accessory buildings shall be as prescribed in Article IV.

- E. Location. An accessory building may be erected in side and rear yard areas only and shall be set back from side and rear lot lines as prescribed in Article IV, except that, if erected on a corner lot, the accessory building shall be set back from either street to comply with the minimum required setback for the respective zoning district and not the closest point of any building on the lot as described in § 400-8, Definitions. No poultry or livestock shelter shall be erected nearer than 100 feet to any lot lines.

**400-40 Minimum lot size for farm animals.**

A minimum of one acre shall be required in any district for the keeping of customary farm animals, subject to the following exception pertaining to the raising and housing of horses:

- 1) Only one (1) horse shall be permitted per acre of ground; however, no more than two (2) horses shall be permitted on one (1) lot;
- 2) Any livestock shelter utilized exclusively to house horses shall maintain a minimum 40ft. setback to all property lines and any dwellings located on site; and
- 3) Any and all horse shelters and properties housing horses which exist at the time of the adoption of this Ordinance shall be exempt from these regulations.

**400-77 Preliminary site plan review.**

- A. Where required. Where a zoning, occupancy or building permit is required for any new construction, enlargement, relocation, reconstruction, or for any open parking area, accessory or otherwise, whether by right, variance, or conditional use, such application shall be referred to the Planning Board for review of the site plan. However, the provisions of this section shall not apply to a single-family dwelling, permitted as of right, or any use, building or structure accessory thereto.

- (1) Has secured previous site plan approval(s);
- (2) Involves normal maintenance or replacement such as a new roof, painting, new siding or a similar activity; and/or
- (3) Does not effect existing circulation, drainage, building arrangement, landscaping, buffering, lighting and/or similar considerations.

- B. Objective of site plan review. In reviewing any site plan under this section, the Board shall be concerned with the following objectives:

- (1) To promote the public health, safety, comfort, convenience, prosperity, amenity, and other aspects of general welfare.
- (2) To ensure that the layout of the proposed use shall be in harmony with the surrounding area and shall contribute to its desirable and orderly development.
- (3) To ensure that traffic generated by the proposed use will not adversely affect the surrounding area and will not disrupt the orderly movement of vehicles and pedestrians in such area.

- C. Factors considered. In such review, the Board shall take into consideration such factors as the following:

- (1) Provisions for fire and police protection, including free access for fire-fighting equipment and other emergency vehicles around buildings, the availability of fire hydrants and the installation of proper size service water lines.
  - (2) The adequacy of provisions of drainage of surface waters and for waste disposal.
  - (3) The location and the layout of accessory off-street parking and off-street loading spaces, the width and grading of all entrances and exits to such spaces, the location of such exits and entrances, the degree of visibility and the direction of major flow, together with:
    - (a) The distance from street intersection;
    - (b) The likelihood of lefthand turns and other turning movements; and
    - (c) The likelihood of drawing vehicular traffic to and through local residential streets.
  - (4) The arrangements for safe and convenient pedestrian circulation on the site and on its approaches.
  - (5) The impact of the proposed layout upon the surrounding area, and particularly upon any nearby residences, including but not limited to:
    - (a) The location and height of buildings;
    - (b) The location, intensity and direction of any outdoor lighting and the proposed times for its use;
    - (c) The likelihood of any other nuisances; and
    - (d) Whether appropriate and adequate screening is provided.
  - (6) The site, location and type of any signs and their appropriateness in the area involved.
  - (7) The arrangements for any outdoor display or storage.
  - (8) The proposed landscaping and its appropriateness in the area involved. Preservation of substantial trees is to be encouraged to the maximum extent possible.
  - (9) The arrangement of buildings, structures and open spaces on the site.
  - (10) All utility services should be adequate for the purpose intended and shall be placed underground. All utilities shall be approved by the appropriate agencies prior to submission of the site plan to the Planning Board.
  - (11) In its review the Board shall encourage creative design of the site to provide a more convenient and attractive layout. The Board's review shall be concerned with all site features, including, inter alia, accessory buildings, structures, and signs as well as the major buildings or structures.
- D. Minor site plan waiver may be applied for if the application for development:
- (1) Is not an existing or proposed vacant lot.
  - (2) The Board determines that the proposed development will not adversely affect existing circulation, drainage, building arrangements, landscaping, buffering, lighting, and similar conditions; and

(3) Where the size of any proposed addition does not exceed 25% of the existing building.

E. An applicant shall submit:

- (1) Twenty current copies of a survey prepared by a NJ Licensed Land Surveyor [three (3) sealed] of the site and 20 copies of a drawing showing the location of all existing buildings and entrances, including height and dimensions of buildings. The drawings may be prepared by an applicant or a representative. The current use of the site must be indicated on the drawing.
- (2) The applicant shall submit a letter requesting a minor site plan waiver from the Planning Board.
- (3) Minor site plan application shall not require review by the Township Engineer except on a case-by-case basis, as ordered by the Planning Board.
- (4) The Planning Board shall review the application and grant the Waiver, or refer the application for a Preliminary and Final Site Plan review before the Planning Board.

F. Procedure, powers and appeal.

- (1) The following procedure shall be required for approval of a site plan: The applicant shall complete 20 copies of an official application form. This application form and a copy of the regulations governing site plan review are obtainable from the Planning Board Secretary. The applicant shall supply 20 copies of the site plan drawings and supporting plans and/or documents based upon the Tax Map of the Township. The 20 copies of the application form, together with 20 copies of the site plan drawings, together with the application fee, as herein set forth, shall be submitted to the Planning Board Secretary at least 21 days prior to the meeting at which it is to be considered. All papers shall be submitted simultaneously. The minimum application fee shall be in accordance with Article X. The fee shall be paid in cash or by check made payable to the Township of Lower. The application shall contain all information required by this chapter and the regulations for site plan review and shall comply with all such requirements and regulations as therein provided or it will not be considered by the Board. The applicant shall appear before the Planning Board to present this proposal at the time of the Board's consideration of it.
- (2) In any submission under this section, the Board shall review the application utilizing the site review factors above noted and the requirements of the zoning chapter and may approve or disapprove the proposed plan, or may approve it subject to appropriate conditions and safeguards designed to further the general purposes of this chapter and the specific purposes indicated above. The building permit and certificate of occupancy shall then be made explicitly subject to continued conformity with those conditions and safeguards.
- (3) The Planning Board shall report upon any such proposal within 90 days from the time of its referral. The report shall contain the Board's findings and reasons for its actions. The Board's report may be postponed for two additional periods by agreement between the Board and the applicant, not to exceed 60 days each, and if not then acted upon, the applicant's proposal shall be deemed approved. If the Planning Board believes that any such proposal raises questions of unusual public interest, the Board may hold a public hearing on such proposal in which case notice thereof shall be published in the official newspaper of the municipality or in any newspaper of general circulation within the municipality at least 10 days prior to the hearing and notice of the hearing shall be given by applicant to adjoining owners as required in connection with a variance applicant to the Board of Adjustment.

- (4) Granting of site plan approval shall not relieve any applicant from any provision of the zoning chapter, nor shall such approval constitute a recommendation of any zoning variance or other relief that applicant may thereafter seek from the Board of Adjustment.
- (5) An application form shall be obtained from the Secretary of the Planning Board, and regulations shall contain all information hereinafter indicated.

G. Regulations governing the application for site plan review.

- (1) Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan.
- (2) Indicate proposed use or uses of the land and buildings.
- (3) Site plans should be presented at a scale no smaller than one inch equals 50 feet, nor larger than one inch equals 20 feet; size of sheets should not exceed 36 inches by 24 inches.
- (4) Scale and graphic scale.
- (5) North arrow in same direction on all sheets.
- (6) Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, lines of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the North arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey.
- (7) Give names of all owners of record of all adjacent properties with lot and block number, parcel number, Tax Map number, within 200 feet of the property.
- (8) Show existing and proposed buildings with dimensions, showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated.
- (9) Submit topographic map to delineate existing contours at two-foot intervals, up to 10 feet beyond property lines, as well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), floodplains, ponds, streams and drainage ditches, etc.
- (10) Indicate the location of all existing and proposed structures, i.e., walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure.
- (11) Indicate existing zones of the development site and of zones within 100 feet of the property.

- (12) Show all existing schools and special district boundaries within 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself.
- (13) Indicate the distance of the property line (measured along the center line of existing streets abutting the property) to the nearest intersection which should be shown.
- (14) Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use.
- (15) Indicate locations of all utility structures and lines, existing and proposed stormwater drainage on-site and off-site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grades, inverts and directions of flow.
- (16) Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary.
- (17) Show all proposed easements and public and community areas.
- (18) Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.
- (19) Show location and design of off-street parking areas, showing their size, and the locations of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers, and wearing surface finishes and construction.
- (20) Show location, arrangement and dimensions of truck loading and unloading platforms and docks.
- (21) Indicate provisions for refuse and garbage disposal. Insure that such areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration of burning units will be of such design and construction as to be approvable by the State Departments of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited, but where they are deemed necessary they must be enclosed and constricted with views to sight, fire protection, sanitation and security.
- (22) Show provisions for screening or storage of equipment, attached or separate from buildings.
- (23) Indicate all existing or proposed exterior lighting (freestanding and/or on building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display.

- (24) Note all existing and proposed signs and their sizes, nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and facade signs and time control for sign lighting.
- (25) Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, accessways and, where necessary, a bicycle system and racking.
- (26) Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off-site and along road, etc. Provision should be made for maintenance.
- (27) Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should be considered.
- (28) Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted.
- (29) A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented.
- (30) Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect.
- (31) Supply appropriate places for signature and date of approval of the Chairman and Secretary of the Board and its Engineer.
- (32) In fire prevention, consideration must be shown for service lines, hydrants, siamese connections, automatic sprinkler system, fire zones, no-parking fire zones and pavement and wall signs.
- (33) Flood zone and based flood elevation.
- (34) Final lot grading plan.
- (35) Show house numbers for each building lot on the final site plan plot only.

H. If the development plan requires CAFRA approval, the plan must be resubmitted to the Planning Board with any conditions imposed by CAFRA shown on the plan. Said conditions shall become a condition of Planning Board approval.

#### **400-80 Fees.**

A. Every application for development, site plan review or variance shall be accompanied by cash or certified check made payable to the Township of Lower in accordance with the following schedule:

(1) Subdivisions.

Type	Application Charge	Escrow Account
Sketch plat	\$150	\$200
Preliminary plat	\$150 + \$150 per lot	\$80 per lot up to 10 lots; \$40 each lot in excess of 10
Final plat	\$750	\$30 per lot
Minor subdivision	\$450 + \$150 per each newly described lot	\$250 for first newly described lot; per lot in excess of one lot
Revised plat	\$750	\$750
Tax Map updates	\$75 per lot up to 20 lots; \$15 each lot in excess of 20 lots	None

(2) Site plans.

Type	Application Charge	Escrow Account
Preliminary plan	\$750 + \$75 per unit	\$300 for first acre; \$200 each additional acre or portion thereof
Final plan	\$1,125	\$300 for first acre; \$200 each additional acre or portion thereof
Minor site plan Waiver	\$450	\$200 for first acre; \$50 for each additional acre or portion thereof
Revised site plan	\$750	\$300

(3) The applicant is responsible for any reasonable professional fees connected with the review or inspection of the plan and/or site.

(4) Dune review plan.

Type	Application Charge	Escrow Account
Dune review plan	\$1,125	\$400

(5) Variances.

Type	Application Charge	Escrow Account
Appeals (N.J.S.A. 40:55D-70a)	\$750	\$150
Interpretation (N.J.S.A. 40:55D-70b)	\$375	\$150
Hardship (N.J.S.A. 40:55D-70c)	\$300	\$150
Use (N.J.S.A. 40:55D-70d)	\$400 first unit/lot; \$200 additional unit/lot	\$150
Permit (N.J.S.A. 40:55D-34 and 40:55D-35)	\$750	\$150
Exceptions (waiver of design standards, N.J.S.A. 40:55D-51)	\$300	\$150
Extension of approval	\$150	None

(6) Other applications.

Type	Application Charge	Escrow Account
Conditional uses	\$750	\$150
House moving	Refer to § 199-3D	Refer to § 199-3D
Informal review	\$375	None

Type	Application Charge	Escrow Account
Special meeting at applicant's request	\$1,125	None
Zoning verification letter	\$150	--
Zoning permit	\$25	--

- B. The application charge for subdivision and site plan is a flat fee to cover administrative expenses. The escrow account is established to cover the costs of professional services, including engineering, legal and other expenses, connected with the review of the submitted materials. Sums not utilized in the review process shall be returned to the applicant. If additional sums are deemed necessary, the applicant shall be notified of the required additional amount and shall add such sum to the escrow. Final approval is contingent upon receiving additional sums where applicable. (The escrow account schedule is only an estimate based on average costs.)
- C. Where an application for development includes several approval requests, the total sum of all of the individual required fees shall be paid.
- D. Each applicant for sketch plat, preliminary or final subdivision or site plan approval shall agree, in writing, to pay all reasonable costs for professional review of the application and for inspection of the improvements required by the Board. Such costs must be paid in full before any construction permit is issued, except in the case of site plan review.
- E. If an applicant desires a certified court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the Township shall be at the expense of the applicant, who shall also have the sole responsibility of arranging the court reporter's attendance.

**Section 2.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

**Section 3.** Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

**Section 4.** This Ordinance shall become effective 20 days after final passage and publication according to law.

  
 \_\_\_\_\_  
 Thomas Conrad, Councilmember

  
 \_\_\_\_\_  
 Kevin Coombs, Councilmember

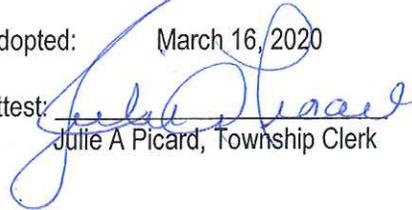
  
 \_\_\_\_\_  
 Roland Roy, Jr., Councilmember

  
 \_\_\_\_\_  
 Dave Perry, Deputy Mayor

  
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 Frank Sippel, Mayor

First Reading: February 12, 2020

Adopted: March 16, 2020

Attest:   
 Julie A Picard, Township Clerk