

TOWNSHIP OF PEQUANNOCK

ORDINANCE NO. 2024-18

AN ORDINANCE AMENDING CHAPTER 360 OF THE CODE OF THE TOWNSHIP OF PEQUANNOCK AND ADDING COTTAGE FOOD OPERATION AS AN ADDITIONAL PERMITTED HOME OCCUPATION USE

BE IT ORDAINED by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 360, "Zoning", of the Revised General Ordinances of the Township of Pequannock, Section 360-46 entitled "Regulations Pertaining to Residential Districts", shall be amended by the following additional permitted home occupation to Subsection (A) (9) which shall read, in its entirety, as follows:

(g) Cottage Food Operation subject to the following requirements:

(i) There shall be only one such use in any dwelling unit.

(ii) The use shall be operated by or shall employ in the dwelling unit only a resident or residents who are permanent full-time residents of the dwelling unit, and no other persons.

(iii) The use shall be located only within the principal building, and not within any accessory buildings. There shall not be permitted the conversion of garage parking areas to cottage food use.

(vi) The dwelling unit shall not be divided or partitioned in any way to prevent free access between all portions of the dwelling unit and the area devoted to the cottage food use.

(v) There shall be no change to the exterior of buildings or other structures for the use, and no outside appearance of a business use, including but not limited to parking, storage, signs, or lights.

(vi) The use shall not operate any equipment or conduct any process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with telephone, radio, or television reception, any of the foregoing which are detectable by neighboring residents.

(vii) The use shall not require any increased or enhanced electrical, water, natural gas or other utility service, supply, or usage, above what is typically required for residential use in the zone district.

(viii) The quantity and type of solid waste disposal shall be the same as for other residential uses in the zone district.

(ix) The capacity and quality of effluent shall be the same as is typical of normal residential use in the zone district and shall create no potential or actual detriment to the sanitary sewer system or its components.

(x) Deliveries to and from the use shall be made by the same types of trucks used by the U.S. Postal Service, United Parcel Service, Federal Express and other similar delivery services

when providing regular service to residential uses in the zone district (e.g. no larger than a box truck).

(xi) All vehicular traffic to and from the cottage food use shall be limited in volume, type, and frequency to that which is normally associated with other residential uses in the zone district.

(xii) Such uses shall have a Cottage Food Operator Permit issued by the N.J. Department of Health.

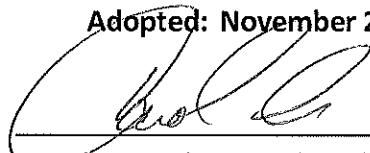
Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Introduced: October 22, 2024

Adopted: November 26, 2024



Carol J. Marsh, Township Clerk

Ryan Herd, Mayor

