

Notice of Introduction

PLEASE TAKE NOTICE that the following Ordinance was introduced on first reading by the Alexandria Township Committee at a Township Committee meeting held on April 9, 2026. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final adoption, following a public hearing at a Township Committee meeting of the Alexandria Township Committee to be held on May 28, 2026, beginning at 7:35 PM at the Alexandria Municipal Offices, 242 Little York-Mt. Pleasant Road, Milford, NJ 08848. At that time, all interested citizens will be given the opportunity to be heard.

Michele Bobrowski, RMC/MMC
Township Clerk

Ordinance #2026-003

AN ORDINANCE OF THE TOWNSHIP OF ALEXANDRIA AMENDING SECTION 115-22A(1) TO CLARIFY CERTAIN PROVISIONS AND INCORPORATE PERMITTED AGRICULTURAL USES OF PROPERTIES BETWEEN 1 AND 2.99 ACRES IN SIZE

Section 1. Purpose:

An ordinance amending Section 115-22A (1) as outlined below. The newly proposed language is underlined and the proposed deleted language is ~~stricken~~:

Section 2. Use regulations.

A.

Agricultural uses. § 115-22

(1) A-1 Agricultural and Horticulture. Agriculture and horticulture shall include uses such as tilling of soil; breeding and raising of livestock, as defined herein, horse boarding, training, rehabilitation and lessons; growing trees, shrubs, flowers or vegetables; and related farmhouses and usual farm buildings. Commercial farms, as such are defined by the Right to Farm Act codified at N.J.S.A. 4:1C-1 et seq., are not governed by this Section and shall be governed by the requirements of the County Agricultural Development Board ("CADB") and/or the State Agricultural Development Committee ("SADC") as applicable. If the Township determines in its sole discretion that it is unclear as to whether the farm at issue constitutes a commercial farm as defined by the Right to Farm Act, the Township shall be permitted to require that the property owner obtain a determination from the CADB and/or the SADC with regard to the same. In no event shall any such determination exempt a property from compliance with the local and state stormwater management requirements.

(a) Farm unit. Single-family detached dwelling for the sole use of individuals, and their immediate families, engaged in agricultural employment on the same site, or for the immediate family of the landowner or for persons engaged in agricultural employment on the property. This use is subject to the following provisions:

[1] One single-family dwelling unit per farm lot will be permitted, provided that the site is equal to a minimum of five (5) acres, plus a minimum of one (1) acre for the dwelling unit.

(b) Accessory farm buildings. All buildings associated with the use, ie: barns, sheds, silos, etc., shall be permitted, provided that:

[1] Animal shed, manure storage or like use shall not be located any closer than 100 feet to any property line or closer than 100 feet to any street line or dwelling other than a farm unit. Existing farm buildings that are existing on the date of adoption of this amendment that were legally constructed on a farm are exempt from this requirement as long as they are used for farming purposes.

[2] Other accessory farm buildings shall be located no closer than 75 feet to any property line.

[3] The accessory farm buildings governed by this Section shall not include the H-2 residential accessory structures governed by Section 115-22H herein.

[4] Accessory farm buildings that are proven to the satisfaction of the Township Zoning Officer to have been existing on the date of adoption of this amendment^[1] and that were legally constructed are exempt from the requirements of this Section as long as they are used for farming purposes and only for so long as they continue to be utilized for the same.

(c) Livestock on Lots of at least Three (3) Acres in Size. Except as otherwise permitted in Section (d) below, the keeping of livestock, horses or poultry shall be limited to lots of at least three acres in area and shall be limited to one head of livestock or horse or fifty (50) fowl per acre on lots less than 10 acres in area. Riding academies, commercial dog kennels and the raising of fur-bearing animals are not included in this provision and must meet the requirements of uses A-4 or A-5 herein.

(d) Livestock on Lots Between 1 and 2.99 acres in Size. Notwithstanding the above, the below shall be permitted on properties between 1 and 2.99 acres in size, as specifically outlined below:

[1] No more than ten (10) chickens and/or ducks shall be permitted on such properties. Roosters and any other livestock are specifically prohibited on such properties. Livestock shall not include dogs and cats permanently residing on the property.

[2] Accessory structures associated with the chickens and/or ducks referenced in on properties between 1 and 2.99 acres in size shall be located as outlined below. The accessory farm buildings governed by this Section shall not include the H-2 residential accessory structures governed by Section 115-22H herein. Such accessory structures shall be located:

(a) in the rear yard of the subject property;

(b) at least twenty-five feet (25') from any residential dwelling on the property; and

(c) at least fifty feet (50') from any side or rear lot line of the subject property.

[3] Accessory structures that are proven to the satisfaction of the Township Zoning Officer to have been existing on the date of adoption of this amendment and that were legally constructed are exempt from the requirements of this Section as long as they are used for farming purposes and only for so long as they continue to be utilized for the same.

(e) Such use does not include landscape contracting.

(f) No less than two off-street parking spaces per dwelling unit shall be provided.

(h) All feed shall be stored within a closed container and within an accessory farm building or storage area.

(i) All requirements of Chapter 59 "Animals", Article III "Proper Disposal of Pet Waste" and Chapter 152 "Stormwater Management" of the Township Code shall be complied with concerning the proper disposal of livestock waste; and

(j) All requirements of Section 133 and Section 59-11 of the Township Code shall be complied with concerning the assurance of peace and good order and lack of odor and noise.

SECTION 3. Effective date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Jim Kiernan, Mayor

ATTEST:

Michele Bobrowski, Municipal Clerk