

ORDINANCE 4-2002

ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195, ARTICLE I, OF THE BOROUGH CODE ENTITLED "LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF MADISON" TO REVISE THE DEFINITIONS OF "GRADE" AND "HEIGHT OF BUILDING"

WHEREAS, The Madison Borough Engineer has recommended amending the definitions of "Grade" and "Height of Building" in the Madison Land Development Ordinance; and

WHEREAS, the Borough Council desires to amend said definitions in Chapter 195, Article I, Section 7 of the Land Development Ordinance of the Borough of Madison.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Borough of Madison, in the County of Morris and State of New Jersey that The Borough Code, Chapter 195, entitled "Land Development Ordinance of the Borough of Madison", Article I, Section 7, entitled "Definitions" is hereby amended as follows:

SECTION 1: Delete the following definitions: "Existing Grade" and "Grade, Finished."

SECTION 2: Add the definition entitled "Grade":

GRADE – A reference plane representing the average of ground levels/elevations in a given area. In the case of grade adjoining a structure at exterior walls, the reference plane shall be established by: a) the lowest points within the area between the structure and the property line as determined by perpendicular offset from the structure wall; or b) where the property line is more than ten feet perpendicular from the structure, then the lowest points between the structure and within ten feet; or c) where a public road exists within fifty feet of the structure, the lowest points will include the pavement level of the public road. Ground levels are to be averaged at no more than ten foot intervals, exclude intermittent variations, and include all building corners, or a perpendicular distance there from.

SECTION 3: Amend the definition entitled "Height of Building" to read as follows:

HEIGHT OF BUILDING – The vertical distance measured from GRADE to the level of the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to 10 feet above the highest point of the roof surface, penthouses, as defined herein, steeples and spires.

SECTION 4: This Ordinance shall take effect as provided by law.

ADOPTED AND APPROVED

JOHN J. DUNNE, Mayor

Attest:

Marilyn Schaefer, Borough Clerk