

Borough of Norwood

Ordinance No.12:06

**An Ordinance Amending Chapter 233 of the Code of the
Borough of Norwood Titled “Zoning” to Regulate Portable on Demand Storage Units**

WHEREAS, the Mayor and Council of the Borough of Norwood is authorized to adopt and from time to time amend land use regulations consistent with N.J.S.A. 40:55D-1 et seq., the Municipal Land Use Law; and

WHEREAS, the purpose of this ordinance is to establish standards for the temporary use of portable on demand storage units, known as pods units.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Norwood, County of Bergen, and State of New Jersey, as follows:

Section 1: Section 233-2 of Chapter 233 of the Code of the Borough of Norwood titled “Definitions and Word Usage” is amended to add the following definition:

Portable On-Demand Storage (PODS) structures means any container, storage unit, shed-like container, or other portable structure that can be used or is used for the storage of personal property of any kind, and that is located for these purposes outside an enclosed building other than an accessory building or shed complying with all building codes and land use requirements.

Section 2: A new subsection G will be added to Section 233-26 titled “Accessory Uses” to state as follows:

G. Portable On-Demand Storage (PODS) structures are permitted only if they meet the following standards:

(1) One portable on-demand storage structure may be utilized on a lot as a temporary structure within all residential zones when in compliance with the standards of this subsection. Any use of portable on-demand storage structures within the Borough that is not in compliance with this subsection is prohibited.

(2) Before the initial delivery of a portable on-demand storage structure, the property owner, applicant, or the portable on-demand storage structure supplier must register the placement of the portable on-demand storage structure with the Construction Official.

(a) The registration with the Construction Official requires:

1) Completing the application;

2) Presenting an active Building Department permit for that property if the portable on-demand storage structure is to be used for the storage of building materials; and

3) Payment of a \$50 nonrefundable registration fee if the applicant does not have an active building department permit.

(3) Portable on-demand storage structures may not be located in the front yard area except for the driveway area. The portable on-demand storage structure's location and placement must comply with the front, side, and rear yard requirements applicable to accessory buildings and structures on the lot, except that a portable on-demand storage structure may be located within the driveway area of the lot.

(4) A permit for a portable on-demand storage structure may not exceed one hundred eighty (180) days, provided that a permit has been issued by the Building Department for the property on which the portable on-demand storage structure is located. If a building permit has not been issued, the maximum time period for which a permit may be issued for the use of a portable on-demand storage structure is thirty (30) days.

Section 3: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of any inconsistencies.

Section 4: The provisions of this ordinance are severable. If any part of this

ordinance is declared to be unconstitutional or invalid by any court, the remaining parts of this ordinance will remain in full force and effect.

Section 5: This ordinance will take effect upon passage and publication in accordance with N.J.S.A. 40:49-2(d). The Borough Clerk will serve copies of the County Planning Board and the Borough's tax assessor within thirty (30) days of adoption.

Introduced and passed first reading: June 13, 2012

Passed second reading: July 11, 2012

ATTEST:

APPROVED BY:

Lorraine L. McMackin,
Borough Clerk

James P. Barsa, Mayor