

**ORDINANCE NO. 2024-25**

**TOWNSHIP OF CHESTERFIELD  
COUNTY OF BURLINGTON  
STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING CHAPTER 130 ENTITLED LAND DEVELOPMENT TO ADD “SPECIAL OCCASION EVENTS ON PRESERVED FARMS” AS A CONDITIONALLY PERMITTED USE IN THE “AG” AGRICULTURAL ZONING DISTRICT**

**WHEREAS**, P.L. 2023, c. 9, concerning special occasion events on preserved farmland, became law on February 3, 2023; and

**WHEREAS**, nearly sixty percent of the land area of Chesterfield Township is permanently preserved farmland as of 2024; and

**WHEREAS**, in addition to participating in traditional farmland preservation programs, Chesterfield has implemented a unique comprehensive growth management plan that has enabled the permanent preservation of valuable farmland while allowing for residential and commercial development in a compact and well-planned village; and

**WHEREAS**, Chesterfield Township strives to continue to adopt and implement land use regulations that support the long term viability of agriculture and that advance the Township’s policies, goals, and objectives set forth in its Master Plan;

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that the following sections of the Township Code shall be amended:

**Section I.** Amend Chapter 130 Land Development, Article IV “AG Agricultural District”, Section 130-14 “Conditional Uses” to add section 130-14H “Special Occasion Events on Preserved Farms” as follows:

130-14H. Special Occasion Events on Preserved Farms in accordance with section 130-48L and Chapter 167 Special Occasion Events on Preserved Farmland

**Section II.** Amend Chapter 130 Land Development, Article XI “Conditional Uses”, as follows:

Revise 130-47 Guiding Principals to add the underlined language.

A conditional use is a use that is permitted in a particular zoning district only upon a showing that such use in the specific location will comply with the conditions and standards for the location or operation of such use set forth below, and upon the issuance of an authorization therefor by the zoning officer or the planning board as

required. Recognizing that certain uses, activities and structures are necessary to serve the needs and conveniences of the Township of Chesterfield and at the same time recognizing that such uses may be or become inimical to the public health, safety and general welfare if located and operated without proper consideration being given to existing conditions and character of the surrounding area, such uses are hereby designated as conditional uses. In addition to other powers conferred by this chapter and applicable statutes, the Approving Authority shall have original jurisdiction pursuant to the procedural requirements established in this chapter to grant a permit for a conditional use under the terms and conditions established by this chapter. All conditional use applications shall require site plan approval, except as specified by section 130-48L.

#### 130-48 Specific uses and Standards

##### Add 130-48L “Special Occasion Events on Preserved Farms”

- A. Definition. Special Occasion Events are defined as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm. For the purposes of this section, a commercial farm is defined by N.J.S.A. 4:1C-1 et seq (the Right to Farm Act) except that it shall not include a farm that qualifies for farmland assessment based entirely on a woodland management plan or forest stewardship plan. For the purposes of this section, the preserved commercial farm must be a working farm that is permanently preserved pursuant to N.J.S.A. 4:1C-11 et seq (Agriculture Retention and Development Act), N.J.S.A. 13:8C-1 et seq (Garden State Preservation Trust Act), or N.J.S.A. 40:55D-113 et seq (Transfer of Development Rights Demonstration).
- B. Principle. Consistent with N.J.S.A. 4:1C-32.15 through 32.21, Chesterfield Township aims to enable farmers and owners of preserved farms to pursue business opportunities that support the long-term viability of the agricultural industry, that will provide supplemental income in support of the preserved farm, and that will have minimal impact upon the land’s availability and viability for farming. A special occasion event is a temporary commercial use that is conditionally permitted as an additional use of land that is principally and primarily used for commercial farming.
- C. Reviewing Authority.
  - 1. For preserved farms for which Chesterfield Township is the easement holder (“TDR” farms), Chesterfield Township is the reviewing authority.
  - 2. For preserved farms for which Burlington County or the State of New Jersey (SADC) is the easement holder, both Chesterfield Township and Burlington County Agriculture Development Board are the reviewing authorities.

D. Special Occasion Events on Preserved Farms are permitted subject to the following standards:

1. All Special Occasion Events shall be in conformance with the requirements of Chapter 167 Special Occasion Events on Preserved Farms
2. All applicants for Special Occasion Events must be in full compliance with the Farmland Preservation Deed of Easement.
3. Small/Minor Special Occasion Events. Small/Minor Special Occasion Events that will have fewer than 100 guests or participants and that will take place between the hours of 7:00am and 8:00pm shall submit an application that will be administratively reviewed and approved or denied by Chesterfield Township officials.
4. Large/Major Special Occasion Events. Large/Major Special Occasion Events that will have more than 100 guests or participants and/or that will take place between the hours of 8:00pm and 11:00pm shall submit an application that will first be reviewed by Chesterfield Township officials, who will provide a report to Township Committee. Township Committee will review and approve or deny applications for Large/Major Special Occasion Events.

**NOW THEREFORE BE IT FURTHER ORDAINED** that

1. All ordinances or portions of ordinances which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only.
2. If any provision or paragraph of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provisions or paragraphs so declared invalid shall be separable from the remainder or any portion thereof.
3. This Ordinance will take effect after publication and passage according to law.

**CHESTREFIELD TOWNSHIP COMMITTEE**

Introduced: November 14, 2024

Adopted:

Effective Date:

**RECORD OF VOTE ON NEXT PAGE**

RECORD OF VOTE 2024-25													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
B. Blazic	X						B. Blazic						
S. Dhopte	X					X	S. Dhopte						
R. Hughes	X				X		R. Hughes						
D. Koetas-Dale				X			D. Koetas-Dale						
M. Litt	X						M. Litt						
X – Indicates Vote    NV – Not Voting    AB – Absent    ORD – Motion    SEC – Seconded													

I hereby certify that the foregoing is a true and correct copy of Ordinance 2024-25 adopted at a meeting of the Mayor and Township Committee held on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Caryn Hoyer, RMC, Township Clerk