

**ORDINANCE NO. 2025 – 29**

**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING TOWNSHIP CODE CHAPTER 118 ENTITLED “GRADING AND DRAINAGE,” CHAPTER 130 ENTITLED “LAND USE AND DEVELOPMENT,” AND CHAPTER 211 ENTITLED “ZONING”**

**WHEREAS**, the Township Council of the Township of Stafford is obligated from time to time to review and update existing ordinances that are inconsistent, ambiguous and/or outdated; and

**WHEREAS**, it is the intent of the Township Council of the Township of Stafford to minimize public and private losses due to flood conditions by regulating lot elevation and drainage; and

**WHEREAS**, it is also the intent of the Township Council to minimize impacts of lot elevation to landowners within the Special Flood Hazard Area as determined by the Federal Emergency Management Agency.

**NOW, THEREFORE, BE IT ORDAINED** by the township body of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

**SECTION 1:** Chapter 118, Grading and Drainage, Part 2, General Legislation, Section 118-4, Plan Standards, is hereby amended by revising subsection B(4) as follows:

Existing and proposed contour lines at one-foot intervals with reference datum to NGVD 1929 North American Vertical Datum of 1988 (NAVD 88) for the property upon which the dwelling is to be constructed. Proposed grades shall include sufficient spot elevations at the building corners, driveway and yard areas and extend 20 feet in all directions from the property to clearly show impact of grading.

**SECTION 2:** Chapter 130, Land Use and Development, Part 2, Development Regulations, Article VIII, Improvement Standards, Section 130-72, Grading, Topsoil and Seeding, is hereby amended and supplemented to add new subsections (O), (P), and (Q) as follows:

O. Bulkheaded lots fronting the bay, lagoon or natural waterway, that lie within the Special Flood Hazard Area, as defined in Section 114-53, may be filled to a maximum of 24 inches above the existing natural grade, inclusive of the foundation slab, at the midpoint of the lot. Within 20 feet of the bulkhead, the total height of fill, including the height of any at grade improvements i.e. patios or walkways, shall not exceed 24 inches. The use of retaining walls, not to exceed 26 inches in total height from natural grade, will be required to contain the fill and shall be installed prior to placement of fill. Retaining walls, for the purpose of containing fill, may be located within a Stafford Township drainage easement. All fill shall be designed to be stable under conditions of flooding and shall comply with Section 114-62.

P. Interior lots that do not front on any human made or natural waterway and lie within the Special Flood Hazard Area, as defined in Section 114-53, may be filled to a maximum of 24 inches above the natural grade, inclusive of the foundation slab, at the midpoint of the lot. The use of retaining walls, not to exceed 26 inches in total height, will be required to contain the fill and shall be installed prior to placement of fill. All fill shall be designed to be stable under conditions of flooding and shall comply with Section 114-62.

Q. A waiver from strict compliance with the maximum permitted lot fill elevations may be issued by the Township Engineer based upon review of a site-specific grading plan depicting both natural grade elevations and proposed grade elevations and includes an acceptable drainage plan.

**SECTION 3:** Chapter 211, Zoning, Part 2, General Legislation, Article I, General Provisions, Section 211-24, Residential Zone (RR-2), is hereby amended by revising subsection F(10) as follows:

The maximum percent of building lot coverage shall be 40%. The maximum percent of impervious surface coverage on any lot shall be ~~65%~~ 80%. ~~However, the maximum impervious surface coverage allowed shall increase to 80% if~~ A roof gutter system is required on all dwelling units and all roof runoff shall be piped directly into a lagoon, bay or natural waterway. Interior lots that do not front on any human made or natural waterway shall install a subsurface infiltration system in accordance with Section 130-72(E).

**SECTION 4:** Chapter 211, Zoning, Part 2, General Legislation, Article I, General Provisions, Section 211-24.1, Residential Zone (RR-2A), is hereby amended by supplementing subsection F(10) as follows:

The maximum percent of building lot coverage shall be 40%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon. A roof gutter system is required on all new construction and substantial improvement projects and all roof runoff shall be piped directly into a lagoon, bay or natural waterway. Interior lots that do not front on any human made or natural waterway shall install a subsurface infiltration system in accordance with Section 130-72(E).

**SECTION 5:** Chapter 211, Zoning, Part 2, General Legislation, Article I, General Provisions, Section 211-23, Residential Zone (RR-1), is hereby amended by supplementing subsection F(10) as follows:

The maximum percent of building lot coverage shall be 50%. The maximum percent of impervious surface coverage on any lot shall be 65%. However, the maximum impervious surface coverage allowed shall increase to 80% if all roof runoff is piped directly into a lagoon. A roof gutter system is required on all new construction and substantial improvement projects and all roof runoff shall be piped directly into a lagoon, bay or natural waterway. Interior lots that do not front on any human made or natural waterway shall install a subsurface infiltration system in accordance with Section 130-72(E).

**SECTION 6:** Chapter 211, Zoning, Part 2, General Legislation, Article 1, General Provisions, Section 211-34.4 (Affordable Housing-20 Zone (AH-20)) is hereby amended by adding subsection F(11) as follows:

(11) Internal walkways and patios shall be set back at least three (3) feet from the lot line.

**SECTION 7:** Chapter 211, Zoning, Part 2, General Legislation, Article 1, General Provisions, Section 211-35 (Supplementary Zoning Requirements) is hereby amended by supplementing subsection H(4) as follows:

Residential properties with waterfront access shall be permitted to extend any pavers, ground level walkway or other impervious material to the property line or bulkhead. Side yard setbacks for impervious coverage must still comply.

~~Residential properties with waterfront access shall be permitted to extend any pavers, ground level walkway or other impervious material to the property line or bulkhead. The impervious area shall not exceed five feet in width. Side yard setbacks for impervious coverage must still comply, and the rear yard setback shall be measured from the inside face of the bulkhead.~~

**SECTION 8.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 9.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 10.** This ordinance shall take effect after second reading and publication as required by law.

#### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 7<sup>th</sup> day of October, 2025, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 17<sup>th</sup> day of November, 2025 at 7:00 p.m., at the Municipal Courtroom, located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**SUSAN M. FARRELL, RMC, CMR**  
**TOWNSHIP CLERK**

Introduction: October 7, 2025

**ROLL CALL VOTE**

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower	✓		✓			
Otte						✓
Esposito			✓			
LaRocca			✓			
DarConte		✓	✓			
Fossa			✓			
Henken			✓			

Adoption: November 17, 2025

**ROLL CALL VOTE**

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower			✓			
Otte			✓			
Esposito			✓			
LaRocca			✓			
DarConte	✓		✓			
Fossa		✓	✓			
Henken						✓

**CERTIFICATION**

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that Ordinance No. 2025-29 was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the 17<sup>th</sup> day of **November, 2025**.

  
**SUSAN M. FARRELL, RMC, CMR**  
**MUNICIPAL CLERK**