



**BOROUGH OF FLORHAM PARK  
ORDINANCE # 15-19**

**ORDINANCE OF THE BOROUGH OF FLORHAM PARK  
AMENDING AND SUPPLEMENTING THE ZONING  
ORDINANCE OF THE BOROUGH OF FLORHAM PARK TO  
REGULATE THE PLACEMENT AND USE OF PORTABLE  
ON-DEMAND STORAGE CONTAINERS IN RESIDENTIAL  
ZONES**

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**WHEREAS**, there has been an increase in the use of Portable On-Demand Storage Containers (“PODS”) or similar, temporary storage-type containers on residential properties within the Borough; and

**WHEREAS**, the Zoning Official has recommended that the Borough adopt regulations of such storage containers as an amendment to the Zoning Ordinance of the Borough; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the BOROUGH OF FLORHAM PARK in the County of Morris and State of New Jersey to amend Chapter 250 of the Borough Ordinances as follows:

**Chapter 250**

**Section 2.2: Definitions: (ADDED TEXT)**

Portable Storage Container – any container, storage unit or portable structure (commonly known as PODS) designed to be used on a temporary basis and without a foundation for the purpose of storing

tangible property for the use of the residents lawfully occupying the subject premises and not for occupancy by persons.

## **Chapter 250**

### **Section 25 Outdoor Storage: (ADDED TEXT)**

“E” The use of Portable Storage Containers in an R-Zone will be allowed on a temporary basis, subject to the following conditions:

1. Portable Storage Containers and/or similar temporary storage-type structures shall be placed on a subject property within a Residential Zone for no more than 30 days unless used in conjunction with a validly issued construction permit, in which event, said container shall be permitted to remain for the active duration of the construction permit, but in no event for more than one year (365 days) from the date of the initial permit issuance.
2. A property owner may apply for an extension of the 30-day limitation to the Zoning Official for good cause, but in no event for more than an additional 30 days.
3. No Portable Storage Container or similar storage-type temporary structure shall be placed in any area on a residential property not meeting the accessory structure setback requirements of the zone in which it lies and **in no event shall a Portable Storage Container be placed in or on a front yard**, the public right-of-way, or at any location which obstructs traffic visibility or flow as determined by the Borough Zoning Official and/or the Borough Police Chief or approved designee. All Portable Storage Containers shall be placed on a driveway, where possible.
4. There shall be a limit of one Portable Storage Container per property.
5. No more than one Portable Storage Container permit shall be issued to the same property within a 365 day period without express consent of the Zoning Official.

6. The size of a Portable Storage Container shall not exceed ten feet in height and ten feet width by twenty feet in length.
7. The Portable Storage Container and the area surrounding it shall be kept in a neat and clean condition.
8. No material, goods, wares or debris is allowed to be placed on or under the Portable Storage Container
9. Said container is to be left closed at all times except when loading or unloading.
- 10.No hazardous, toxic or dangerous material is permitted to be stored in said container.

## **Chapter 250**

### **Section 32 Permitted Accessory Uses (ADDED TEXT)**

“F.” Portable Storage Containers subject to the conditions set forth in Chapter 250-25.

Persons intending to place a Portable Storage Container on a residential property shall first obtain a permit therefore, following completion of the relevant application form and payment of a fee of \$75.00.

The Zoning Official, or his designee, is hereby designated to enforce the provisions of this section.

The provisions of this ordinance are severable, and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

This Ordinance shall take effect after final passage and publication as required by law.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park introduced on August 26, 2015, and will be further considered for adoption after Public Hearing held on September 24, 2015 at 7:00 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

INTRODUCED: August 26, 2015

ADOPTED: September 24, 2015

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Mark Taylor, Mayor

Attest:

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Sheila A. Williams, R.M.C., Borough Clerk

Certified to be a true and correct copy of an Ordinance adopted by the Governing Body of the Borough of Florham Park on September 24, 2015.

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Sheila A. Williams, R.M.C.