

TOWNSHIP OF MENDHAM

ORDINANCE 12-2009

**AN ORDINANCE SUPPLEMENTING CHAPTER XXI, ZONING
REGULATIONS, SECTION 21-4, RESIDENCE DISTRICTS,
SUBSECTION 21-4.5, SUPPLEMENTARY REGULATIONS, OF
THE ORDINANCES OF THE TOWNSHIP OF MENDHAM**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, as follows:**

SECTION 1. Chapter XXI, Zoning Regulations, Section 21-4, Residence Districts, Subsection 21-4.5, Supplementary Regulations, of the Ordinances of the Township of Mendham is hereby supplemented with the addition of paragraph g, which shall read as follows:

g. Two residential dwellings on one lot are permitted on a temporary basis during construction of a new dwelling on the same lot for use by the owner of the existing dwelling. In order to qualify under this exception, the owner of the property must be the occupant of the existing dwelling and must continue to own and occupy the existing dwelling during construction of the new dwelling while two principal structures exist on one lot. Further, the owner of the property must be the eventual occupant of the new dwelling. The two residential dwellings may only include the existing/original dwelling and the new dwelling that is being built. The existing/original dwelling must be demolished within sixty days from issuance of a temporary certificate of occupancy for the new dwelling or one year after issuance of a building permit for construction of the new dwelling, whichever occurs first.

SECTION 2. All ordinances of the Township of Mendham that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect upon final passage and approval in accordance with law.

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Introduced: April 13, 2009

Adopted: May 26, 2009

Effective: May 30, 2009

Attest:

TOWNSHIP OF MENDHAM , IN THE
COUNTY OF MORRIS

By _____

Ann L. Carlson, RMC

Frank V. Cioppettini, Jr.

Township Clerk

Mayor