

**ORDINANCE #6-2025**

**ORDINANCE OF THE BOROUGH OF BROOKLAWN, COUNTY OF CAMDEN, STATE OF  
NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 150, ENTITLED  
“MISCELLANEOUS REGULATIONS”, OF THE CODE OF THE BOROUGH OF  
BROOKLAWN**

**BE IT ORDAINED** by the Borough Council of the Borough of Brooklawn, County of Camden, New Jersey, as follows that Chapter 150 of the Borough of Brooklawn Code entitled “Miscellaneous Regulations” be and is hereby amended and supplemented to include the following:

**Article I. Purpose.** The purpose of this Ordinance is to maintain environmental sustainability, promote aesthetic consistency, and to ensure public safety by regulating the use of artificial turf and objects and materials in the front yard and within road verges within the Borough and to establish a new **Section §150-51** within the Code.

**§ 150-51. Regulation of Front Yards and Road Verges**

- A. Locations Prohibited. The installation of artificial turf in the front yard or within the “road verge” is prohibited in all zoning districts in the Borough of Brooklawn, except as may be allowed for designated sports fields on public property upon approval by the Borough’s Governing Body.
- B. Locations Permitted. The installation of artificial turf is permitted in the “A Residential District”, except that the installation of artificial turf is prohibited in any front yard or within the road verge. The installation of artificial turf is also prohibited in any side yard that is visible from the public right-of-way or street in the “A Residential District”. The installation of artificial turf is permitted only in the rear yards and side yards that are not visible from the public right-of-way or street, except as may be allowed for designated sports fields on public property upon approval by the Borough’s Governing Body.
- C. Installation, Maintenance, and Replacement. The installation of artificial turf, as may be permitted under Section 150-51B. hereof, shall be governed by the following standards:
  - 1. Materials:
    - (a.) Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyethylene meshed or hole-punched backing.
    - (b.) Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not exceeding four inches by six inches on center.
    - (c.) The use of indoor or outdoor carpeting in lieu of artificial turf, mulch, or other plant material is not permitted.
  - 2. Installation.
    - (a.) Sod or existing ground cover shall be removed prior to installation of any artificial turf.
    - (b.) Artificial turf shall be installed over a compacted and porous road base material that is a minimum of two inches deep.
    - (c.) Artificial turf shall be anchored at all edges and seams and shall be glued and not sewn.
    - (d.) An infill medium consisting of clean washed sand and/or ground rubber, or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an

upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.

3. Slope Restrictions. Artificial turf shall not be installed on slopes greater than 6%.
  4. General Appearance. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn.
    - (a.) Artificial turf products shall have a minimum eight-year warranty against fading; and
    - (b.) Artificial turf shall be a green color, similar to natural grass.
  5. Maintenance. General property maintenance requirements are specifically specified in the Borough Code. In addition, the following maintenance requirements are required for artificial turf:
    - (a.) Cleaning, sanitizing, brushing, and removal of debris, which shall be done with all biodegradable products.
    - (b.) Hand raking of worn turf areas on an as-needed basis.
    - (c.) Repairing of depressions to maintain an even visual surface.
    - (d.) Brushing back any loose infill that has been washed or moved off the turf.
    - (e.) Regular maintenance to eliminate any odors, flat or matted areas, weeds, feces, looseness at edges, seams, or elsewhere.
    - (f.) Replacement of the artificial turf when maintenance or repair is unable to simulate a healthy living turf.
- D. Road Verges. For purposes of this Ordinance establishing Section §150-51 of the Code, the term “Road Verges” shall be defined to mean the strip of land between the and the property line, including the sidewalk, curb and planting areas that is also commonly known as the “planting strip”; “grass strip”, and/or “curb strip”.
- (a.) The placement of “permanent objects”, which shall be defined as any non-removable structure or fixture, including, but not limited to, flower planters, rocks, sculptures, or other decorative items shall be prohibited within the road verge.
  - (b.) Exceptions. The following exceptions do not apply to the road verges restrictions recited within Section **§150-51 D**:
    - (i.) Temporary holiday decorations or fixtures installed for less than thirty (30) days.
    - (ii.) Public infrastructure, such as street signs, utility poles, and benches, installed by or with the approval of the Borough.
    - (iii.) Landscaping or materials expressly approved by the Borough for purposes of erosion control or environmental protection.
- E. Permitting. A permit shall be required prior to the installation of new artificial turf and prior to the replacement of existing artificial turf on any property in the Borough subsequent to the effective date of this subsection.
- F. Enforcement. Violations of this Ordinance shall be subject to inspection and enforcement by the Zoning Official, or their designee. Property owners found in violation of this Ordinance will be issued a warning with a 30-day grace period to correct the infraction for a first offense, however, non-compliance following any grace period may result in a fine of up to \$100 per day for each day the property is non-compliant.

**BE IT FURTHER ORDAINED**, as follows:

1. All Ordinances or parts of Ordinance inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency herewith.
2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason deemed invalid or unconstitutional by a Court of competent jurisdiction, such part or portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof which are hereby saved from repeal.
3. This Ordinance shall take effect after its adoption, publication and as otherwise required by law.

**BOROUGH OF BROOKLAWN**

**BY:** \_\_\_\_\_  
**JERRY GRANSTROM, MAYOR**

**ATTEST:**

**BY:** \_\_\_\_\_  
**RYAN GILES, BOROUGH CLERK**

**NOTICE**

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Brooklawn, held on the 18th day of February, 2025 and will be considered for final passage at a meeting of the Borough Council of the Borough of Brooklawn, to be held on the 17th day of March, 2025 at 6:30 pm, at which time and place any interested party will be given the opportunity to be heard. The purpose of this Ordinance is to amend and supplement Chapter 150 of the Borough Code to include restrictions concerning the installation of artificial turf and restrictions applicable to the road verges within the Borough. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (legal holidays excluded), at the Office of the Borough Clerk, Brooklawn Borough Hall, 301 Christiana Street, Brooklawn, New Jersey.

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**RYAN GILES, BOROUGH CLERK**