

**TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY**

ORDINANCE #19-01

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 16.02 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN ENTITLED "PURPOSE, ADMINISTRATION, AND DEFINITIONS" THROUGH THE ADDITION OF A DEFINED TERM TO SECTION 16.02.030 ENTITLED "DEFINITIONS" AND AMENDING AND SUPPLEMENTING CHAPTER 16.24K ENTITLED "R-9 PLANNED AGE RESTRICTED, ASSISTED LIVING FACILITY DEVELOPMENT DISTRICT" BY REVISING SECTION 16.24K.050 ENTITLED "SUPPLEMENTARY REGULATIONS APPLYING TO AGE RESTRICTED HOUSING UNITS WITHIN THE R-9 ZONING DISTRICT"

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

Section 1. Chapter 16.02 entitled "Purpose, Administration and Definitions" is hereby amended and supplemented through the addition of a defined term to Section 16.02.030 entitled "Definitions" as follows:

HELISTOP

An area that is used for the landing and takeoff of helicopters, but without any auxiliary facilities such as helicopter parking areas, waiting rooms, fueling or maintenance equipment.

HOME BACKUP POWER GENERATOR

An electrical generation unit which is installed outside of a home and is designed to act as a source of backup power during temporary electrical outages.

HOME BUSINESS

A single business conducted from a portion of an existing single-family dwelling, or from another building on property on which there is an existing single-family dwelling. Home businesses shall be limited to retail specialty shops and activities, artisans' workshops and offices and shops, including antique, gift, book, bakery, bicycle and candy sales; galleries; photography and art studios; coin, stamp and beauty shops; cabinet making; tutoring; tailoring; professional occupations; shoe repairing; private and nursery schools; dog care; barbershops; caterers; hobby shops; fruit and vegetable markets; florists; real estate agencies; and insurance brokers.

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Section 2. Chapter 16.24K entitled “R-9 Planned Age Restricted, Assisted Living Facility Development District” is hereby amended and supplemented through the amendment of Subsection I. of Section 16.24K.050 entitled “Supplementary Regulations Applying to Age Restricted Housing Units within the R-9 Zoning District” as follows:

I. Minimum standards for single-family detached dwellings within a planned age restricted adult community development are as follows:

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4. Minimum Yard Requirements for Accessory Building. Such accessory building or structure shall only be located in a rear yard, except for Home Backup Power Generators as that term is defined in Section 16.02.030 of the Township Code which may be located in side or rear yard, and not closer than five feet to any property line. On a corner lot, an accessory structure shall not be located closer to a street than the dwelling on such lot and shall not be located closer than five feet to any other property line.

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Section 3. After introduction, the Township Clerk is hereby directed to submit a copy of the Ordinance to the Planning Board of the Township of Raritan for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

Note to Codifier: language in brackets [] is to be deleted from the original text. Underlined language is new language to the original text.

DATE ADOPTED: March 5, 2019

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania

Lisa Fania, RMC
Township Clerk

Jeff Kuhl

Jeff Kuhl
Mayor