

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

ORDINANCE #19-14

AN ORDINANCE AMENDING AND SUPPLEMENTING ARTICLE 16 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ENTITLED "LAND DEVELOPMENT CODE" BY AMENDING PARAGRAPH (F) OF SECTION 16.22.025 ENTITLED "ZONING MAP AMENDMENTS" OF CHAPTER 16.22 ENTITLED "ZONING DISTRICTS ESTABLISHED" AND AMENDING PARAGRAPH (B) OF SECTION 16.26H.05 ENTITLED "OUTDOOR COMMERCIAL RECREATION LIGHTING STANDARDS," ADDING PARAGRAPH (F) TO SECTION 16.26H.030 ENTITLED "PERMITTED ACCESSORY USES," AMENDING SECTION 16.26H.030 ENTITLED "BUFFERING," AND ADDING SECTION 16.26H.080 ENTITLED "SCHEDULING OF EVENTS" TO CHAPTER 16.26H ENTITLED "OUTDOOR RECREATION ZONE"

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. Paragraph (F) of Section 16.22.025 entitled "Zoning Map Amendments" of Chapter 16.22 entitled "Zoning Districts Established" of Title 16 entitled "Land Development Code" is amended as follows:

F. The Zoning Map shall be amended to show Block 16, Lots 14.04, 14.03, 15, 67 and 67.03 and Block 16.03, Lot 1 as being in the OR - Outdoor Recreation overlay zone.

Section 2. Paragraph (B) of Section 16.26H.05 entitled "Outdoor Commercial Recreation Lighting Standards" of Chapter 16.26H entitled "Outdoor Recreation Zone" of Title 16 entitled "Land Development Code" is amended as follows:

B. [All lighting shall be extinguished after 11 p.m.] All outdoor uses shall be closed from 12:00 a.m. to 6:00 a.m. of every day and all lighting extinguished other than security lighting and lighting for the safe exit of patrons and employees. This revised lighting standard shall take precedence over any prior ordinances or resolutions.

Section 3. Section 16.26H.030 entitled "Permitted Accessory Uses" of Chapter 16.26H entitled "Outdoor Recreation Zone" of Title 16 entitled "Land Development Code" is amended through the addition of Paragraph (F) as follows:

F. Existing single-family dwellings may continue to be used for residential purposes. Notwithstanding the foregoing, any such single-family dwelling, and any part thereof, within the boundaries of the OR Zone as that zone was configured on the effective date of Ordinance 19-14, may be leased or rented as sleeping accommodations to individuals engaged or involved with the principal permitted use of the Outdoor Recreation Zone. This subparagraph shall not permit such accessory uses, as set forth above, in any properties included within the OR Zone after the effective date of Ordinance 19-14.

Section 4. Section 16.26H.030 entitled “Buffering” of Chapter 16.26H entitled “Outdoor Recreation Zone” of Title 16 entitled “Land Development Code” is amended as follows:

All outdoor commercial recreation uses shall be treated as a medium intensity commercial use for the purposes of determining the required bufferyards. Where the zone abuts a residential zone, the Higher Intensity Residential buffer standards in Table 1 shall apply. (see Section 16.20.040).

Section 5. Chapter 16.26H entitled “Outdoor Recreation Zone” of Title 16 entitled “Land Development Code” is amended through the addition of Section 16.26H.080 entitled “Scheduling of Events” as follows:

All events shall be scheduled to cease at 11:00 p.m. where practicable.

Section 6. 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 7. 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 8. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 9. Pursuant to N.J.S.A. 40:55D-62.1, The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the owners of all real property as shown on the current tax duplicates located within the district and within the State within 200 feet in all directions of the boundaries of the district. The municipal clerk shall also provide notice to the Office of Planning Advocacy and to any military facility commander who has registered with the municipality pursuant to N.J.S.A. 40:55D-12.4 at least ten (10) days prior to the hearing by personal service or certified mail.

Pursuant to N.J.S.A. 40:55D-15, notice by personal service, certified mail or email with confirmation that the email was delivered, shall be made to the Hunterdon County Planning Board and to the clerk of an adjoining municipality of all hearings on the adoption, revision or amendment of the zoning ordinance involving property situated within 200 feet of such adjoining municipality at least ten (10) days prior to such hearing. The notice provided pursuant to N.J.S.A. 40:55D-15 shall include a copy of this ordinance.

Notice provided as set forth herein shall state the date, time and place of the hearing, the nature of the matter to be considered and an identification of the affected zoning districts and proposed boundary

changes by street names, common names or other identifiable landmarks, and by reference to lot and block numbers as shown on the current tax duplicate in the municipal tax assessor's office.

Notice shall also be given by (1) serving a copy on the property owner as shown on the current tax duplicate, or his agent in charge of the property, or (2) mailing a copy by certified mail and regular mail to the property owner at his or her address as shown on the current tax duplicate. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

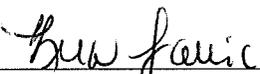
The Township Clerk shall execute affidavits of proof of service of the notices required by this section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change. Costs of the notice provision shall be the responsibility of the proponent of the amendment.

Section 10. 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: June 5, 2019

ATTEST:



Lisa Fania, RMC
Township Clerk

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**



Jeff Kuhl
Mayor