

**TOWNSHIP OF RARITAN**  
**HUNTERDON COUNTY, NEW JERSEY**  
**ORDINANCE 17-13**

**AN ORDINANCE AMENDING A "REDEVELOPMENT PLAN" FOR BLOCK 16.02/LOT 41 AND AMENDMENTS AND SUPPLEMENTS TO TITLE 16 OF THE "REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN" WITH SPECIFIC REFERENCES TO EXISTING SECTION 16.22.010, "ESTABLISHMENT OF ZONES", TO EXISTING SECTION 16.22.020, "ZONING MAP", AND TO A NEW SECTION 16.28C WHICH INCLUDES ZONING PROVISIONS FOR A NEW "RJR" RARITAN JUNCTION REDEVELOPMENT DISTRICT GOVERNING THE DEVELOPMENT OF A "RARITAN JUNCTION REDEVELOPMENT PLAN"**

**WHEREAS**, on September 7, 2010, the Township Committee of the Township of Raritan adopted Resolution No. 10-142 which authorized the Township of Raritan Planning Board to undertake a preliminary investigation to determine whether or not certain lands should be designated as an "Area In Need Of Redevelopment" in accordance with N.J.S.A. 40A:12A-1, et seq.(the "Redevelopment Law"); and

**WHEREAS**, more particularly, the lands considered by the Township Committee to be the subject of the preliminary investigation by the Planning Board included Tax Block 16.02/Lots 41, 42, 44, 45, 46, 47, 48, & 49 (the "Study Area"). Lot 41 contains approximately 44.61 acres and is the property previously used by Yale Materials Handling Corporation Manufacturing Facility (a.k.a. the "Yale Property"); and

**WHEREAS**, during November 2010, the Planning Board received a report, dated November 4, 2010, prepared by the Township Planner, Jamie Sunyak, PP, AICP, entitled "Preliminary Investigation for Determination of An Area in Need of Redevelopment for the Study Area Identified within: Block 16.02/Lots 41, 42, 44, 45, 46, 47, 48 & 49" (the "Report"); and

**WHEREAS**, the Planning Board adopted, on December 13, 2010, Resolution No. 29-2010 (the "Board Resolution") finding and concluding that only Block 14.02/ Lot 41 (the Yale Property with 44.61 acres) of the Study Area should be designated as an area in need of redevelopment pursuant to the Redevelopment Law, and that the remaining properties included within the Study Area were not found to be consistent with the redevelopment criteria pursuant to the Redevelopment Law; and

**WHEREAS**, on December 21, 2010, the Township Committee adopted Resolution No. 10-233 which designated only Block 16.02/Lot 41 as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law and directed the Planning Board to prepare a Redevelopment Plan for Block 16.02/Lot 41 pursuant to N.J.S.A. 40A:12A-7.f of the Redevelopment Law; and

**WHEREAS**, on February 7, 2012 the Township Committee adopted Ordinance No. 12-1\_, in accordance with N.J.S.A. 40A:12A-7.a(1) of the Redevelopment Law, the "Raritan Junction Redevelopment Plan", being a Redevelopment Plan for Block 16.02/Lot 41.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN**, in the County of Hunterdon and the State of New Jersey, that certain amendments to the "Raritan Junction Redevelopment Plan" (the "Redevelopment Plan") be adopted, as follows, in accordance with N.J.S.A. 40A:12A-7. of the Redevelopment Law and that, as part of the Redevelopment Plan, the "I-2" Major Industrial Zone provisions of Title 16 of the "Revised General Ordinances of the Township of Raritan" currently applicable to Block 16.02/Lot 41 shall be superseded as follows:

**SECTION 1. OBJECTIVES OF THE "REDEVELOPMENT PLAN":**

In accordance with N.J.S.A. 40A:12A-7.a.(1) of the Redevelopment Law, the "Amended Raritan Junction Redevelopment Plan" (the "Amended Redevelopment Plan") is intended to implement the local objectives of the Township regarding appropriate land uses, density of population, and improved traffic transportation, public utilities, recreational and community facilities and other public improvements. As discussed below, there are three (3) particular development objectives which are proposed to be accomplished with the "Raritan Junction Redevelopment Plan":

1. **Promotion Of Smart Growth Planning Principles & Objectives:**

- a. The subject site presents Raritan Township with an exceptional opportunity to promote smart growth principles and objectives, in conjunction with the Township's satisfaction of its affordable housing obligations for the housing period from -2015-2025 (the "Third Round").
- b. The site offers an excellent opportunity to redevelop an existing brownfield site with an abandoned and obsolete industrial building by creating a neighborhood town center offering retail, employment, residential and recreational components, both unto itself and in conjunction with existing neighboring land uses.
- c. Design strategies are to target both social and environmental objectives, with particular emphasis placed on creating a vibrant and sustainable community by creating a mixed use development for work, shopping, recreation, and living on a site with existing water and sewer infrastructure in place.
- d. In order to help insure that the redevelopment of the site will promote smart growth planning principles and objectives, and to assist The Township's meeting its affordable housing obligations, a "Conceptual Site Plan Exhibit" (the "Conceptual Plan") for the Amended "Raritan Junction Redevelopment Plan" has been prepared by Menlo Engineering Associates, Inc. and appears on the following page of this Redevelopment Plan. This plan is for concept use only as compliance with this ordinance may require additional changes to the concept plan to meet all of the ordinance standards.
- e. The proposed Conceptual Plan provides for the existing Costco, but modifies the previously approved Redevelopment Plan by providing for 140 multi-family residential rental units, of which twenty eight (28) shall be rented and affordable to low and moderate income households. This amendment is consistent with the amendment to "Raritan Town Square", which is directly across the street (Walter E. Foran Boulevard/County Route 532) from the site to the north, which is also proposed for a mixed use inclusionary housing site. The proposed anchor

store, along with the residential land uses, active recreation areas and connecting walkways and bikeways in the "Raritan Junction Redevelopment Plan", will provide a sense of place for the community in conjunction with the existing "Raritan Township Center" and the school complex.

**CONCEPTUAL SITE PLAN  
(See Exhibit A attached)**

**2. Promotion Of Improved Traffic Circulation:**

- a. The Township Master Plan recommends improvements to the traffic circulation within and near the subject site.
- b. Therefore, the proposed Conceptual Plan endeavors to improve prevalent traffic problems in the vicinity of the site by redirecting traffic, including school buses, to a new signalized intersection at Walter E. Foran Boulevard.
- c. Related to the new signalized intersection and in order to address an unsatisfactory road alignment at the existing intersection of Junction Road with Walter E. Foran Boulevard at the northern end of the site, the Conceptual Plan proposes the elimination of the existing intersection and the realignment of Junction Road to pass through the site to the new signalized intersection at Walter E. Foran Boulevard.
- d. The existing portion of Junction Road beyond its realignment to the new signalized intersection will end in a cul-de-sac, thereby significantly lessening traffic volumes along that portion of the roadway, while still enabling all properties and land uses to have access to the realigned Junction Road and both Route 31 and Walter E. Foran Boulevard.

**3. Provision Of Integrated Open Spaces:**

- a. In accordance with the recommendations of the Planning Board, an important aspect of the Conceptual Plan is the dedication of lands to the Township to be used for municipal purposes.
- b. The land area to be dedicated to the Township has been used by the Board of Education for informal practice fields and includes vehicle parking within an existing 125 space parking lot on the property.
- c. In addition to the fields and parking lot, the lands to be dedicated to the Township contain some environmentally sensitive areas, including freshwater wetlands and steep slopes, which will be preserved as passive open space or as conservation easements.

- d. Therefore, the dedication of the land area to the Township affords the opportunity for both active and passive public recreational uses.

**SECTION 2. PROVISIONS FOR RELOCATED EXISTING RESIDENTS:**

1. In response to N.J.S.A. 40A:12A-7.a.(3) of the Redevelopment Law, it is noted that the currently designated Redevelopment Area (Block 16.02/Lot 41) does not contain any residences.
2. Therefore, there will be no need to relocate any residents in order to construct the "Raritan Junction Redevelopment Plan".

**SECTION 3. PROPERTY IN REDEVELOPMENT AREA TO BE ACQUIRED:**

1. In response to N.J.S.A. 40A:12A-7.a.(4) of the Redevelopment Law, it is noted that the currently designated Redevelopment Area, consisting of Block 16.02/Lot 41, is under the control of Garden Commercial Properties, the developer of the proposed "Raritan Junction Redevelopment Plan".
2. No other property is necessary for acquisition by the developer for the development of the proposed "Raritan Junction Redevelopment Plan"; however, additional property along Route 31 may be acquired by the developer for ease of providing vehicular access directly to the State highway.

**SECTION 4. RELATIONSHIP TO PLANS OF OTHER JURISDICTIONS AND TO THE MASTER PLANS OF CONTIGUOUS MUNICIPALITIES, COUNTIES AND/OR STATE:**

Consistent with the requirements of N.J.S.A. 40A:12A-7.a.(4) of the Redevelopment Law, this amended "Raritan Junction Redevelopment Plan" (the "Redevelopment Plan") is consistent with the zoning and master plans of adjoining municipalities, as set for in the Redevelopment Plan.

**SECTION 5. COMPATIBILITY WITH THE TOWNSHIP MASTER PLAN.**

1. As indicated by the following quotation from page 22 of the "Preliminary Investigation Report" adopted by the Planning Board on December 13, 2010 and endorsed by the Township Committee on December 21, 2010, the designation of Block 16.02/Lot 41 as an area in need of redevelopment and the adoption of a Redevelopment Plan for the property's redevelopment is consistent with the Township Master Plan:

"Raritan Township's current 2008 Master Plan specifically identifies the study area as a candidate for redevelopment...The '2008 Master Plan' continues to discuss future development considerations for the subject land area, including traffic circulation improvements, pedestrian friendly design and possible land uses; however, such considerations for the actual redevelopment are beyond the scope of this 'Preliminary Investigation Report' and will be considered by the Township at the time a 'Redevelopment Plan' is prepared."

2. The Township Master Plan promotes a number of smart growth principles including, but not limited to, roadway, pedestrian pathway and bikeway interconnectivity among adjacent and nearby developments and areas, sustainability, the inclusion of bike racks and street furniture within the streetscapes, and the provision of open spaces; many of these smart growth principles are included on the December 10, 2015 "Conceptual Site Plan Exhibit" and additional details will be included in the site plan submissions to the Planning Board for review and approval in accordance with the requirements of this ordinance.
3. The Raritan Township Master Plan also promotes public and private partnerships and the coordination of the needs of the various governmental bodies affected by a proposed development; in this regard, the "Conceptual Site Plan Exhibit" for the Redevelopment Plan was prepared in consultation with Township officials and professional staff, from the Hunterdon Central School Board and from the professional staff of the Hunterdon County Engineering Department in order to coordinate the needs of these various governmental bodies.
4. The housing element of the Raritan Township Master Plan promotes the creation of a realistic opportunity for the development of the Township's fair share of the regional need for land and moderate income housing. The decision of the residential development program under this Amended Redevelopment Plan will provide for the creation of twenty eight (28) low and moderate income housing units on the property.

**SECTION 6. AMENDMENTS AND SUPPLEMENTS TO TITLE 16 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN:**

1. Amend Chapter 16.28C to Title 16 of the Revised General Ordinances of the Township of Raritan to read in its entirety as follows in order to create ordinance provisions governing the development of the "Raritan Junction Redevelopment Plan", as amended within the "RJR Raritan Junction Redevelopment District"; in accordance with N.J.S.A. 40A:12A-7.(a) of the Redevelopment Law, these are the provisions of the

"Redevelopment Plan" which set forth the applicable "Land Use and Building Requirements" in the redevelopment project area:

**Chapter 16.28C**  
**RJR RARITAN JUNCTION REDEVELOPMENT DISTRICT**

**Sections:**

- 16.28C.010 Created**
- 16.28C.020 Purpose**
- 16.28C.030 Principal Permitted Uses**
- 16.28C.040 Accessory Permitted Uses**
- 16.28C.050 Conditional Uses**
- 16.28C.060 Floor Area & Density Requirements**
- 16.28C.070 Open Space and Buffer Requirements**
- 16.28C.080 Utilities**
- 16.28C.090 Shared Facilities**
- 16.28C.100 Parking**
- 16.28C.110 Building Separation Requirements**
- 16.28C.120 Design Guidelines**
- 16.28C.130 Hours of Operation**
- 16.28C.140 Sequence of Development**

**16.28C.010 Created.**

There is created a "RJR Raritan Junction Redevelopment District" within the Township of Raritan in order to permit the development of a "Raritan Junction Redevelopment Plan" on the designated "Redevelopment Area" consisting of approximately 44.61 acres and identified as Block 16.02/Lot 41 on the Township Tax Map attached hereto as **Exhibit B**. The property is currently designated as Block 16.02, Lot 41.01, 41.02, 41.03 & Block 16.04, Lot 41.04.

**16.28C.020 Purpose.**

It is the purpose of this Ordinance to govern the creation of the development of a "Raritan Junction Redevelopment Plan" including a mixture of retail uses, residential multi-family uses that include units affordable to low and moderate income households, recreational uses and other permitted uses within a designated "Redevelopment Area" of the Township which is serviced by adequate public sanitary sewer and public water facilities.

**16.28C.030 Principal Permitted Uses**

- A. Discount Clubs & Retail Superstores;
- B. Retail Sales of goods and services;
- C. Offices, including all types of offices;
- D. Restaurants, excluding free-standing fast food restaurants;
- E. Banks;
- F. Assisted Living Facilities;
- G. Public Uses (including amphitheaters and other civic facilities);
- H. Indoor Recreational Facilities (including movie theaters);
- I. Outdoor Recreational Facilities;
- J. Child Care Centers; and
- K. Multi-Family Residential with a set aside for low and moderate income rental units.

**16.28C.040 Permitted Accessory Uses**

- A. Gasoline filling facilities, car washing facilities, vehicle servicing facilities, a pharmacy, a fast food restaurant, and seasonal sales areas accessory to a Discount Clubs or Retail Superstores;
- B. Outdoor seating areas associated with a permitted restaurant;
- C. Off-street parking, loading and unloading;
- D. Signs, lighting and fences;
- E. Landscaping features including benches, gazebos and other such features customarily associated with the permitted principal uses, as the case may be; and
- F. Other uses and structures customarily incidental to a principal permitted use.
- G. Recreational uses associated with the residential use, such as tot lots and playgrounds, walking paths, bike racks etc.

### **16.28C.050 Conditional Uses**

Essential Services (see Section 16.68.050 G. of Title 16 of the Revised General Ordinances of the Township of Raritan).

### **16.28C.060 Floor Area & Density Requirements**

- A. The maximum floor area ratio permitted for all non-residential uses is twenty-five percent (25%) calculated on that land area devoted to the subject building or buildings.
- B. The maximum permitted total units for multi-family housing within the district is 140 dwelling units of which 20% or 28 dwelling units shall be deed restricted so as to remain affordable to low and moderate income households.
- C. The market rate units shall be either efficiency units, one-bedroom or two (2) bedroom units only. There shall be no market rate units with more than two (2) bedrooms. The affordable units shall comply with the bedroom allocation requirements pursuant to N.J.A.C. 5:93 – 7.3(a).
- D. The phasing of market rate to affordable units during construction will meet the construction sequence schedule set forth in N.J.A.C. 5:93– 5.6(d).
- E. Each structure shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate units.

### **16.28C.070 Open Space & Buffer Requirements**

The following open space and buffer requirements shall apply to all privately owned land areas proposed for non-residential development, but shall not apply to any land areas dedicated to the Township or permitted multi-family development:

- A. Open space buffers for non-residential development shall be provided in accordance with the following dimensions:
  - 1. A 100 foot open space buffer area shall be provided along the rear of any existing lot with frontage on Route 31.
  - 2. A 50 foot open space buffer shall be provided along the frontage of any County or Township road, except that along 10% of the lot's frontage along such road, the buffer can be reduced to 35 feet in order to accommodate site plan design needs and objectives if the density of screening within the buffer is increased to an equivalent degree, provided that such a reduction shall not be permitted where existing residential structures or institutional uses are located across the road.

3. Other than a roadway bisecting a permitted multifamily residential development, a 25 foot open space buffer shall be provided between the edge of any access roadway into the property.
  4. A minimum 20 foot open space buffer or open space area shall be provided between any improvements and structures on adjacent lots within the zoning district not separated by a roadway to allow for landscaping and green space as approved by the Planning Board, except that no buffer is required on or from lands dedicated to the Township of Raritan.
  5. Comply With F1620-040-F.2-C Recreational Facilities
- B. Open space buffers for non-residential shall not be used for parking, loading, storage, or any activity or structure that is either part of or accessory to the proposed use, except that the open space buffers may contain utility lines, signage, lighting, vehicular access roadways or driveways, pedestrian and/or bicycle paths, benches, gazebos and street furniture as approved by the Planning Board provided that:
1. The proposed locations of such uses are necessary for their proper functioning, and such uses cross the buffer where feasible and necessary, rather than lie along the length of the buffer;
  2. The total width of the buffer is maintained and existing trees are retained to the extent desirable and possible; and with of the development of a permitted multifamily residential development
  3. The buffer design standard provisions of Section 16.20.040 E. of Title 16 of the Revised General Ordinances of the Township of Raritan shall apply within the buffer dimensions required in accordance with Section 16.28C.070 A. of this ordinance hereinabove and within any other additional buffer as may be required in accordance with Section 16.20.040 E.
- C. Open space buffers for residential development shall be provided in accordance with the following dimensions:
1. A 50 foot open space buffer shall be provided along the frontage of County Route 523(A.K.A. Walter Foran Boulevard) and a 35 foot front yard setback shall be provided along all other roads.

2. Where a multi-family residential lot contains frontage on three sides or more, the remaining yard shall be considered a side yard. The side yard setback shall be 35 feet.
3. A 25 foot wide buffer shall be provided along the common property line between the district permitted non-residential development and the district permitted multi-family development.
4. The permitted multi-family development shall be subject to the buffer design standards outlined within Section 16.020.040. The buffer required between the existing Costco and the residential uses shall be 37.5 feet.
5. Open space buffers for non-residential shall not be used for parking, loading, storage, or any activity or structure that is either part of or accessory to the proposed use, except that the open space buffers may contain utility lines storm water management facilities, signage, lighting, vehicular access roadways or driveways, pedestrian and/or bicycle paths, benches, gazebos and street furniture as approved by the Planning Board provided that:
  - C. A minimum of 4.5 acres of the total "RJR" zoning district area shall be set aside and dedicated to the Township for public open space and public uses.
    1. The open space requirement shall include some useable land area for passive and active recreation as well as improved onsite parking with access to Junction Road.
    2. The general arrangement and configuration of the open space area shall be as illustrated on the November 11, 2011 "Conceptual Site Plan Exhibit" which was prepared by Menlo Engineering Associates.

**16.28C.80 Utilities**

- A. All uses must be serviced by sanitary sewer and public water. Applicant shall submit evidence of sufficient sanitary sewer and potable water capacity, as per the municipal application checklist requirements before application can be heard.
- B. All new public utilities must be located underground.

### **16.28C.090 Shared Facilities**

Shared facilities are permitted to enable their most logical and efficient locations within the "RJR" zoning district, provided that cross-easement agreements are provided for review and approval by the Planning Board and the Township Attorney for shared vehicular access, pedestrian access, parking, storm water management facilities, open spaces and any other shared facilities.

### **16.28C.100 Parking**

- A. Parking shall be provided in accordance with Section 16.70.040 of Title 16 of the Revised General Ordinances of the Township of Raritan.
- B. Parking Islands and landscaping to existing Township standards. Handicapped parking spaces must be provided in accordance with State of NJ regulations.
- C. Parking for the residential use must meet RSIS standards.

### **16.28C.110 Building Separation Requirements**

- A. All buildings on the same lot shall be separated by a minimum distance of twenty-five feet (25'), provided that such separation is to be used solely for pedestrian circulation and/or landscaping. Tot Lots and playground areas are allowed in these areas.
- B. All buildings on the same lot shall be separated by a minimum distance of thirty-five feet (35') where any part of such separation is to be used for parking or vehicular circulation; this will enable a twenty foot (20') wide travel-way and seven and one-half feet (7.5') on either side for landscaping.

### **16.28C.120 Design Guidelines**

- A. The overall architectural design of the development shall be coordinated regarding color and scale and shall be compatible with the architecture of the adjacent "Raritan Town Square" development.
- B. The signs in the development (both ground and wall signs) shall be coordinated in color and design and shall be consistent with the existing signage in the adjacent "Raritan Town Square" development. Directional signs shall be provided throughout the development to assist in the flow of traffic to the most efficient entry and exit point.
- C. Lighting shall be kept to a minimum and shall follow the requirements in Section 16.20.040 G. of the Revised General Ordinances of the Township of Raritan.

- D. School Bus Pads that meet the standards of the Raritan Township public school districts need to be provided.
- E. The Conceptual Site Plan Exhibit drawings provided are for concept purposes and not representative of all parts of this Ordinance
- F. Each structure shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate units.
- G. Landscaping for the non-residential development shall follow the requirements in Section 16.20.040 D. of the Revised General Ordinances of the Township of Raritan.
- H. Parking facilities shall be designed so that they are buffered from view from any public areas within the development and from the passers-by on exterior roadways.
- I. Loading, unloading and other building service areas shall be buffered from view from residential uses and shall be combined, where possible.
- J. Uses shall be interconnected throughout the development and to adjacent sites in order to provide vehicular and pedestrian access among the various uses.
- K. A discount club use shall have tank capacities for not more than 95,000 gallons of petroleum products.
- L. All residential units shall be a maximum of three (3) stories and to center of gable roof each building shall contain a maximum of twenty-four (24) units.
- M. All other design requirements within Section 16.20.040 and Chapter 16.64 of the Revised General Ordinances of the Township of Raritan shall apply to any non-residential development.
- N. All other design requirements within Chapter 16.64 of the Revised General Ordinances of the Township of Raritan shall apply.

#### **16.28C.130 Hours of Operation**

All commercial uses shall be closed to the general public from 12:00 a.m. to 5:00 a.m. of every day.

**16.28C.140 Sequence of Development.**

- A. The "Raritan Junction Redevelopment Plan" may be planned, submitted for site plan approval and/or constructed at one time or in a series of applications over time for different portions of the overall land area.
- B. The application for the multi-family affordable housing component of the initial development shall be filed by redeveloper on or before December 31, 2017.
- C. All affordable units shall not be age restricted. No more than 50% of the affordable units may be available for moderate income households. The remainder of the affordable units shall be affordable to low income households.
- D. Each individual applicant for tenancy in an affordable unit shall be reviewed by the Applicant and the Township's Administrative Agent, presently Central Jersey Housing Resources Center, Inc. The Applicant shall provide on a timely basis and upon request to the Township Planner and Administrative Agent with all the information necessary for the Township to document affordable housing compliance. There will be a 30 year deed restriction on the affordable housing units, which will restrict the use of the 28 units to affordable housing in accordance with the rules and regulation of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and the substantive rules of the Council on Affordable Housing, if applicable, as amended and in effect. The form of this deed restriction shall be reviewed by the Raritan Township Special Affordable Housing Attorney for conformity to this Resolution and will be recorded with the Hunterdon County Clerk prior to the start of construction.

IV. To Schedule I, entitled "Schedule Of Area, Yard, And Building Requirements", which constitutes part of Section 16.64.010 of Title 16 of the Revised General Ordinances of the Township of Raritan, add the "RJR" Raritan Junction Redevelopment District requirements and applicable notes, as follows:

Zone	Principal Permitted Uses	Lot Area' (sq. ft.)	Lot Width' (frontage)		Minimum Yards Principal Structures'			Side & Rear Setbacks for Accessory Structures"			Maximum Height		Maximum' Hard Surface Coverage Percent	Floor Area Ratio Percent	Existing <sup>16</sup> Lot of Record		Residential Cluster Subdivision Permitted	
			Inside Lot	Corner Lot	Front'	Rear	One	Side	Both	Housing Animal	Other Farm Structures	Non-Farm Structures			Principal Structures	Accessory Structures		Minimum Area
RJR	Retail, Office, Service, Assisted Living, Multi-family with affordable housing	3.0 acres	300 <sup>25</sup>	300 <sup>25</sup>	100/50 19 & 26 50/35' for residential (26) Also includes private drives	40(27)	50	100	N/A	N/A	40	3 stories or 50 feet"	30 feet	65	25 <sup>28</sup>	N/A	N/A	N/A

Added Notes:

- <sup>25</sup> Lots with two (2) or more street frontages are required to meet the frontage requirement along only one (1) street frontage.
- " Notwithstanding any other ordinance provision to the contrary, a canopy associated with the dispensing of gasoline may be located in front of a principal structure.
- " Except that assisted living facilities may be 4-stories or 60 feet.
- " Not applicable to assisted living facilities or permitted multi-family which are controlled by density requirements instead.
- (26) For permitted multi-family residential see Section 16.28C.070C.
- (27) No rear yard for lots containing three or more front yards in the District.

**SECTION 7.**

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order of Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this ordinance are hereby declared to be severable.

**SECTION 8.**

This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing with the Hunterdon County Planning Board.

**ATTEST:**

**TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF RARITAN**

\_\_\_\_\_  
Rose Sollena, RMC  
Acting Township Clerk

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Karen Gilbert  
Mayor

**NOTICE OF PENDING ORDINANCE**

**PLEASE TAKE NOTICE** that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 5, 2017 and the same was then ordered to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

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Rose Sollena, RMC  
Acting Township Clerk