

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

ORDINANCE # 02-15-02

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX
COUNTY, NEW JERSEY, AMENDING TOWNSHIP CODE CHAPTER
150, LAND DEVELOPMENT, TO INCREASE THE HEIGHT LIMITS IN
THE LIGHT INDUSTRIAL (LI) AND INDUSTRIAL – LIGHT IMPACT
SEWERED (I-LIS) ZONES**

WHEREAS, on October 17, 2014, the Township Committee of the Township of Cranbury adopted Ordinance No. 09-14-08, which amended the Township’s land development ordinances to increase the height limitation in the Industrial-Light Impact (I-LI) Zone from 40 feet to 60 feet; and

WHEREAS, the Cranbury Township Planning Board has recommended that the height limits in the Light Industrial (LI) and Industrial-Light Impact Sewered (I-LIS) Zones be increased to 60 feet as well; and

WHEREAS, the Township Committee agrees with and wishes to implement said recommendation; and

WHEREAS, the Township Committee finds that doing so will further general health, safety, morals and welfare of the Township’s residents and business owners and will benefit the public;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

Section 1. Sections 150-24.1C(1)(i) and 150-24.1C(2)(f) revised to increase height limitations. Township Code section 150-24.1C, which sets forth the area and bulk regulations for the Light Industrial (LI) Zone, is hereby revised as follows (additions are underlined; deletions are in [brackets]):

§ 150-24.1. Light Industrial (LI) Zone.

C. Area and bulk regulations.

(1) All permitted uses except offices and planned industrial parks.

(i) Maximum building height: [40] 60 feet.

(2) Office uses.

(f) Maximum building height: [40] 60 feet.

Section 2. Referral to Planning Board. The Township Clerk shall cause a copy of this ordinance to be referred to the Cranbury Township Planning Board for review pursuant to *N.J.S.A. 40:55D-26a* following its introduction and prior to adoption.

Section 3. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.

Section 4. Repealer. All ordinances or resolutions or parts thereof inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 5. Effective date. This ordinance will take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

The ordinance published herewith was originally introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on February 9, 2015. The ordinance will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on February 23, 2015 at 7 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Kathleen R. Cunningham, RMC, Clerk