

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

**ORDINANCE NO. 10-10-17**

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 150 OF THE CODE OF THE TOWNSHIP OF CRANBURY TO ADD A NEW R-ML III-RESIDENTIAL MT. LAUREL III ZONE**

**WHEREAS**, Chapter 150 of the Code of the Township of Cranbury (“Code”), the “Land Development Ordinance of Cranbury Township” (“LDO”), regulates land use and development in the Township; and

**WHEREAS**, in order for the Township to satisfy its third round affordable housing obligations, both the December 11, 2008 Housing Element and Fair Share Plan of the Township’s Master Plan and the Planning Board’s December 1, 2005 Master Plan Reexamination Report call for the construction of affordable housing on property located at 2665 Route 130 South and designated as Block 26, Lot 3 on the Cranbury Township Tax Map; and

**WHEREAS**, it is necessary to create appropriate zoning and bulk standards for the construction of said housing;

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

**Section 1. Creation of Residential – Mt. Laurel III Zone.** Chapter 150 of the Code of the Township of Cranbury (“Code”), the “Land Development Ordinance of the Township of Cranbury,” is hereby amended to create the Residential-Mt. Laurel III (R-ML III) Zone by adding thereto a new section 150-25.2, which shall read as follows:

**§ 150-25.2 Residential—Mt. Laurel III (R-ML III) Zone.**

- A. Permitted Uses. All those uses permitted in the R-ML Zone.
- B. Area and Bulk Requirements
  - (1) Minimum lot area: three and a half (3.5) acres
  - (2) Minimum lot width: 300 feet
  - (3) Minimum lot depth: 250 feet
  - (4) Maximum building height: 2 stories/35 feet
  - (5) Maximum building coverage: 20%

- (6) Maximum impervious coverage: 40%
- (7) Maximum permitted density: 12 units/acre
- (8) Minimum building setback:
  - (a) Front: 75 feet
  - (b) Side (adjacent residential): 75 feet
  - Side (adjacent non-residential): 75 feet
  - (c) Rear: 60 feet
- (9) Minimum driveway and parking setbacks:
  - (a) Front 40 feet
  - (b) Side (adjacent residential) 60 feet
  - Side (adjacent non-residential) 20 feet
  - (c) Rear 15 feet

C. Other Requirements

- (1) Infrastructure. All residential units shall be served by public sewer and central water systems
- (2) (a) Where buildings are the closest structures to the side or rear property lines, the following minimum buffer area shall be provided:
  - (i) Along the rear property line: 10 feet
  - (ii) Along the side property lines: 10 feet
- (b) Where parking, driveways or active recreation areas are located closer to the property line than buildings, the following minimum buffer areas shall be provided:
  - (i) Along the rear property line: 10 feet
  - (ii) Along the side property lines: 15 feet
- (c) Such buffer shall consist of shrubs and trees, and may be supplemented by fencing or berms, the primary purpose of which shall be to screen parking and driveways and active recreational areas from the adjacent property.
- (3) Unless otherwise specified, all site plan, landscaping, signage, fencing or other standards set forth in the Residential Site Improvement Standards (RSIS) and the Cranbury Land Development Ordinance, as applicable, shall apply.

- (4) Site plan review. During site plan review, the following criteria shall be given consideration:
  - (a) The function and visual relationship between dwelling units and adjacent existing developments.
  - (b) Orientation of buildings so as to take advantage of passive solar heating and summer breezes while minimizing exposure to winter winds.
  - (c) Pedestrian walkways which are linked to off-site walkway networks.
  - (d) Minimization of glare, noise and visual intrusion of parking lots to external roadways and adjacent properties through grading, berms and/or plantings.

**Section 2. Zoning Map Amendment.** The Cranbury Township Zoning Map shall be amended to change the designation of the property located at 2265 Route 130 South and designated on the Cranbury Township Tax Map as Block 26, Lot 3 from Highway-Commercial (HC) to Residential – Mt. Laurel III (R-ML III).

**Section 3. Referral to Planning Board.** Pursuant to N.J.S.A. 40:55D-26, a copy of this ordinance will be referred to the Cranbury Township Planning Board for review following its introduction and prior to being considered for final passage.

**Section 4. Effective Date.** This ordinance shall 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 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 October 11, 2010. It 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 October 25, 2010 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.

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Kathleen R. Cunningham, RMC, Clerk