

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND ARTICLE IV
“DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE AN
INCLUSIONARY HOUSING ZONE ALSO KNOWN AS VILLAGE RESIDENTIAL
AFFORDABLE HOUSING 1 DISTRICT (VRAH1)***

ORDINANCE #05-2019

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that the following amendments shall be made to Chapter 148 of the Land Use Ordinance of the Township of Readington as follows:

SECTION 1. Article IV (District Regulations) is hereby amended to establish the Village Residential Affordable Housing-1 (VRAH-1) District as an additional district and to establish new Chapter 148-27.5 to provide zoning requirements.

SECTION 2. Section 148-11 (the Zoning Map) is hereby amended to add the Village Residential Affordable Housing-1 (VRAH-1) District for Block 36, Lots 5, 5.02 and 5.04.

SECTION 3. Chapter 148-27.5. Village Residential Affordable Housing-1 (VRAH-1) District shall be added as follows:

A. Applicability

The use, bulk, design and performance standards of the VR-1 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the VRAH-1 are silent, the standards of Chapter 148 shall apply with the exception of Section 148-50 (Critical Areas) shall not apply to the area demarcated as the “Limit of Disturbance, 593,499 square feet or 13.6 acres” as depicted on “Concept Plan 1, Block 36, Lot 5, 5.02 and 5.04” prepared by The Nader Group, LLC and dated March 9, 2018.

B. Purpose

The tract subject to the VRAH-1 district regulations contains an abandoned defunct industrial facility with several dilapidated structures located in the southern half of the parcel. The VRAH-1 district provides land use regulations for the redevelopment of the site where specific site elements are incorporated that limit the impact to the surrounding parcels through the requirement of adequate development setbacks, alternate means of access and sufficient buffering. The VRAH-1 District is intended to provide for the development of multifamily housing with a portion of such housing restricted to occupancy by households of very low, low and moderate income. Single-family dwellings may be developed along Mullen Road within the zone, as a conditional use.

C. Permitted Uses. Permitted principal uses and structures. The following principal uses and structures shall be permitted in the VRAH-1 District.

1. Apartment Dwellings.
2. Public and private open space and parks.

D. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the VRAH-1 District:

1. Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. “Sports” lighting (high-mast, high illumination) is not permitted for these facilities.
2. Community building/clubhouse.
3. Fences and walls.
4. Leasing office.
5. Maintenance and storage of maintenance equipment.
6. Off-street parking.
7. Signs.
8. Site Furnishings (seating, etc)
9. Transit node structure/building.
10. Accessory uses on the same lot and customarily incidental to a principal use.

E. Community Design and Access. Any plan for the development of apartments shall be substantially consistent with the exhibits contained herein, entitled “Concept Plan 2, Block 36, Lot 5, 5.02 and 5.04” or in the alternative if a 150-foot wetland buffer is required by NJDEP then “Concept Plan 1, Block 36, Lot 5, 5.02 and 5.04” prepared by The Nader Group, LLC and dated March 9, 2018 shall be utilized”, in terms of layout, arrangement, scale and intensity. In addition, the development shall accommodate a future alternative access to US Highway Route 22 from the northern most property boundary of the tract as depicted on the exhibit “Conceptual Site Plan with Alternate Access” prepared by Clarke Caton Hintz and dated May 2018.

F. Conditional Uses

1. Detached single-family dwellings, provided all of the following conditions are met:

- a. Dwellings shall front on Mullen Road only.
- b. Dwelling and lots shall conform with the following area and yard requirements:
 - i. Minimum lot size: 17,500 square feet
 - ii. Maximum number of new lots: Four (4)
 - iii. Minimum lot circle: 100 feet
 - iv. Maximum floor area ratio (F.A.R.): 0.20
 - v. Minimum front yard setback: 50 feet
 - vi. Minimum rear yard setback: 30 feet
 - vii. Minimum side yard setback: 15 feet
 - viii. Each lot shall have a minimum 10,000 square feet of contiguous usable land.
This standard is established to provide a minimum area on each lot to support a residence and accessory building and structures and a usable yard.
 - ix. Maximum building height: 35 feet and 2 ½ stories.
- c. Dwellings shall be served by public sewer and water.
- d. Apartment dwellings shall not be accessed from Mullen Road but have access to US Highway Route 22 via the alternate access.

G. Maximum Building Height. Apartment buildings shall not exceed 50 feet in height and 3 stories.

H. Area and Yard Requirements

The following area and bulk regulations shall apply:

1. Apartments:
 - a. Minimum Tract size shall be as follows:
 - i. Equal to the tract size of Block 36, Lots 5, 5.02 and 5.04; or
 - ii. If single-family dwellings are proposed in accordance with Section 148-127.5 F(1), then the tract size may be reduced to allow for the subdivision of conforming lots to accommodate the single-family dwellings.
 - b. Maximum density: 5 du/acre
 - c. Maximum number of dwelling units: 192
 - d. Maximum building coverage: 15%
 - e. Maximum impervious coverage: 30%
 - f. Minimum building setback from tract boundary: 200 feet

(other than railroad right-of-way)

- g. Minimum building setback from railroad right-of-way: 170 feet
- h. Minimum distance between buildings: 115 feet
- i. Minimum buffer widths:
 - i. Railroad right-of-way: 50 feet
 - ii. Tract Boundary (other than railroad right-of-way) 100 feet
- j. Minimum building setback from any community amenity (i.e. clubhouse, pool, playground) shall be 150 feet. This does not apply to paths, walks and seating.
- k. Buildings shall be located no closer than 15 feet to a street right-of-way, driveway or parking area.
- l. In addition to any storage area contained inside individual dwelling units as depicted in the exhibit entitled “Typical Storage Unit Layout Diagram” prepared by Lessard Design and dated February 2, 2018, there shall be provided a storage area located in a conveniently accessible area in a building where personal belongings and effects may be stored without constituting a fire hazard.. The storage area shall be a minimum of 2,500 square feet.
- m. Parking spaces shall be provided for all residential dwellings according to the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).
- n. Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.
- o. Minimum open space.
 - i. Fifty (50) percent of the gross tract area shall be set aside for conservation, passive or active recreation and/or other common open space.
 - ii. No more than ½ of the open space area shall be critical lands including floodplains, wetlands, wetlands buffers, streams, bodies of water, stream corridor buffers and steep slopes (90% of slopes between 15% and 25% and all slopes greater than 25%).
 - iii. The stormwater management system may be located in the open space area, however, the land area of any detention or retention basin shall not be counted toward the minimum open space area requirements.
 - iv. Open space area shall comply with Section 148-50, 148-59 and 148-60 of the Land Development Ordinance.

I. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at NSA 40:55D-51.

1. Building Design. The purpose of these building design standards is to ensure that the design of buildings promotes a desirable visual and spatial environment and that the buildings fit within the existing range of vernacular styles within Readington Township. The design of the apartment or townhouse buildings shall comply with the following standards and be substantially consistent with the exhibit contained herein, entitled “Elevation: Mullen at Readington”.
 - a. Buildings shall have a gable or hipped roof unless waived by the Board.
 - b. All building elevations shall exhibit classical proportions and characteristics such as symmetry, repetition of elements, expressions of hierarchy to reflect the building uses, and tripartite compositions (base, middle, top).
 - c. Sub-elements within the facades and individual architectural components (i.e., railings, awnings, columns) shall also conform to the overall classical proportions of the facade.
 - d. Principal roof eaves shall project at least two feet beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
 - e. Primary roofs shall have a minimum pitch of 5/12.
 - f. Secondary roofs may have a pitch below 4/12.
 - g. The transition between a facade and a roof shall have a cornice/frieze that is designed to fit the overall composition of the facade.
 - h. Windows and other openings in the facade shall exhibit a vertical emphasis, in harmony with the overall facade composition. Windows shall be single-hung and operable, with divided lights.
 - i. Within each building elevation, on average, the maximum ratio of windows to wall shall be 25% window to 75% wall. The minimum ratio of window to wall shall be 25% window to 75% wall.
 - j. Balconies and patios shall be designed as integral subcomponents of the building facade. Cantilevered balconies are not permitted.
 - k. Any façade exceeding forty-five (45) feet in length shall include at least one (1) change in wall plane (projection or recess) having a depth of at least three percent (3%) of the length of the entire facade or two (2) foot minimum, whichever is greater and extending for a minimum of 20% of the entire length of the façade or ten (10) foot minimum, whichever is greater.

2. Lighting

- a. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.
- b. Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- c. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.
- d. Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- e. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- f. Fixtures for illumination shall be full cutoff luminaires.

3. Signs

- a. Neighborhood Identification: There may be a maximum of one (1) permanent freestanding neighborhood identification signs located at the parking area entrance. Neighborhood identification signs shall be set back at least three (3) feet from any property line, shall not exceed 35 square feet in sign area and shall not exceed five (5) feet in height.
- b. Community Building: The community building may have one (1) wall identification sign. The permanent wall identification sign shall not exceed 10 square feet in sign area.

- c. Directional Signs: Up to two (2) directional signs shall be allowed on each street or driveway frontage from which vehicular access is derived. A directional sign shall not exceed six (6) square feet in sign area and shall not exceed six (6) feet in height. A directional sign shall be set back from any lot line by at least three (3) feet.
- d. Residential Building Identification: Each residential building may have up to two (2) attached identification signs. The maximum sign area of each shall not exceed six (6) square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

4. Mechanical Equipment, Refuse and Loading

- a. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed and enclosed
- b. Outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, and other such service functions shall be incorporated into the overall design of the buildings and site layout. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

5. Streets

- a. Option A - Alternate Access. The access to the apartment dwellings shall be from an alternate access (See exhibit entitled "Conceptual Site Plan with Alternate Access" prepared by Clarke Caton Hintz and dated May 2018) which shall be improved to meet RSIS standards for Residential Access and include the following:
 - i. On-street parking shall not be required;
 - ii. Access width shall be 20 feet; and
 - iii. A six (6) foot sidewalk shall be provided on one side of the access.
- b. Option B - Mullen Road Access. Access to the apartment dwellings from Mullen Road shall only be permitted if Option A – Alternate Access does not receive the necessary outside agency approvals and efforts to construct the alternate access is in compliance with the Affordable Housing Settlement Agreement. The Mullen Road access shall be improved to meet RSIS standards for a Residential Access street classification and include the following:
 - i. Access shall accommodate on-street parking on both sides of the street;
 - ii. Access width shall be 30 feet; and
 - iii. Sidewalks on one side of the street shall be provided.

J. General Standards

1. There shall exist approved public water and public sewer systems which shall be available to each unit prior to the issuance of the building permit for that unit.
2. For developments to be constructed over a period of years, a phasing plan shall be submitted as part of the preliminary plan for the entire concept subject to a developer's agreement with the Township.

K. Affordable Housing.

All multifamily residential development shall be required to include affordable housing as a component. The following requirements shall apply:

1. At least twenty-five percent (25%) of all residential units shall be affordable to low and moderate income households.
2. A minimum of 48 affordable family rental apartment dwellings shall be provided.
3. Affordable units shall be interspersed uniformly throughout the development.
4. Very low, low and moderate-income housing shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. The split between very low, low and moderate income housing shall provide the following:
 - a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.
5. Bedroom Distribution. A maximum of 20% of the affordable apartment dwellings shall be three-bedroom units. The remaining bedroom distribution shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
6. The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract

shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.

7. Affordable housing units shall be affordable family rentals and shall not be age-restricted or supportive housing units.
8. The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

SECTION 4. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

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

SECTION 6. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 7. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision 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 final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.



Source: Concept Plan 2, Prepared by The Nalae Corp., LLC - 3/19/2018

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

VRAH-1 - VILLAGE RESIDENTIAL AFFORDABLE HOUSING 1
Conceptual Site Plan with Alternate Access

LOCATION:
 Readington Township, Hunterdon County, NJ

DATE:
 May 2018

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **FEBRUARY 4, 2019** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **MARCH 4, 2019** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

VITA MEKOVETZ, *RMC/MMC/QPA*
MUNICIPAL CLERK/ADMINISTRATOR