

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

*TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY*

*AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP
AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND
DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS
MULTI-FAMILY AFFORDABLE HOUSING-4 DISTRICT (MFAH-4).*

ORDINANCE #14 -2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the “Multi-Family Affordable Housing-4 (MFAH-4) District” as an additional district, to establish a new sub-section, Sec. 148-27.8 to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-4 (MFAH-4) District for Block 36, Lot 4.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27.8. Multi-Family Affordable Housing-4 (MFAH-4)

A. Applicability

The use, bulk, design and performance standards of the MFAH-4 District constitute an overlay zoning district for the creation of market-rate and affordable housing. The land development rights as articulated herein are contingent upon the availability of public sanitary sewer service to accommodate all development within the zone. In such a case, the standards herein shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-4 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-4 district is intended to provide for the development of up to 165 dwelling units, composed of townhouses or apartment dwellings, which includes the creation of no less than 33 dwelling units affordable to qualifying low- and moderate-income households. Although no maximum density requirements are promulgated herein, the maximum gross density anticipated is approximately 6.4 dwelling units per acre. The MFAH-4 district contains land use regulations for the redevelopment of Block 36 Lot 4.

C. Requirement for use of MFAH-4 regulations

Prior to making an application for development pursuant to the regulations herein, a developer shall demonstrate that there is adequate public sanitary sewer capacity to develop all permitted and required uses within the zone and that such capacity has been allocated to said developer by the body holding authority over such allocations. No development applications will be processed by the Township that fail to comply with this threshold provision prior to application.

D. Permitted Principal Uses.

- (1) Townhouses.
- (2) Multifamily apartments

E. Permitted Accessory Uses.

- (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) Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
- (3) Patios.
- (4) Fences and walls as regulated in Article VI.
- (5) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (6) Private garages and off-street parking.
- (7) Signs.
- (8) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (9) Conservation, open space and public purpose uses.
- (10) Accessory uses on the same lot and customarily incidental to a principal use.
- (11) Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.

F. Tract Requirements

- (1) Minimum Tract Size: The minimum tract size shall be equal to the tract size of Block 36 Lot 4. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application.
- (2) Maximum permitted number of dwelling units: 165 dwellings

- (3) Minimum required number of affordable dwelling units: 33
- (4) Maximum building coverage for tract: 20%.
- (5) Maximum impervious coverage for tract: 30%.
- (6) Minimum tract boundary setback and buffer: 100 feet
- (7) Minimum building setback from community amenity: 75 feet (not applicable to paths, walks and seating)
- (8) Minimum planted buffer to single-family residential zone or use: 50 feet
- (9) Minimum setback from parking areas and driveways to single-family zones or uses: 50 feet
- (10) Minimum setback from parking areas and driveways to multi-family zones or uses: 25 feet
- (11) Minimum open space.
 - (a) 40% of the gross tract area shall consist of conservation, passive or active recreation and/or other common open space.
 - (b) No more than 25% 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%).
 - (c) 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.
 - (d) Open space shall comply with Section 148-50, 148-59 and 148-60 of the Land Development Ordinance.

G. Area and Yard Requirements for Dwelling Types

(1) Townhouses

- (a) Minimum distances between townhouse buildings:
 - [1] Side-to-side: 30feet
 - [2] Side-to-rear: 50 feet
 - [3] Rear-to-rear: 30 feet
- (b) Maximum number of dwelling units in one townhouse building: eight (8)
- (c) Minimum driveway length:
 - [1] 20 feet between building and front sidewalk;
 - [2] 25 feet between building and cartway of street providing access to driveway.

- (d) Townhouses shall have at least one (1) enclosed garage parking space measuring a minimum of 12 feet wide and 270 square feet.
- (e) Maximum building height: 2 ½ stories and 35 feet
- (2) Apartments
 - (a) Minimum setback between building and sidewalk: 10 feet
 - (b) Maximum building height: 45 feet and three (3) stories
 - (c) Minimum distances between buildings
 - [1] Side-to-side: 40 feet
 - [2] Side-to-rear: 35 feet
 - [3] Rear-to-rear: 35 feet
 - (d) Maximum dwelling units in one building: 24
 - (e) For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 300 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.
- (3) Permitted building encroachments for residential buildings.
 - (a) Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.
 - (b) Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.
- (4) Community building
 - (a) Maximum height: 25 feet and 1 ½ stories
 - (b) Setbacks shall conform to those applicable to apartments

H. Parking and Circulation.

- (1) Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).
- (2) 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.
- (3) All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.

- (4) Townhouses shall provide at least one on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.
- (5) While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the RSIS requirements. No striping of on-street parking is required.
- (6) Off-street parking may be located beneath the ground floor provided:
 - (a) It is accessible only from the building elevation opposite from street frontage; and
 - (b) The parking area beneath the building is not visible from a street.

I. Open Space.

- (1) Minimum: 25% of the tract area
- (2) Permitted open space uses:
 - (a) Conservation
 - (b) Passive recreation
 - (c) Active recreation
- (3) The stormwater management and sanitary sewer systems may be located in open space and the land area of any detention or retention basin may be counted toward the minimum open space area requirements.

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

(1) Neighborhood Design

- (a) Concept Plan Consistency. The location of buildings, facilities, thoroughfares, streets and parking within in the MFAH-4 Zone shall be substantially in accordance with the exhibit entitled "Concept Plan, Hionis Property" dated July 2019, prepared for Premier Development (the "Concept Plan"). Minor deviations shall be permitted provided they are deemed consistent with the design principles expressed in the concept plan.
- (b) Vehicular Access to US Route 22. Development within the VRAH-2 District will require vehicular access to US Route 22 via a public street. Currently, the only abutting public street is Maple Lane, having a ROW of 40 feet and a cartway off approximately 20 feet. However, Readington Township is developing plans for a new public Minor Collector Road that would provide access between the VRAH-2 and VRAH-1 Districts and US Route 22. This route is preferred over access from Maple Lane. Since the new public road is not yet memorialized in terms of design and permitting, this ordinance provides two options for access, as articulated as follows:

[1] Option A: Planned Public New Minor Collector Road. Access to Block 36 Lot 4 shall be from an alternate access (See exhibit entitled "Block 36 Redevelopment:

Proposed Multi-Family Housing + Circulation” dated February 2019, prepared by Clarke Caton Hintz). Said collector road would be located on the adjacent tract to the southeast of Block 36 Lot 4, under separate ownership and will be configured to allow access from Block 46 Lot 4. As part of this option, Maple Lane would be terminate in a cul-de-sac at its terminus with Block 36 Lot 4. The new Minor Collector would be improved to meet RSIS standards for Residential Access and include the following:

- [a] On-street parking shall not be required;
- [b] Emergency access width shall be 20 feet; and
- [c] A six (6) foot sidewalk shall be provided on one side of the access.

[2]. Option B: Maple Lane Access. Access from Maple Lane shall only be permitted if Option A Alternate Access does not receive the necessary outside agency approvals and efforts to construct the alternate access. Should this option be triggered, Maple Lane shall be improved to meet RSIS standards for a Residential Access street classification and include the following:

- [a] Access shall accommodate on-street parking on both sides of the street;
- [b] Access width shall be 30 feet; and
- [c] Sidewalks on one side of the street shall be provided

(c) Pedestrian Connectivity. Pedestrian walkways connecting streets and the dwellings shall be provided. Sidewalks and paths shall be provided substantially in accordance with the Concept Plan.

(2) Building Design. The purpose of these building design standards is to ensure that the design of townhouse and apartment buildings promotes a desirable visual and spatial environment.

(a) Design standards applicable to all buildings:

- [1] Buildings shall have a gable or hipped roof.
- [2] Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- [3] Primary roofs shall have a minimum pitch of 6/12.
- [4] Secondary roofs may have a pitch below 4/12.
- [5] Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.

[6] Balconies and patios shall be designed as integral subcomponents of the building facade.

[7] Cantilevered balconies are not permitted.

(b) Townhouse Standards.

[1] Townhouse buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the manipulation of common elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without creating disparate architectural approaches among units or buildings.

[2] Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but not limited to, the following:

Porches
Porticos
Columns
Dormers
Accent windows
Door color

[3] Materials, finishes and colors shall be unified among all townhouses.

[4] Finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, but shall not exceed 60 inches.

[5] Townhouse unit facades facing streets (not lanes or alleys) shall be offset from each other by at least 2 feet (projection or recess) between units.

(c) Apartment Standards.

[1] Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.

[2] Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(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. LED fixtures are 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 streets or driveways.
- (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) Fixtures for illumination shall be full cutoff luminaires

(3) Signs

- (a) Neighborhood Identification: There may be a maximum of 1 permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least 3 feet from any property line, shall not exceed 60 square feet in sign area and shall not exceed 5 feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.
- (b) Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have 1 wall identification sign. The permanent wall identification sign shall not exceed 20 square feet in sign area.
- (c) Directional Signs: Up to 2 directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 6 square feet in sign area and shall not exceed 6 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.
- (d) Residential Building Identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

(4) Open Space

- (a) Open spaces shall be planted with double rows of shade trees along thoroughfare frontages.
- (b) A detailed site plan for open spaces shall be submitted for review and approval.
- (c) Common open space shall be provided, and shall include at a minimum:

[1] Children's play area

[2] Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet

[3] Central open space for passive uses.

(d) Stormwater facilities shall not impede function of open space.

K. Affordable Housing.

(1) Minimum required number of affordable dwelling units: 33

(2) Anticipated percentage of affordable dwellings: 20% of the total number of dwelling units.

(3) Affordable dwelling units shall be constructed and sold or 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.

(4) Affordable dwelling unit household income breakdown:

(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) Affordable dwelling bedroom distribution: Bedroom distribution shall 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) 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 III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

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

SECTION V. If any provisions 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 ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **APRIL 6, 2020** 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 **MAY 4, 2020** 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