

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 ZONING DISTRICT ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-3 DISTRICT (ARAH-3)

ORDINANCE #17- 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 “Age-Restricted Affordable Housing-3(ARAH-3) District” as an additional district and to establish a new sub-section, Sec. Chapter 148-27.____ 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 Age-Restricted Affordable Housing-3 (ARAH-3) District for Block 21.05, Lot 2.

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.____. Age-Restricted Affordable Housing-3(ARAH-3)

A. Applicability

The use, bulk, design and performance standards of the ARAH-3 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the ARAH-3 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The ARAH-3 District includes the entirety of Block 21.05 Lot 2, which is owned by the Township of Readington. This zone contains the existing Stephen A. Mirota Senior Residence, consisting of 60 affordable senior rental apartments and provides for the development of an additional 80 age-restricted affordable rental apartments in association with the existing Mirota complex.

C. Permitted Principal Uses.

(1) Age-restricted multi-family apartments. Age-restricted dwellings shall be age-restricted via deed as defined by the Secretary of HUD as “housing for older persons” pursuant to Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607, and in compliance with the Fair Housing Amendments Act of 1988 and amendments thereto, including but not limited to the Housing for Older Persons Act of 1995.

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements

- (1) Maximum number of total dwelling units: 140, consisting of 60 existing and 80 additional
- (2) Maximum building height: 50 feet and 3 stories
- (3) Minimum front yard setback: 40 feet
- (4) Minimum rear yard setback: 50feet
- (5) Minimum side yard setback: 20 feet
- (6) Maximum impervious coverage: 80%
- (7) Maximum building coverage: 65%

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 20 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: 20 feet

G. 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) Building Design.

- (a) Buildings shall have a gable or hipped roof.
- (b) 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.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the 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) Project identification: There may be a maximum of two permanent freestanding project identification signs located at the entrance to the project. Such signs shall be set back at

least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 5 feet in height.

(b) Directional Signs: Up to 2 directional signs shall be allowed at each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in sign area and shall not exceed 4 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 integrated within the architecture of the buildings.

H. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 140, consisting of 60 existing and 80 additional
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units 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.
- (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 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. Age restricted low and moderate income units may utilize a modified bedroom distribution consisting of one and two bedroom units, with no three bedroom units. At a minimum, the number of bedrooms shall equal the number of age restricted low and moderate income units within the inclusionary development.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 50-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.

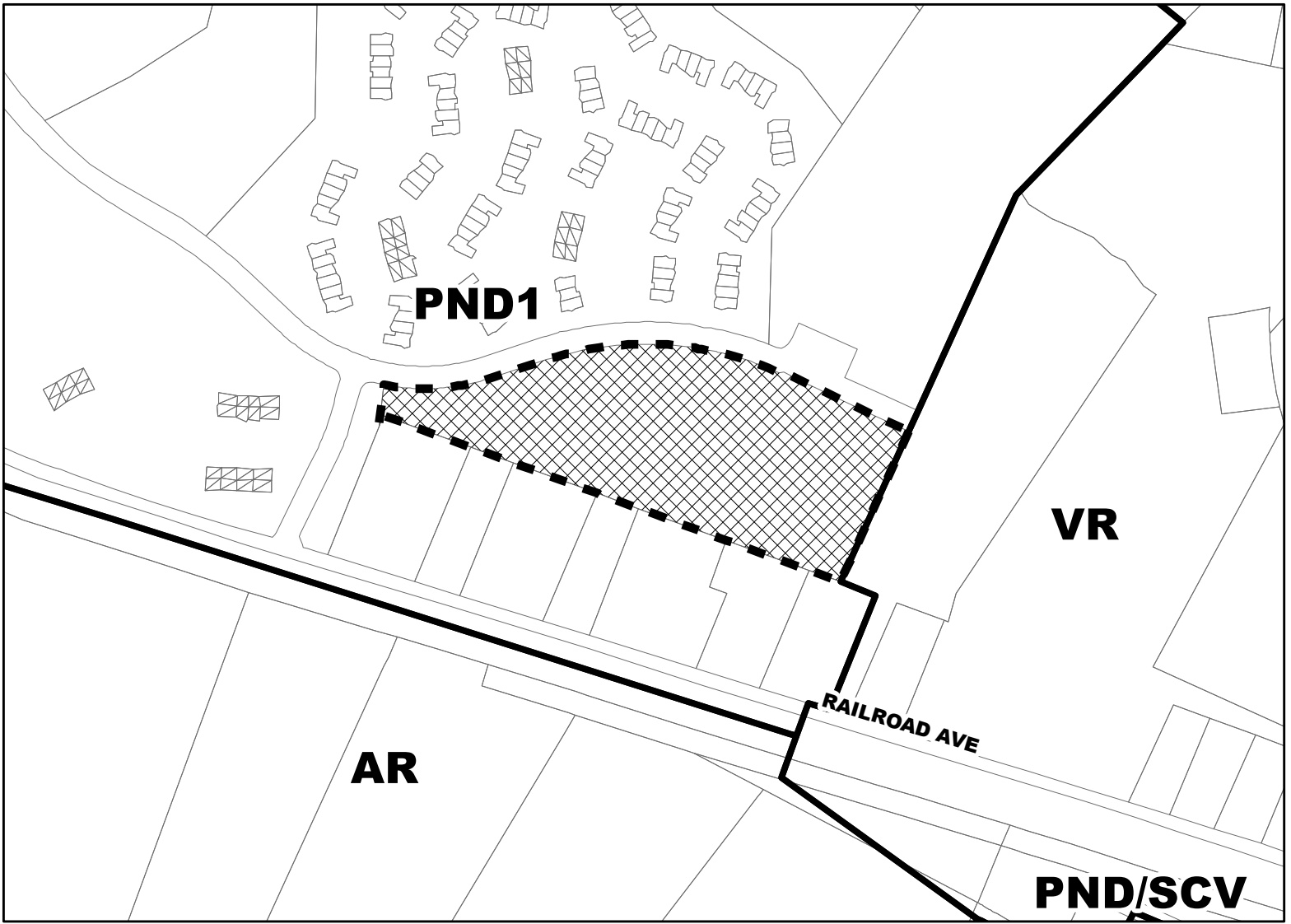
SECTION IV. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

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.

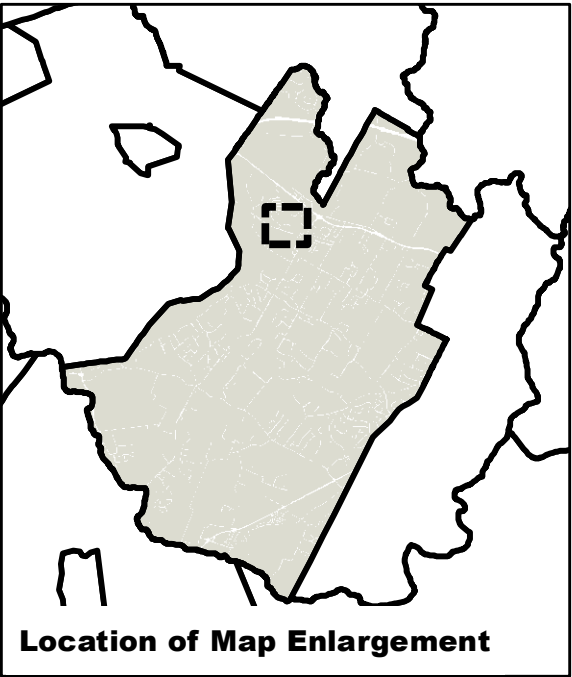
A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **MAY 18, 2020** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **JUNE 15, 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



Legend

 ARAH-3 Zone



Zoning Map Amendment

**Age-Restricted
Affordable Housing - 3 Zone
(ARAH-3)**

Block 21.05 Lot 2
Readington Township, Hunterdon County, NJ