

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING ORDINANCE #15-2020 ADOPTED ON MAY 4, 2020 ENTITLED "AN ORDINANCE 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 THE MULTI-FAMILY AFFORDABLE HOUSING -2 DISTRICT (MFAH-2)

Ordinance #24 -2020

WHEREAS, at a public hearing held on May 4, 2020 the Township Committee of the Township of Readington adopted Ordinance #15-2020 entitled "An Ordinance 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 the Multi-Family Affordable Housing-2 District (MFAH-2); and

WHEREAS, the purpose of this amendment is to correct the minimum density and tract size requirements in order to enable property within the MFAH-2 zone to be developed in accordance with the intentions expressed in the Township's Amended Housing Element and Fair Share Plan.

NOW THEREFORE 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 Ordinance #15-2020 adopted on May 4, 2020, creating the Multi-Family Affordable Housing-2 District (MFAH-2) as follows (new language is underlined thus; language to be deleted is indicated via strike-out ~~thus~~):

SECTION 1. Chapter 148-7.28 Multi-Family Affordable Housing-2 (MFAH-2) District.

B. Purpose.

The MFAH-2 District provides for the development of multifamily residential land uses with a portion of such housing restricted to occupancy by households of very low, low and moderate income. As an inclusionary zone, MFAH-2 provides for a gross density of ~~44.25~~ 18.5 dwelling units per acre and that 25% of the total number of dwelling units developed be available to qualifying households. The MFAH-2 Zone will create no less than 42 affordable dwelling units.

F. Tract Requirements

(1) Minimum Tract Size: The minimum tract size shall be ~~equal to the tract size of Block 81, Lots 2 & 3. 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~~ nine acres.

(2) Maximum permitted density: ~~44.25~~ 18.5 DU/Acre

SECTION 2. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 3. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. 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 6. This ordinance shall take effect immediately upon final passage and publication in accordance with 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 **JULY 20, 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 **AUGUST 3, 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