

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AMENDING PORTIONS OF THE BOUNDARIES OF THE PROFESSIONAL OFFICE (PO) AND RESIDENTIAL ONE ACRE (R-1) ZONE DISTRICTS AS DEPICTED ON THE ZONING MAP OF CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO INCORPORATE THE ENTIRETY OF BLOCK 38.01, LOT 4 WITHIN THE PO ZONE

Ordinance #33-2020

WHEREAS, there is property designated as Block 38.01, Lot 4 on the official Tax Map of the Township of Readington which is split by the Professional Office (PO) and Residential One (R-1) Zones in the Township; and

WHEREAS, the Township Committee reviewed a memorandum dated October 8, 2020 from the Planning Board which contains an analysis from the Township Planner dated September 1, 2020 recommending that the Zoning Map of the Township be amended to incorporate the entirety of Block 38.01, Lot 4 within the PO Zone for the following reasons:

- a. Block 38.01, Lot 4 is irregular in shape with frontage on both Coddington Road and Route 22; however, all frontage for the property is within the PO Zone;
- b. Abutting properties on the road frontages are predominantly commercial;
- c. The portion of the property in the R-1 zone is landlocked, meaning it has no road frontage and may be only accessed through portions of the PO zone;
- d. Any development of the R-1 portion would require a new access, and any conforming development of the R-1 portion would require a use variance for access and any infrastructure running through the PO Zone, which according to the Township Planner, is unreasonable in terms of land use planning; and

WHEREAS, the Planning Board advised in its October 8, 2020 memorandum that it agreed with the Planner's recommendation; and

WHEREAS, the Township Committee is also in agreement with the Planner's recommendation.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:

SECTION 1. The findings in the foregoing preambles are incorporated herein as though fully set forth at length.

SECTION 2. The boundaries of the Professional Office (PO) and Residential-1 (R-1) districts depicted on the Zoning Map of the Readington Township Land Use Ordinance shall be amended as follows:

(1) All portions of Block 38.01, Lot 4 shown on the map attached as Schedule A, currently located within the Residential-1 (R-1) Zone shall be removed and re-designated so that the entire lot is incorporated within the Professional Office (PO) Zone.

SECTION 3. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

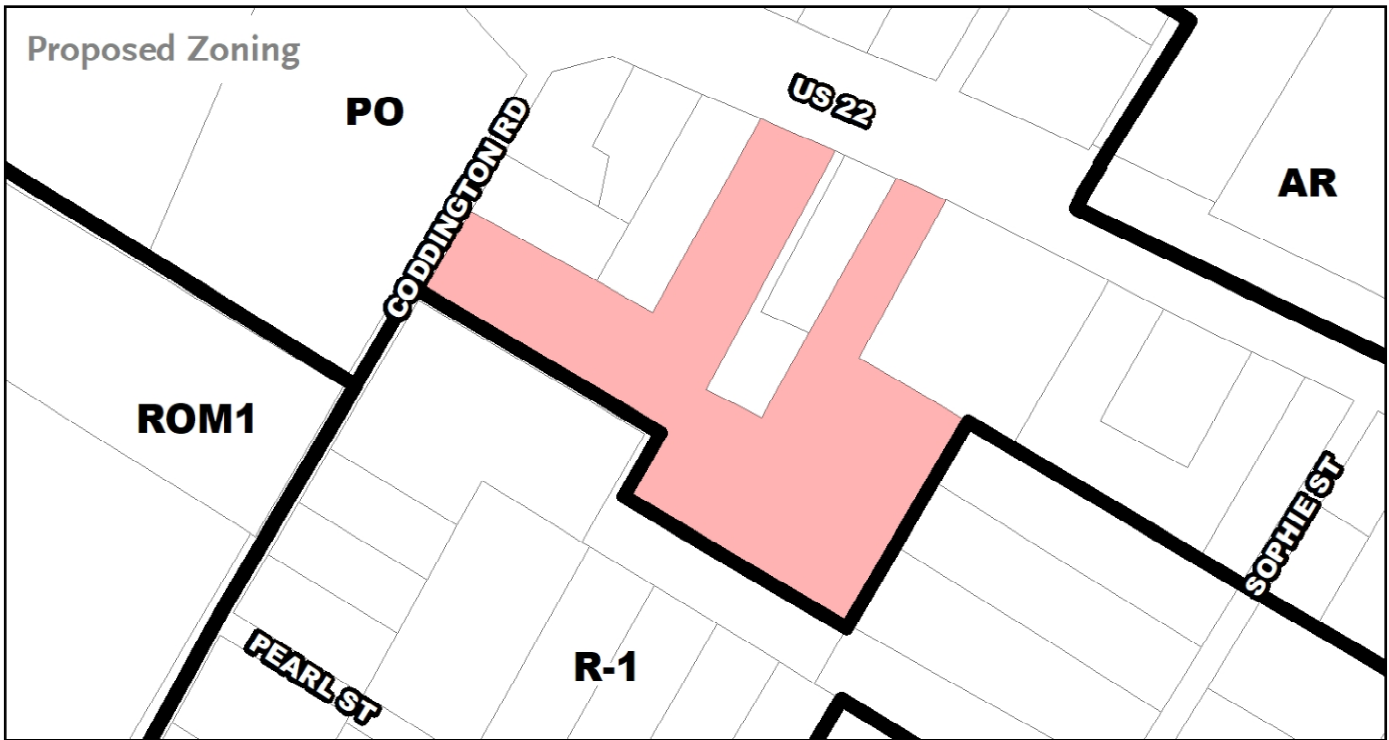
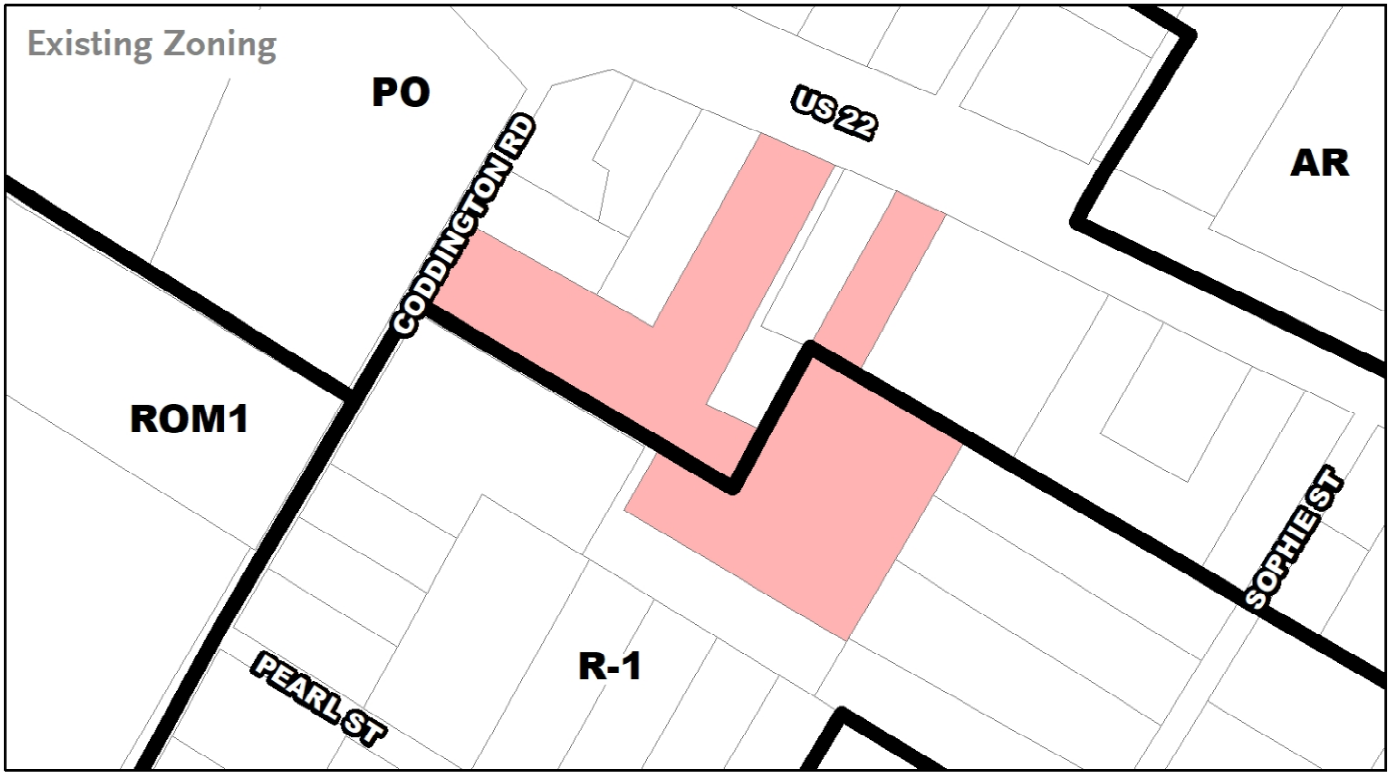
SECTION 6. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 7. As this ordinance amendment is not the result of a periodic re-examination of the Master Plan pursuant to N.J.S.A. 40:55D-89 of the Municipal Land Use Law, the Township Clerk is directed to provide Notice to all affected property owners in accordance with the requirements of N.J.S.A. 40: 55D-62.1 prior to the public hearing.

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.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **NOVEMBER 16, 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 **DECEMBER 7, 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.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK





Zoning Map Amendment

Professional Office Zone (PO) & Residential One Acre Zone (R-1)

Readington Township, Hunterdon County, NJ

Legend

-  Zoning Boundaries
-  Block 38.01, Lot 4

Clarke Caton Hintz ● ● ●

Architecture
Planning
Landscape Architecture