

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

ORDINANCE NO. 06-25-08

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 150 “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF CRANBURY TO ADD A NEW RESIDENTIAL-MT. LAUREL IV (R-ML IV) ZONE

WHEREAS, Chapter 150 of the Code of the Township of Cranbury (“Code”), the “Land Development Ordinance of Cranbury Township” (“LDO”), regulates land use and development in the Township; and

WHEREAS, in order for the Township to satisfy its Fourth Round affordable housing obligations, the 2025 Housing Element and Fair Share Plan of the Township’s Master Plan call for the construction of affordable housing on a portion of property located at 1234 South River Road and designated as Block 2.01, Lot 1 on the Cranbury Township Tax Map; and

WHEREAS, it is necessary to create appropriate zoning and bulk standards for the construction of said housing;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

Section 1. Creation of Residential – Mt. Laurel IV Zone. Chapter 150 of the Code of the Township of Cranbury (“Code”), the “Land Development Ordinance of the Township of Cranbury,” is hereby amended to create the Residential-Mt. Laurel IV (R-ML IV) Zone by adding thereto a new section 150-25.3, which shall read as follows:

§ 150-25.3 Residential—Mt. Laurel IV (R-ML IV) Zone.

A. Permitted Uses. All those uses permitted in the R-ML Zone.

B. Area and Bulk Requirements - The following standards shall apply to the R-ML IV Zone, provided that these requirements shall apply to the overall tract of a proposed development and that there shall be no setback or density requirements applicable to any interior lot line within a development:

- (1) Maximum permitted density is 12 units per gross acre of the tract. Any subdivision or lease lines for phasing purposes shall not reduce the overall tract density.
- (2) Maximum permitted units: 130 units. Any subdivision or lease lines for phasing purposes shall not reduce the overall maximum permitted units.
- (3) Minimum lot area: ten (10) acres
- (4) Minimum lot frontage: 400 feet

- (5) Minimum front yard setback: 50 feet
- (6) Minimum side yard setback: 40 feet
- (7) Minimum rear yard setback: 50 feet
- (8) Minimum distance between buildings: 20 feet
- (9) Minimum building setback to internal parking: 15 feet
- (10) Maximum impervious coverage: 50%
- (11) Maximum building height: 3 stories or 40 feet
- (12) Maximum building length: 200 feet
- (13) Maximum number of units in each building: 24 units
- (14) Maximum covered porch projection into required setbacks: 6 feet

C. Other Requirements

- (1) Infrastructure. All residential units shall be served by public sewer and central water systems.
- (2) Parking. The following standards supersede and replace any such standards in the Land Development Ordinance Chapter 150.
 - (a) The required parking ratio is 1.8 off-street parking spaces per residential unit. The parking ratio shall apply to the residential development tract as a whole.
 - (b) Parking stalls for passenger vehicles shall be a minimum of 9 feet wide by 18 feet long.
- (3) Buffers and Landscaping. The following standards supersede and replace any such standards in the Land Development Ordinance Chapters 150-56 and 150-57.
 - (a) The minimum buffer along the side and rear of the perimeter of the overall tract shall be 30 feet and shall be landscaped with a mix of evergreen trees and shrubs. Where existing vegetation is preserved, the buffer shall be enhanced with evergreen plantings to the satisfaction of the Board Planner.
 - (b) The minimum buffer along the tract frontage along the right-of-way of South River Road shall be 30 feet and shall be landscaped with a mix of evergreen trees and shrubs. Where existing vegetation is preserved, the buffer shall be enhanced with evergreen plantings to the satisfaction of the Board Planner.
 - (c) No improvements are permitted within the required buffers except for ingress and egress roadway improvements in and out of the development, underground utilities, site identification signage, and above ground utilities as may be permitted along the property frontage.
 - (d) Existing trees and healthy vegetation shall be preserved within the buffer area to the maximum extent practicable. Clearing within the buffer shall be permitted for necessary infrastructure, access roadways, signage and sight triangles.

- (e) Landscaping is required along the perimeter of the stormwater management basins. At a minimum, the following landscaping shall be provided around the basin perimeter:
 - (i) Shade Trees - 1 tree for every 500 linear feet of basin perimeter.
 - (ii) Ornamental Trees - 1 tree for every 300 linear feet of basin perimeter
 - (iii) Shrubs - 5 shrubs for every 300 linear feet of basin perimeter
 - (f) The development of the parcel is exempt from tree removal or tree protection standards within the Land Development Ordinance Chapter 150.
 - (g) Landscaping shall be provided at the base of any freestanding signage.
- (4) Signage. The following signage standards shall apply to the R-ML IV Zone:
- (a) Ground signs. One (1) ground sign shall be permitted per lot; the maximum area of such sign shall not exceed 40 square feet and the maximum height shall not exceed 8 feet and the minimum sign setback shall be 14 feet from the front property line.
 - (b) Building signs. One (1) building sign per building shall be permitted, not to exceed 24 square feet in area.
- (5) Residential design standards. The residential design standards set forth in §150-41.D shall not be applicable to development within the R-ML IV Zone.

Section 2. Zoning Map Amendment. The Cranbury Township Zoning Map shall be amended to change the designation of a portion of the property located at 1234 South River Road and designated on the Cranbury Township Tax Map as Block 2.01, Lot 1 from Light Industrial (LI) to Residential – Mt. Laurel IV (R-ML IV) (as reflected in the Township’s Housing Element and Fair Share Plan – Fourth Round Plan).

Section 3. Referral to Planning Board. Pursuant to N.J.S.A. 40:55D-26, a copy of this ordinance will be referred to the Cranbury Township Planning Board for review following its introduction and prior to being considered for final passage.

Section 4. Effective Date. This ordinance shall take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on June 26, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on July 14, 2025 at 7 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk’s Office to the members of the general public who shall request the same.

Debra Rubin, RMC, Clerk