

**ORDINANCE NO. 2022-04
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX, "ZONING", SECTION 20.20002, "ZONING MAP", TO REZONE BLOCK 8, LOT 11 (APPROXIMATELY 3.32 ACRES) AND BLOCK 8, LOT 12.01 (APPROXIMATELY 5.62 ACRES) LOCATED AT ROUTE 130 SOUTH AND OLD CRANBURY ROAD FROM "R-1" RESIDENTIAL DISTRICT TO "NC" NEIGHBORHOOD COMMERCIAL DISTRICT AND SECTION 20-15, "NC NEIGHBORHOOD COMMERCIAL" ZONING DISTRICT OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR in the County of Mercer and the State of New Jersey, that Chapter XX, "Zoning", of the Revised General Ordinances of the Township of East Windsor is hereby amended and supplemented as follows:

SECTION 1. Subsection 20-2.0002, "Zoning Map", is hereby amended as follows:

"20-2.0002 ZONING MAP. The map entitled "East Windsor Township Zoning Map", adopted July 28, 1976, together with all notations thereto and with the revisions and amendments to said map up to and including January 25, 2022, is adopted as the zoning map of the Township of East Windsor, a copy of which is attached hereto and made a part hereof by reference, and which is on file in the office of the municipal clerk."

Note:

The "Zoning Map" is attached at the end of this ordinance. For informational purposes, Block 8, Lots 11 and 12.01 on the Township Tax Map, approximately 8.94 acres situated at the northwest corner of Route 130/Old Cranbury Road intersection, is rezoned into the "NC" Neighborhood Commercial zoning district. A map of the subject portion of East Windsor Township also is attached at the end of this ordinance.

SECTION 2. Subsection 20-15.3, "Conditional Uses," paragraph a. "houses of worship" is deleted.

SECTION 3. Subsection 20-15.4, "Bulk and Area Requirements," "NC Neighborhood Commercial." is amended as follows: See "Schedule of District Regulations" table of this Chapter.

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot Width	Principal Bldg Yards				Acc'y Bldg Setbacks From				% Bldg. Covrg.	% Imprvmt. Covrg.	Bldg. Height in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg.					
NC Nbrhood Commercial All Permitted Uses	<u>40,000</u>	125	60	10	20	30	75	10	10	10	<u>25</u>	<u>70</u>	30	NA	<u>.35</u>

SECTION 4. Add a new Subsection 20-15.5, entitled "Other Requirements," as follows:

20-15.5 *Other Requirements.*

- a. A minimum 15 foot landscaped strip shall be provided along any street.
- b. A minimum 25 foot landscaped buffer shall be provided along any property line which abuts a residential district or any existing residential use.
- c. Driveways shall not be wider than 25 feet at any point and must be at least 10 feet from any side lot line and 100 feet from intersecting street lines.
- d. All buildings shall have a dual pitched, single ridge roof (such as gable, hip, gambrel or mansard roof) with a minimum pitch of one foot (1') vertical to eight feet (8*) horizontal, and no flat roof shall be permitted; provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a faced roof treatment exhibiting the appearance of such a dual pitched, single ridge roof may be permitted if specifically approved by the Board as part of a submitted site plan application for development.

SECTION 3. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

SECTION 4. Severability. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect upon final adoption, publication as required by law and filing with the Mercer County Planning Board, and as provided for by law.

ATTEST:

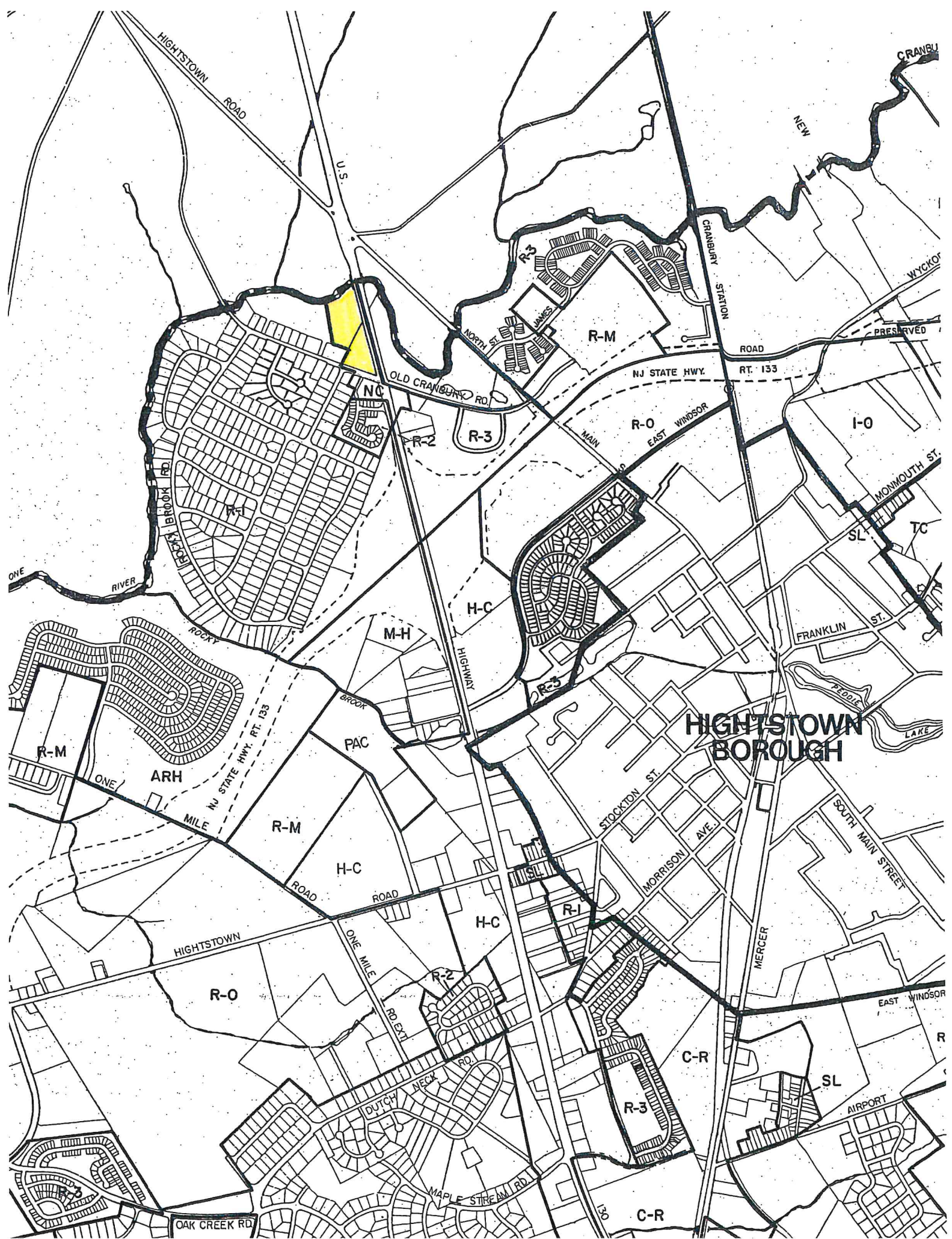
ALLISON QUIGLEY
Municipal Clerk

JANICE S. MIRONOV
Mayor

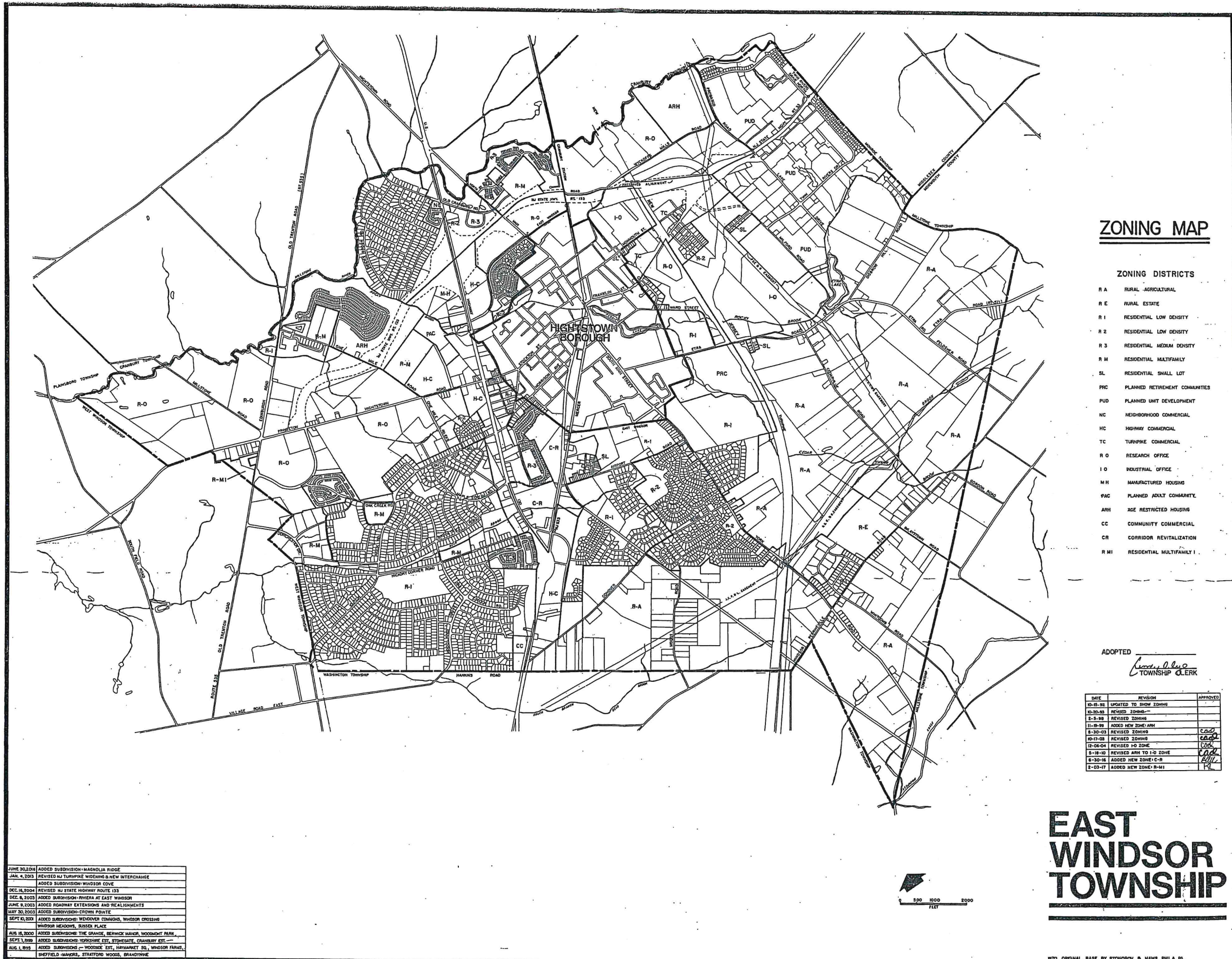
Introduced:

Adopted:

Effective:



**HIGHTSTOWN
BOROUGH**



ZONING MAP

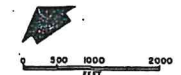
ZONING DISTRICTS

- R A RURAL AGRICULTURAL
- R E RURAL ESTATE
- R 1 RESIDENTIAL LOW DENSITY
- R 2 RESIDENTIAL LOW DENSITY
- R 3 RESIDENTIAL MEDIUM DENSITY
- R M RESIDENTIAL MULTIFAMILY
- SL RESIDENTIAL SMALL LOT
- PRC PLANNED RETIREMENT COMMUNITIES
- PUD PLANNED UNIT DEVELOPMENT
- NC NEIGHBORHOOD COMMERCIAL
- HC HIGHWAY COMMERCIAL
- TC TURNPIKE COMMERCIAL
- R O RESEARCH OFFICE
- I O INDUSTRIAL OFFICE
- M H MANUFACTURED HOUSING
- PAC PLANNED ADULT COMMUNITY
- ARH AGE RESTRICTED HOUSING
- CC COMMUNITY COMMERCIAL
- CR CORRIDOR REVITALIZATION
- R MI RESIDENTIAL MULTIFAMILY I

ADOPTED
[Signature]
 TOWNSHIP CLERK

DATE	REVISION	APPROVED
10-15-92	UPDATED TO SHOW ZONING	
10-20-93	REVISED ZONING	
5-11-98	REVISED ZONING	
11-19-98	ADDED NEW ZONE/ARH	
8-30-03	REVISED ZONING	<i>COB</i>
10-17-03	REVISED ZONING	<i>COB</i>
12-08-04	REVISED I-O ZONE	<i>COB</i>
5-18-10	REVISED ARH TO I-O ZONE	<i>COB</i>
8-10-16	ADDED NEW ZONE/C-R	<i>COB</i>
8-03-17	ADDED NEW ZONE/R-M I	<i>PK</i>

JUNE 30, 2018	ADDED SUBDIVISION: MAGNOLIA RIDGE
JAN. 4, 2013	REVISED NJ TURNPIKE WIDENING & NEW INTERCHANGE
	ADDED SUBDIVISION: WINDSOR COVE
DEC. 16, 2004	REVISED NJ STATE HIGHWAY ROUTE 133
DEC. 8, 2003	ADDED SUBDIVISION: RIVERA AT EAST WINDSOR
JUNE 9, 2003	ADDED ROADWAY EXTENSIONS AND REALIGNMENTS
MAY 30, 2003	ADDED SUBDIVISION: CROWN POINTE
SEPT 8, 2001	ADDED SUBDIVISIONS: WINDOVER COMMONS, WINDSOR CROSSING, WINDSOR MEADOWS, SUSSEX PLACE
AUG 18, 2000	ADDED SUBDIVISIONS: THE GRANGE, BERWICK MANOR, WOODMONT PLAZA
SEPT 1, 1999	ADDED SUBDIVISIONS: TROSPHIRE EST, STONEHILL, CHAMBERLAIN EST.
AUG 1, 1995	ADDED SUBDIVISIONS: WOODS EST, HARMANET RD, WINDSOR FARMS, SHEFFIELD MANORS, STRATTON WOODS, BRANDYWINE



EAST WINDSOR TOWNSHIP

870 ORIGINAL BASE BY STONOROV & HAYS, PHILA. PA.