

**READINGTON TOWNSHIP COMMITTEE
MEETING – December 9, 2014**

Mayor Allen *calls the meeting to order at 8:30 a.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor J. Allen, Mrs. B. Fort, Mr. F. Gatti

ALSO PRESENT: Administrator V. Mekovetz, Attorney S. Dragan

ABSENT: Mr. T. Auriemma

Mayor Allen led those present in the *Salute to the Flag*.

NEW BUSINESS

1. ***AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME TO ADD “ASSISTED LIVING RESIDENCES” TO THE PERMITTED PRINCIPAL USES IN THE SC-4 OVERLAY ZONE; ADD THE SC-4 OVERLAY ZONE TO THE VH VILLAGE HOSPITALITY ZONE; CORRECT THE ZONING MAP WITH RESPECT TO THE EXISTING LOCATIONS OF THE SC-4 OVERLAY ZONE; AND TO REFLECT THE BOUNDARY CHANGE BETWEEN THE VC AND VR ZONES PREVIOUSLY ADOPTED ON MARCH 17, 2014***

Mayor Allen stated that this ordinance was originally listed on the previous meeting’s agenda; however, since it needed some additional work from the Planning Board it was not introduced at that time. Mayor Allen continued that the Planning Board met last night and passed a revised Re-Examination report.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME TO ADD “ASSISTED LIVING RESIDENCES” TO THE PERMITTED PRINCIPAL USES IN THE SC-4 OVERLAY ZONE; ADD THE SC-4 OVERLAY ZONE TO THE VH VILLAGE HOSPITALITY ZONE; CORRECT THE ZONING MAP WITH RESPECT TO THE EXISTING LOCATIONS OF THE SC-4 OVERLAY ZONE; AND TO REFLECT THE BOUNDARY CHANGE BETWEEN THE VC AND VR ZONES PREVIOUSLY ADOPTED ON MARCH 17, 2014

ORDINANCE # 27-2014

WHEREAS, the Township of Readington recognizes the need to provide for a diverse range of housing opportunities for aging residents;

WHEREAS, the Township of Readington finds that certain higher density and supportive residential uses would advance this objective;

WHEREAS, the Township of Readington finds that assisted living residences are an acceptable and desired type of senior citizen housing;

WHEREAS, the Township of Readington finds that the most appropriate districts for such housing are within or near the historic Villages of Whitehouse Station, Three Bridges and Whitehouse, provided that the maximum intensities are consistent with the existing SC-4 regulations (3 du /acre);

WHEREAS, the Township of Readington finds that the SC-4 Overlay Zone is the appropriate district to permit assisted living residences;

Ordinance #27-2014 cont'd:

WHEREAS, the Township of Readington finds that the SC-4 Overlay Zone should be expanded to within the VH Village Hospitality Zone where such uses would be compatible with the historic villages and their character;

WHEREAS, the Township of Readington finds that the current zoning map does not reflect a change in the boundary of the VC and VR districts that was adopted by the Township Committee on March 17, 2014;

WHEREAS, the Township of Readington finds that the current zoning map does not reflect the existing locations of the SC-4 Overlay Zone;

NOW THEREFORE IT BE 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 Article Iv entitled “District Regulations”, contained in Chapter 148 of the Land Use Ordinance of the Township of Readington to add “Assisted Living Residences” to the permitted principal uses in the SC-4 (Senior Citizen-4) Overlay Zone, to add the SC-4 Overlay Zone to the VH Village Hospitality Zone, to correct the zoning map to show the existing locations of the SC-4 Overlay Zone, and to reflect the change to the boundary between the VC and VR zones adopted on March 17, 2014 (Additions are indicated **thus** and deletions are indicated ~~thus~~):

SECTION 1. Sec. 148-27.3. SC-4 Senior Citizen-4 Overlay Zone.

- A. Purpose. The SC-4 Senior Citizen-4 Overlay Zone is an optional designation that may be applied within the VR Village Residential **and VH Village Hospitality** Districts. It is intended to provide an incentive to develop age-restricted housing in the Villages of Whitehouse Station, ~~and Three Bridges, and Whitehouse~~ in order to meet the diverse housing and health care needs of the aging population ~~at densities of up to three dwelling units per acre~~. It provides an opportunity to create compact, multifamily housing in order to reduce land disturbance and preserve open space. The SC-4 Overlay Zone is based on the recommendations of the 2000 Senior Citizen Housing Element of the Master Plan.
- B. Applicability. The SC-4 Overlay Zone may be used as an alternative to the VR Village Residential **or VH Village Hospitality regulations (not in combination with VR or VH)** within the VR **and VH** Districts where the following conditions exist:
- (1) Minimum tract size of seven acres.
 - (2) Public water and sewer is available.
 - (3) All dwellings shall be age-restricted and require that one member of a couple be at least 55 years of age and that no permanent resident may be younger than 19 years old. A member of a couple, at least one of whom is at least 55 years old, may be younger than 55. Notwithstanding, up to 15% of the dwellings in the development may be owned and/or occupied by families, at least one member of which has attained the age of 45, and no permanent resident of the dwelling shall be under 19.
 - (a) Any age-restricted development approved as of the date of this amendment to this section may be amended to provide that a maximum of 15% of the dwellings in said development may be owned and/or occupied by families, at least one member of which has attained the age of 45, and no permanent resident of the dwelling shall be under 19.
 - (b) An owner or developer seeking relief pursuant to this section shall send a written request to appear before the board which originally granted the approval of the development in order to attain approval of the number or percentage of units for which such relief will be granted.

Ordinance #27-2014 cont'd:

- C. Permitted uses. In the SC-4 Overlay Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Apartment dwellings.
 - (2) Assisted-living residences.**
- D. Bulk requirements.
- ~~(1)~~ **Density. The maximum permitted density shall not exceed three dwelling units per acre.**
 - ~~(2)~~ **Maximum number of units in one building: 60.**
 - ~~(3)~~ Highway setback. All structures, including parking, drives, and utilities, shall be at least 200 feet from a state or US highway.
 - ~~(4)~~ Street setback. All structures, including parking, drives, and utilities, shall be at least 100 feet from a county or municipal street.
 - ~~(5)~~ Tract boundary setback. 50 feet for principal structures of 35 feet/2 stories; 100 feet for principal structures of 45 feet/3 stories; 25 feet for parking, drives, accessory structures and utilities.
 - ~~(6)~~ **Minimum tract frontage: 500 feet.**
 - ~~(7)~~ Maximum floor area ratio: .15.
 - ~~(8)~~ Maximum impervious coverage: .30.
 - ~~(9)~~ Principal building height: 45 feet or three stories.
 - ~~(10)~~ Maximum accessory building height: 20 feet or 1 and 1/2 stories.
 - ~~(11)~~ Principal building setback from internal common driveway or street: 25 feet.
 - ~~(12)~~ Minimum distance between buildings: 50 feet.
 - (10) Apartment dwellings.**
 - (a) Density. The maximum permitted density shall not exceed three (3) dwelling units per acre.**
 - (b) Maximum number of units in one building: 60.**
 - (11) Assisted-living residence.**
 - (a) Density. The maximum permitted density shall not exceed three (3) dwelling units or six (6) beds per acre.**
 - (b) Maximum number of units in one building: 60.**
 - (c) Maximum number of beds in one building: 120.**
 - ~~(12)~~ Accessory uses:
 - (a) Community room(s) integrated into a residential building or center in a separate building for the common uses of residents.

Ordinance #27-2014 cont'd:

- (b) Swimming pool for the common use of residents.
- (c) Outdoor recreational facilities, including tennis or other court sports for the common use of residents.
- (d) Off-street parking, including automobile garages.
- (e) Fences, walls, gazebos, mail kiosks and other site furniture.
- (f) Signs.
- (g) Satellite dish and television antennas.
- (h) Maintenance facility.
- (i) Facility management office.
- (j) Social service facility for the benefit primarily of residents, integrated within the principal residential structure.
- (k) Congregate dining facility. **Such a facility shall be accessible to all residents via a fully-enclosed route.**
- (l) Integrated solar energy facilities as regulated in § 148-60.2.
- (m) For assisted-living residence only.**

[1] Personal and medical services integrated into a residential building occupying no more than 30% of the gross floor area.

- (1413)** Minimum open space. Fifty percent of the gross tract area, which shall contain a minimum of 40% of the unconstrained tract area, shall be set aside as open space. The unconstrained tract area shall be defined as the area of the tract that does not contain floodplains, wetlands, 90% of the slopes between 15% and 25% and all slopes greater than 25%, easements (excluding sight triangles), roads, drives and rights-of-way. The stormwater management system for the proposed development may be located in the open space parcel; however, the land area of any detention or retention basin(s) shall not be counted toward the minimum area requirements in this section. Rights-of-way or cartways of any existing or proposed public or private streets shall not be included in the calculation of the minimum required open space area.
- (1514)** Open space lot circle. The open space parcel shall contain a minimum lot circle of 300 feet.
- (1615)** Open space ownership. Open space shall be owned and maintained by an open space organization or other management entity. The developer shall provide for an organization or trust to own and maintain the open space for the benefit of owners or residents of the development. Documents establishing and governing the open space organization or trust shall be in a form that is consistent with § 148-59 of the Readington Township Land Development Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55D-43.
- (1716)** Buffers ~~for senior citizen apartments.~~
 - (a) Required widths.
 - [1] **U.S. or State of New Jersey** Highway: 100 feet.
 - [2] County or local street: 50 feet.

Ordinance #27-2014 cont'd:

[3] Tract boundary: 25 feet.

- (b) Composition. All buffers shall form an opaque visual screen throughout the year and shall be comprised, primarily, of native indigenous plant species, including canopy trees, evergreen trees, understory trees and shrubs. Native meadow grasses or wildflowers shall be utilized in lieu of turf grasses within the buffer area.
- (c) Grading. Buffers for highways and streets shall be graded to establish an earthen mound or berm, having a width at its base that is at least 50% of the width of the buffer. The minimum height of this berm at its highest point shall be three feet, with the average height of the mound being five feet. The berm shall be articulated, both vertically and horizontally, and contoured to blend into the existing base plane in order to suggest a more natural **or agricultural** origin.
- (d) Plantings within the buffer area shall be integrated with the berm.
- (e) Existing vegetation. Existing vegetation located within the buffer areas shall be preserved, with the exception of breaks necessary for permanent site access. Temporary construction access shall not result in the removal of existing vegetation unless it is also planned as a permanent access. Buffer areas containing existing vegetation shall be augmented to comply with the performance standards of this section.

E. Site design standards.

- (1) The site design standards for senior citizen housing (§ 148-79.1) shall apply to all developments within the SC-4 **Overlay Zone**.
- (2) Pedestrian and vehicular access to the pedestrian and vehicular network of the Villages of Whitehouse Station, ~~or Three Bridges,~~ **or Whitehouse** shall be incorporated into the overall development plan.
- (3) Convenient linkages shall be provided between existing mass transportation transfer points and pick-up points that are within 1,000 feet of the subject development or provisions shall be made for the transportation of residents to such locations.
- (4) The arrangement of buildings and other elements on the site shall reflect an overall organization that relates each element to each other in a logical, holistic manner.

F. Building design standards. The purpose of these building design standards is to ensure that the design of ~~multifamily~~ buildings promotes a desirable visual and spatial environment and that the buildings fit within the existing range of vernacular styles within Readington Township.

- (1) Buildings shall have a gable or hipped roof unless waived by the Board. Architecture shall be consistent with the vernacular residential and rural vocabulary and styles found in the villages of Whitehouse Station, Three Bridges, or Whitehouse.**
- ~~(2)~~ All building elevations shall exhibit classical proportions. The characteristics of classicism include symmetry, repetition of elements, expressions of hierarchy to reflect the building uses, and tripartite compositions (base, middle, top).
- ~~(3)~~ Subelements within the facades and individual architectural components (i.e., railings, awnings, columns) shall also conform to the overall classical proportions of the facade.

Ordinance #27-2014 cont'd:

- (34) Principal roof eaves shall project at least two feet beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (45) Primary roofs shall have a minimum pitch of 4/12.
- (56) Secondary roofs may have a pitch below 4/12.
- (67) The transition between a facade and a roof shall have a cornice/frieze that is designed to fit the overall composition of the facade.
- (78) Windows and other openings in the facade shall exhibit a vertical emphasis, in harmony with the overall facade composition. Windows shall be double-hung and operable, with divided lights.
- (89) Within each building elevation, the maximum ratio of windows to wall shall be 50% window to 50% wall. The minimum ratio of window to wall shall be 25% window to 75% wall.
- (910) Balconies and patios shall be designed as integral subcomponents of the building facade. Cantilevered balconies are not permitted.
- (1011) Exterior building materials shall be stone (or cast stone), brick or wood shingles/clapboards. Unfinished wood shall not be visible and shall be painted or finished. Face-nailed members are not permitted.
- (1112) Roof material shall be slate, metal or dimensional asphalt shingles.
- ~~(12) A community room shall be incorporated within each residential building with a minimum floor area of 1,200 square feet and an adjacent outdoor area with a minimum area of 1,000 square feet.~~
- ~~(13) A lobby shall be incorporated within each residential building with a minimum floor area of 900 square feet.~~
- ~~(14) Each floor within each residential building shall contain a laundry room, provided that laundry facilities are not incorporated within all individual apartments.~~
- ~~(15) An elevator shall be provided within each building.~~
- (1613) Individual dwelling units shall meet or exceed minimum design requirements specified by the New Jersey Housing Mortgage Finance Agency or the New Jersey Department of Health and Senior Services, as applicable.
- (14) For apartment dwellings only.
 - (a) A community room shall be incorporated within each residential building with a minimum floor area of 1,200 square feet and an adjacent outdoor area with a minimum area of 1,000 square feet.
 - (b) A lobby shall be incorporated within each residential building with a minimum floor area of 900 square feet.
 - (c) Each floor within each residential building shall contain a laundry room, provided that laundry facilities are not incorporated within all individual apartments.

Ordinance #27-2014 cont'd:

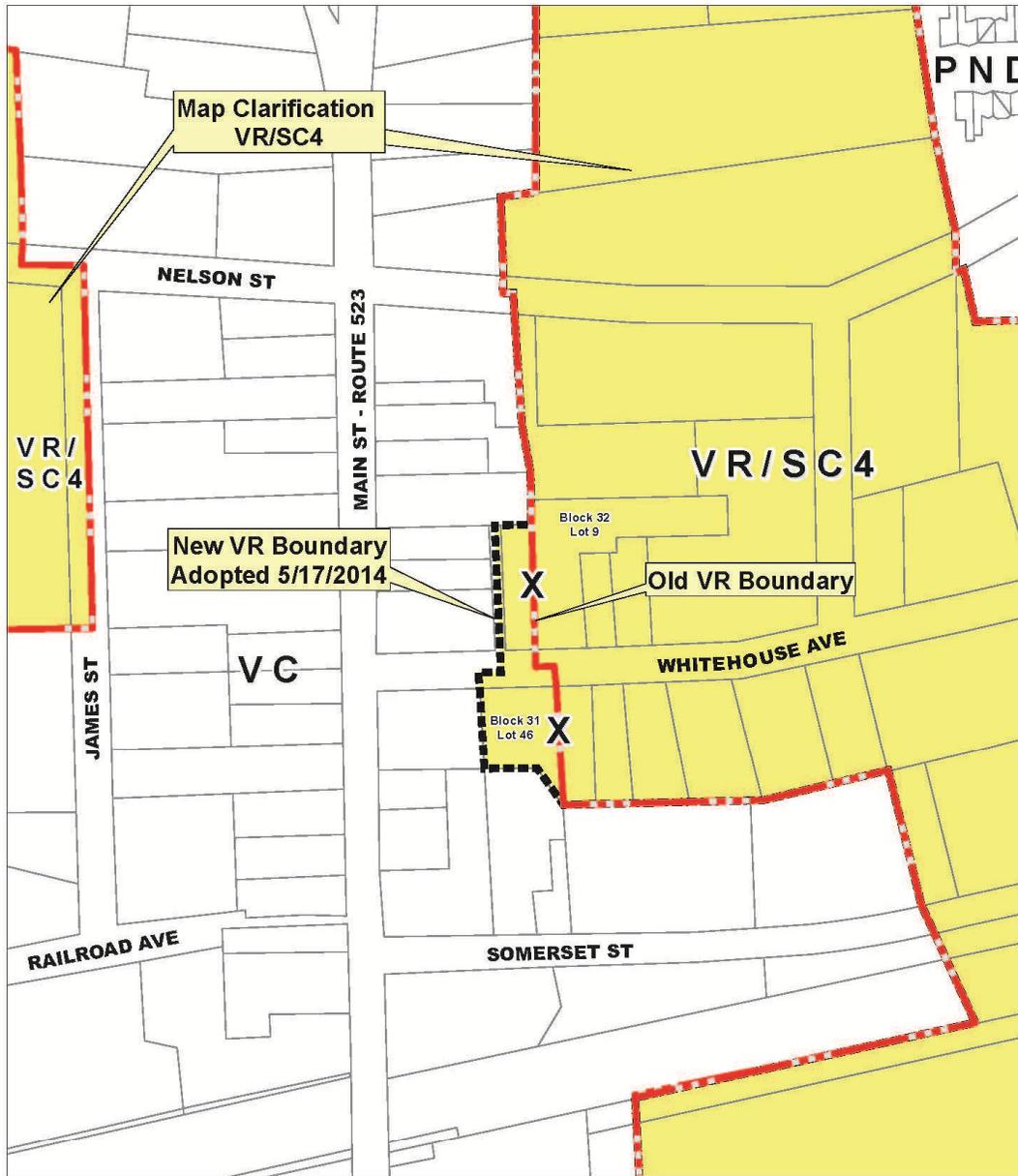
SECTION 2. Exhibits reflecting the proposed changes to the Zoning Map are attached hereto as “Amended Zoning Map dated November, 2014”, “Amended Zoning Maps Areas – VR/VC Zone Boundary Enlargement” and “Amended Zoning Map Areas, dated November, 2014”, respectively, and shall be incorporated into the Zoning Map attached as Exhibit 6 in the “Attachment” section of the Land Use Ordinance, upon adoption of this ordinance amendment.

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

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.



Legend

-  Existing Zone Boundaries
-  New Zone Boundary

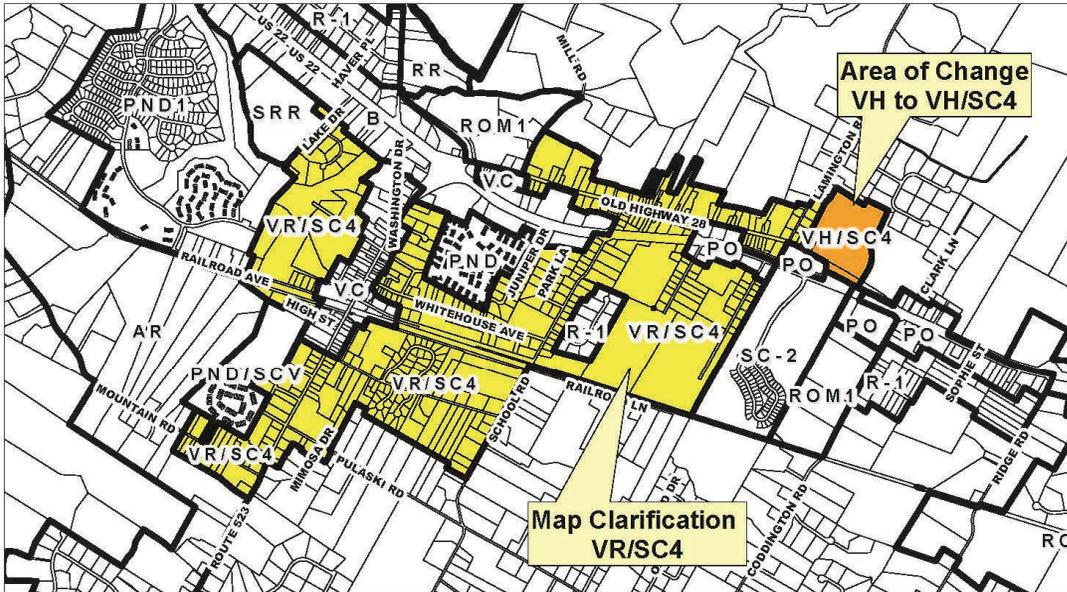
Parcel Source: NJGIN Tax Parcels for Hunterdon County 2013
 Zoning Source: Zoning Map for Readington Township / Clarke Caton Hintz / July 6, 2009



Amended Zoning Map Areas VR/VC Zone Boundary Enlargement

Readington Township, Hunterdon County, NJ November 2014

Clarke Caton Hintz ● ● ●
 Architecture
 Planning
 Landscape Architecture

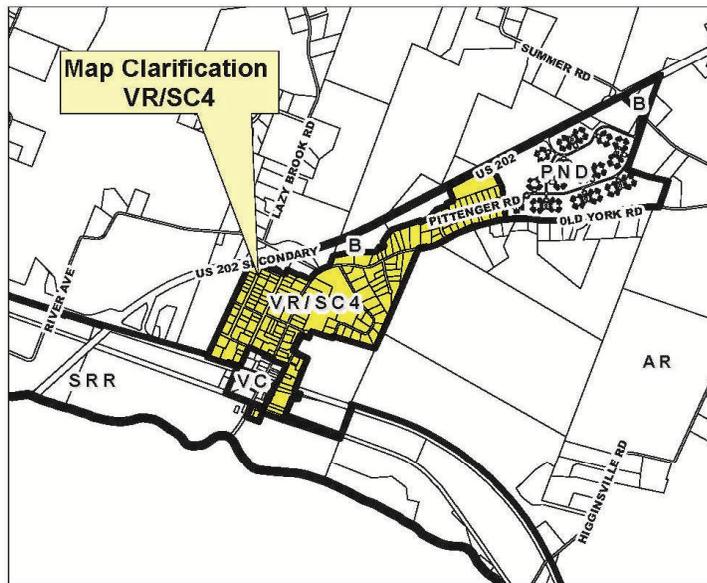


Legend

Zone

- SRR - Special Resource Residential
- AR - Agricultural Residential
- RR - Rural Residential
- VR/SC4 - Village Residential / Senior Citizen 4
- HR - Hamlet Residential
- R-1 - Residential
- PND - Planned Neighborhood Development
- PND1 - Planned Neighborhood Development
- PND/SCV - Planned Neighborhood Dev / Senior Citizen Village
- SC-2 - Senior Citizen 2
- B - Business
- PO - Professional Office
- RO - Research - Office
- ROM1 - Research Office - Manufacturing
- ROM2 - Research Office - Manufacturing
- VC - Village Commercial
- VH/SC4 - Village Hospitality / Senior Citizen 4

- Air Safety and Historic Airport District
- Historic Airport Sub-Area



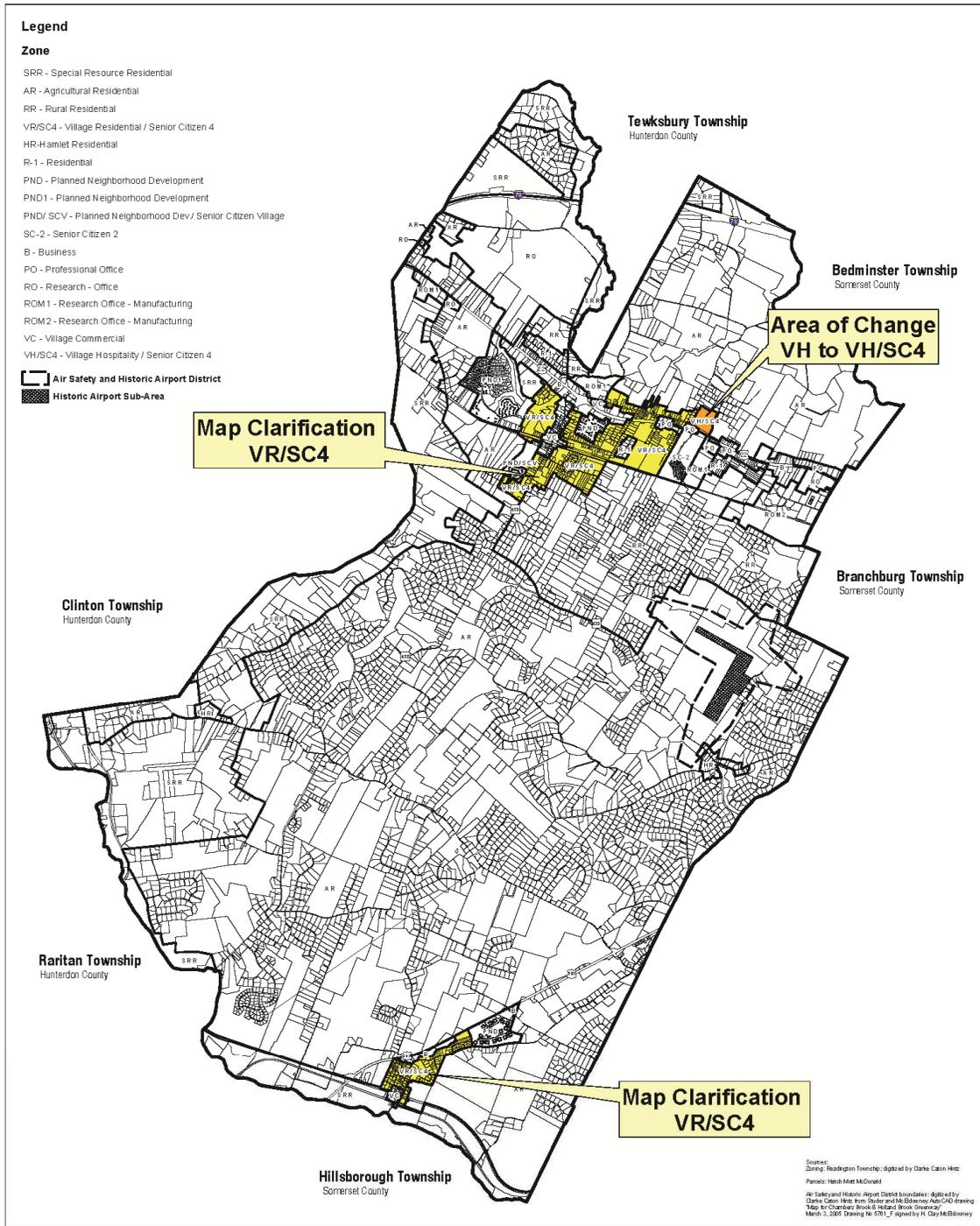
Source:
 Zoning: Readington Township, digitized by Clarke Caton Hintz
 Parcels: Hetch Hetch McDonald
 Air Safety and Historic Airport District boundaries: digitized by
 Clarke Caton Hintz from Ordinance and Map Documents Application
 Map for Chambers Brook & Holland Brook Greenway
 March 2, 2005 Drawing No. 075117, approved by H. Clay McBlowney

Amended Zoning Map Areas

Readington Township, Hunterdon County, NJ November 2014



Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture



Amended Zoning Map
 Readington Township, Hunterdon County, NJ November 2014

A MOTION was made by Mr. Gatti to introduce this ordinance, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

- Mrs. Fort - Aye
- Mr. Gatti - Aye
- Mayor Allen - Aye

The Public Hearing was scheduled for December 22, 2014 at 7:30 p.m.

COMMENTS FROM THE PUBLIC

John Broten, 22 Dogwood Drive, questioned the rationale of introducing this ordinance at a special meeting as opposed to a regularly scheduled meeting. Mr. Broten also asked for clarification on the number of blocks and lots that would accommodate the assisted living residences and if this would allow a property in the Whitehouse Village residential area to be used as an assisted living residence.

COMMENTS FROM THE GOVERNING BODY

Administrator Mekovetz stated that there are some legal documents that require the Deputy Mayor's signature and asked the Committee to appoint a Deputy Mayor for the remainder of 2014.

A MOTION was made by Mr. Gatti to appoint Betty Ann Fort as the Deputy Mayor through December 31, 2014, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

As there was no further business, ***A MOTION*** was made by Mr. Gatti at 8:50 p.m. to adjourn the meeting, seconded by Mrs. Fort with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk