

Introduced: 01/10/2023
Public Hearing: 02/14/2023
Adopted: 02/14/2023

**TOWNSHIP OF TEWKSBURY
HUNTERDON COUNTY, NEW JERSEY
ORDINANCE NO. 04-2023**

**AN ORDINANCE OF THE TOWNSHIP OF TEWKSBURY,
HUNTERDON COUNTY, NEW JERSEY AMENDING SECTION 714.2,
AR-1 AFFORDABLE RESIDENTIAL DISTRICT OVERLAY, OF THE
TOWNSHIP DEVELOPMENT REGULATIONS ORDINANCE**

WHEREAS, the Township of Tewksbury (the “Township”) has a constitutional obligation to provide affordable housing; and

WHEREAS, the Township Planning Board adopted a Housing Element & Fair Share Plan on November 3, 2021; and

WHEREAS, the Housing Element & Fair Share Plan identifies certain property identified as Block 44, Lot 22 on the Township’s official Tax Map as a site for a new 100% affordable housing development, in addition to the two existing 100% affordable developments on the overall tract, and recommends this third area to be rezoned or overlay zoned to permit the envisioned affordable development; and

WHEREAS, on July 12, 2022, the Township Committee adopted Ordinance No. 11-2022 creating the AR-1 Affordable Residential District Overlay, but since that time, the development has been reconfigured due to environmental constraints, which has generated the need to amend the bulk standards.

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Tewksbury, County of Hunterdon, New Jersey, as follows, that:

SECTION 1. The Township Development Regulations Ordinance, Article VII “Zoning Provisions”, Section 714.2 “AR-1 Affordable Residential District Overlay” is hereby amended to add the following underlined text and delete the following text in ~~strikeout~~:

§ 714.2 – AR-1 AFFORDABLE RESIDENTIAL DISTRICT OVERLAY

D. Area, Yard, and Bulk Requirements.

1. For permitted uses:

a. Minimum Lot Area	10 acres
b. Minimum Front Yard (Which Shall be Parallel to Oldwick Road)	60 125 feet
c. Minimum Side Yard (each)	75 100 feet
d. Minimum Rear Yard	500 feet
e. Maximum Building Coverage	10 5%
f. Maximum Lot Coverage	20 15%
g. Maximum Building Height	23 stories and 40 55 feet
h. Maximum Density	46 units
i. <u>Accessory Structure Standards:</u>	
<u>Minimum Front Yard</u>	<u>60 feet</u>
<u>Minimum Side Yard</u>	<u>25 feet</u>
<u>Minimum Rear Yard</u>	<u>250 feet</u>
<u>Maximum Height</u>	<u>20 feet</u>

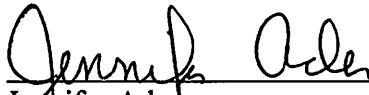
SECTION 2. All actions of the Township taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

SECTION 3. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any remaining part thereof.

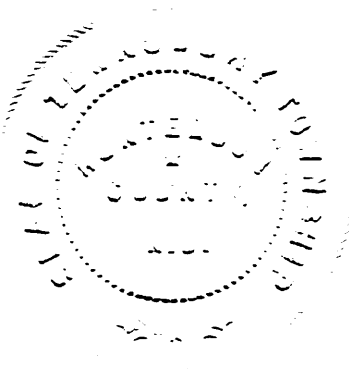
SECTION 4. All Ordinances or parts of Ordinances of the Township of Tewksbury heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This Ordinance shall take effect immediately upon its final passage, approval, and publication as provided by law.

I HEREBY CERTIFY the above to be a true copy of an Ordinance introduced by the Township Committee of the Township of Tewksbury at a duly convened meeting held on January 10, 2023 and adopted on February 14, 2023.



Jennifer Aden
Township Clerk



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