

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND ARTICLE IV
“DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO AMEND
AN INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED
AFFORDABLE HOUSING-2 DISTRICT (ARAH-2)***

Ordinance #10-2024

BE IT ORDAINED by the Mayor and Committee of Readington Township as follows:

Article IV (District Regulations) is hereby amended to amend Chapter 148-27.8 Age-Restricted Affordable Housing-2 (ARAH-2) District for the purposes of allowing the subdivision of the tract for the purposes of differentiating ownership or to facilitate financing of development.

Chapter 148-27.8 Age-Restricted Affordable Housing-2 (ARAH-2) District shall be amended as follows (additions are indicated **thus**, deletions are indicated **thus**):

A. Applicability

The use, bulk, design and performance standards of the ARAH-2 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the ARAH-2 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The ARAH-2 District provides for the municipally-sponsored redevelopment of the zone for 100% affordable housing through the creation of multifamily dwellings consisting of independent age-restricted apartments, independent living supportive apartments and supportive housing group homes. The total number of dwelling units/bedrooms shall be up to 43 and, along with anticipated bonuses, should result in the creation of 63 affordable housing credits. Redevelopment of this zone shall be substantially consistent with the plan entitled “BCUW Readington” consisting of two sheets, dated February 13, 2020 (“Concept Plan”)

C. Permitted Principal Uses.

(1) Affordable, multi-family dwellings consisting of the following:

- (a) Age-restricted housing. Age-restricted dwellings shall be age-restricted to persons 62 and older via deed as defined by the Secretary of HUD as “housing for older persons” pursuant to Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607, and in compliance with the Fair Housing Amendments Act of 1988 and amendments thereto, including but not limited to the Housing for Older Persons Act of 1995.

- (b) Supportive housing for individuals with developmental disabilities, as defined by the State of New Jersey.

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space and public purpose uses.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements **for Tract.**

- (1) Minimum Tract Size: The minimum tract size shall be equal to the ~~tract size~~ **entirety** of Block 22, Lot 66, **after any required dedications for rights-of-way, etc.** All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application. **Further subdivision of the tract to create smaller lots shall be permitted for the purposes of differentiating ownership or financing development and shall not be subject to the requirements of §148-27.8E on an individual basis.**
- (2) Maximum Number of Dwelling Units: 43
- (3) Maximum building height: 35 feet and 2 1/2 stories
- (4) Minimum front yard setback: 20 feet
- (5) Minimum rear yard setback: 20 feet

- (6) Minimum side yard setback: 30 feet
- (7) Maximum impervious coverage: 70%
- (8) Maximum building coverage: 40%

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 50 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: zero feet

G. Open Space.

- (1) Minimum: 10% of the tract area
- (2) The stormwater management elements may be located in open space and the land area of any detention or retention basin shall be counted toward the minimum open space area requirements.

H. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

(1) Building Design.

- (a) Buildings shall have a gable or hipped roof.
- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a

conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than 0.2 foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed 12 feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

- (a) Project identification: There may be a maximum of one permanent freestanding project identification sign located at the entrance to the project. Such sign shall be set back at least three feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed five feet in height.
- (b) Directional Signs: Up to two directional signs shall be allowed at the driveway frontage from which vehicular access is derived. A directional sign shall not exceed four square feet in sign area and shall not exceed four feet in height. A directional sign shall be set back from any lot line by at least three feet.
- (d) Residential building identification: Each residential building may have up to two attached identification signs. The maximum sign area of each shall not exceed six square feet. Such signs shall be integrated within the architecture of the buildings.

I. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 43
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- (4) Affordable dwelling unit household income breakdown:
 - a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income shall not exceed maximum of 50% of all affordable units.
- (5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Age-restricted low- and moderate-income units may utilize a modified bedroom distribution consisting of one- and two-bedroom units, with no three-bedroom units. At a minimum, the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, fifty-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

I hereby certify that the attached ordinance is a true and correct copy of an ordinance entitled ***AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO AMEND AN INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-2 DISTRICT (ARAH-2)*** which was introduced at the meeting of Readington Township Committee on March 18, 2024 adopted at the meeting of the Readington Township Committee on April 15, 2024.

Karin M Parker, RMC
Municipal Clerk

