

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2024-05**

**AN ORDINANCE TO AMEND THE CODE OF THE  
TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT,  
TO CORRECT THE ZONING OF 102-104 AND 106 SOUTH AVENUE WEST**

**WHEREAS**, the governing body has been delegated the power to zone and adopt a Zoning Ordinance under the Municipal Land Use Law (MLUL) NJSA 40:55D-62; and

**WHEREAS**, pursuant to NJSA 40:55D-62.1, the Township Committee of the Township of Cranford, which is the governing body, possesses the power to maintain the essential land use character of the municipality; and

**WHEREAS**, prior to the 2009 Master Plan the property known as Block 401, Lots 2 & 3, commonly known as 102-104 and 06 South Avenue (the “Properties”) were zoned for the B-3 zone, also known as the Neighborhood Business District; and

**WHEREAS**, prior to the 2009 Master Plan the only other B-3 zones included the commercial properties along Centennial Avenue south from Lincoln Avenue, all of which in 2009 was rezoned as either Village Commercial (“VC”) Zone or Neighborhood Commercial (“NC”); and

**WHEREAS**, the 2009 Master Plan recommended the creation of the Office Residential Character (“ORC”) Zone, to include, *inter alia*, the southside of South Avenue from Lincoln Avenue to Washington Place, but not the northside of South Avenue; and

**WHEREAS**, the Properties are sited on the northside of South Avenue and not within the area recommended by the Master Plan for zoning as the new ORC Zone; and

**WHEREAS**, the Properties’ current zoning as ORC is inconsistent with the recommendations and changes adopted with the 2009 Master Plan, which recommendation was not altered by the Master Plan Reexamination in 2019;

**WHEREAS**, the Township Committee wishes to align the zoning for the Property with the intent and purposes of the Master Plan and found that the change is consistent with the Master Plan’s Economic and Non-Residential Goals, including the stated goal to conserve and promote the economic vitality of the Downtown so that the core of Cranford remains healthy, and continue to develop commercial and businesses in the commercial districts; and

**WHEREAS**, it would be therefore consistent with the Master Plan and its goals to zone the Properties for uses consistent with the other parcels previously zoned B-3, , and which are currently zoned as either rezoned either Village Commercial (“VC”) or Neighborhood Commercial (“NC”).

**NOW, THEREFORE**, be it ordained by the Township Committee of the Township of Cranford, Union County, State of New Jersey, as follows:

**SECTION 1.** The property identified on the Cranford Tax Map as Block 401, Lots 1 and 2, commonly known as 102-104 and 106 South West Avenue is hereby removed from the Office Residential Character (ORC) District and instead designated as within the Village Commercial (“VC”) District.

**SECTION 2.** Chapter 255, Attachment 2 – Zoning Map shall be updated and revised to reflect the Zones and amendments enacted by this Ordinance.

**SECTION 3.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Cranford, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Cranford are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4.** This Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

Introduced: February 6, 2024

Amended: March 5, 2024

Adopted: April 9, 2024

Approved:

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Brian Andrews, Mayor  
Township Committee

Attest:

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Patricia Donahue, RMC  
Municipal Clerk

<b>RECORDED VOTE</b>	<b>INTRODUCED</b>	<b>AMENDED</b>	<b>ADOPTED</b>
Brian Andrews	Aye	Aye	Aye
Terrence Curran	Aye	Aye	Aye
Paul A. Gallo	Aye	Aye	Aye
Kathleen Miller Prunty	Aye	Aye	Aye
Gina Black	Aye	Aye	Aye