

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE NO. 2018-16

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD,
CHAPTER 255, LAND DEVELOPMENT, §255-39 CONDITIONAL USES**

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranford, in the County of Union, State of New Jersey, that:

SECTION 1. Chapter 255, Article V Zoning, Section 255-39 Conditional Uses, Subsections B.(9) and B(10) are hereby amended to delete their respective cross-references to § 240-1 of the Township Code.

SECTION 2. Chapter 255, Article V Zoning, Section 255-39 Conditional Uses, Subsections B.(9) and B(10) are hereby amended to read as follows:
§ 255-39 Conditional uses.

B. Specific conditions for conditional uses.

(9) Convenience stores.

(a) Shall be located at least 100 feet from any residential district.

~~(b) Hours of operation shall be in accord with § 240-1 of the Township Code.~~

~~(eb)~~ Shall provide on-site parking.

(10) Convenience stores with gasoline sales.

(a) The minimum lot size shall be 60,000 square feet.

(b) The lot shall have a minimum of 200 feet of frontage along a state or county roadway.

(c) Any overhead canopy serving the gas fueling positions shall be set back a minimum of 30 feet from a public right-of-way.

(d) The maximum impervious coverage shall be 80%.

(e) The maximum height shall be 35 feet for principal buildings and 30 feet for the canopy.

(f) An average fifteen-foot landscaped buffer shall be provided along any residential zone boundary line; however, in no event shall said buffer area be less than 10 feet at any such location.

(g) No auto repair or service, other than gasoline sales, shall be permitted.

(h) No tractor trailer diesel fuel sales shall be permitted.

(i) Canopies shall have a pitched roof with a change in elevation of at least seven feet from the bottom to the top most point of the roofline.

(j) The subject property shall be located a minimum of 100 feet from any residential district as measured from the perimeter of the lot line.

(k) Shall provide off-street parking in accordance with § 255-44.

~~(l) Hours of operation shall be in accord with § 240-1 of the Township Code.~~

~~(m)~~ No sale, leasing, or rental of any vehicles shall be permitted.

~~(nm)~~ The walls of the principal structure shall be at least 25 feet from the side and rear lot lines and at least 40 feet from a street right-of-way line.

~~(om)~~ All exit and entrance drives shall be at least 10 feet from any adjoining property line and 20 feet from the corner of an intersecting public street.

~~(po)~~ Any fuel or air pump and filler pipe shall be located 25 feet from any property line.

WHEREAS, all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

WHEREAS, if any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

This ordinance shall take effect upon final passage and publication in accordance with law.

Introduced:
Adopted:

APPROVED:

Thomas H. Hannen, Jr., Chairman
Township Committee

Attest:

Patricia Donahue, RMC
Township Clerk

RECORDED VOTE **INTRODUCTED** **ADOPTED**