

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2023-08**

**AN ORDINANCE TO AMEND THE CODE OF THE  
TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT,  
TO BAN SHORT TERM RENTALS FROM RESIDENTIAL DISTRICTS**

**WHEREAS**, pursuant to N.J.S.A. 40:55D-62, the New Jersey State Legislature has vested municipalities with the authority to adopt and amend zoning ordinances; and

**WHEREAS**, the Township of Cranford (the “Township”) has adopted zoning ordinances setting forth permitted and prohibited uses in residential zones throughout the Township for the purpose of maintaining and preserving the public health, safety and welfare of its residents; and

**WHEREAS**, the Town desires to and currently does prohibit certain business uses in residential districts, including short-term stay businesses that are inconsistent with and detrimental the public health, safety and welfare when in close proximity to districts otherwise dedicated exclusively to residential uses, including but not limited to negative impacts due to sanitation, overcrowding, illegal parking, traffic, noise, density, and security issues that can arise in connection with commercial uses defined by frequent occupant turnover; and

**WHEREAS**, the Township desires to update and clarify those existing prohibitions to reflect changes in the marketplace that could cause ambiguity as to the permitted and prohibited uses in residential districts.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford, Union County, State of New Jersey as follows:

**SECTION 1:** Chapter 255, Article I, General Provisions, Section 1 is hereby amended as follows:

§ 255-1. Purposes; definitions

A. ...

B. Definitions.

(1) For the purpose of this chapter, unless the context clearly indicates a different meaning, the term "shall" indicates a mandatory requirement, and the term "may" indicates a permissive

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action. The singular shall also mean the plural, and "person" shall also mean other legal entities.

(2) As used in this chapter, the following terms shall have the meanings indicated:

...

SHORT-TERM RENTAL (STR): the rental for compensation of any dwelling unit rented in whole or in part thereof for the purposes of overnight lodging for a period of less than 30 consecutive days. A short-term rental shall not include an owner-occupied dwelling unit that is leased or subleased for a period of less than 30 consecutive days no more than four times in any twelve-month period.

....

**SECTION 2:** Chapter 255, Article V. Zoning, Section 36 is hereby amended as follows:

§255-36. Use regulations.

The use regulations applicable to each zone district within the Township of Cranford are as follows. (Note that "PPU" is permitted principal use; "CU" is conditional use.)

A. Residential Districts

(1) Principal permitted and conditional uses.

Uses	Districts Where Permitted								
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-SC-1
Community residences for developmentally disabled.	PPU	PPU	PPU	PPU	PPU	—	—	—	—
Community shelters for victims of domestic violence	Permitted in all zones								
Family day-care homes	Permitted in all zones								
Detached 1-family dwellings	PPU	PPU	PPU	PPU	PPU	—	—	—	—
Detached 2-family dwellings	—	—	—	—	PPU	—	—	—	—
Semidetached 1-family dwellings	—	—	—	—	CU	PPU	CU	—	—
Attached 1-family dwellings	—	—	—	—	CU	PPU	CU	—	—
Garden apartment dwellings	—	—	—	—	—	—	PPU	CU	—
Apartment dwellings	—	—	—	—	—	—	—	PPU	—
<u>Short-term rental (STR)</u>	<u>Not permitted in any zones</u>								

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Farms	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU
Farm stands	CU	CU	CU	CU	CU	CU	CU	CU	CU
Country clubs and private swimming clubs	PPU	—	—	—	—	—	—	—	—
Institutional and public uses	CU	CU	CU	CU	CU	CU	CU	—	—
Essential services	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU

(2) Accessory uses.

...

B. Business districts.

(1) Principal permitted and conditional uses.

Uses	Districts Where Permitted			
	D-C	D-B	D-T	VC
Advertising agencies and website design companies	CU	CU	PPU	CU
Antique stores	PPU	PPU	PPU	PPU
Apparel and accessory stores	PPU	PPU	PPU	PPU
Apparel embroidery and printing stores	PPU	PPU	PPU	PPU
Appliance and electronic service, supply and repair shops	CU	CU	PPU	CU
Art galleries	PPU	PPU	PPU	PPU
Artist and artisan studios and workshops	PPU	PPU	PPU	PPU
Bakeries	PPU	PPU	PPU	PPU
Banks and financial institutions	CU	PPU	PPU	PPU
Banks and financial institutions with drive-through services	—	CU	CU	—
Bars and taverns	PPU	PPU	—	—
Beauty and barber shops	PPU	PPU	PPU	PPU
Bed-and-breakfast hotel	CU	CU	—	CU
Bicycle repair and sales shops	PPU	PPU	PPU	PPU
Building supply, garden and hardware stores	PPU	PPU	PPU	PPU
Camera and photo supply stores	PPU	PPU	PPU	PPU
Candy stores	PPU	PPU	PPU	PPU
Child-care centers	PPU	PPU	PPU	PPU
Coffee shops	PPU	PPU	PPU	PPU

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Convenience stores	CU	CU	CU	CU
Cooking schools	PPU	PPU	PPU	PPU
Dance and theatrical studios	PPU	PPU	PPU	PPU
Delicatessens	PPU	PPU	PPU	PPU
Educational services	PPU	PPU	PPU	PPU
Essential services	PPU	PPU	PPU	PPU
Eyeglass sales and repair	PPU	PPU	PPU	PPU
Florists	PPU	PPU	PPU	PPU
Fruit and vegetable stores	PPU	PPU	PPU	PPU
Funeral homes	—	CU	CU	CU
Furniture stores	—	PPU	PPU	—
Gasoline service stations	—	CU	CU	—
Gift, card and novelty shops	PPU	PPU	PPU	PPU
Grocery stores	PPU	PPU	PPU	PPU
Hobby and game shops	PPU	PPU	PPU	PPU
Home furnishing stores	PPU	PPU	PPU	PPU
Household appliance sales	—	PPU	PPU	—
Hotels	CU	CU	—	—
Institutional and public uses	CU	CU	CU	CU
Insurance agents and brokers	CU	CU	PPU	CU
Jewelry stores	PPU	PPU	PPU	PPU
Laundry and dry-cleaning services	PPU	PPU	PPU	PPU
Liquor and package goods stores	PPU	PPU	PPU	PPU
Luggage and leather goods stores	PPU	PPU	PPU	PPU
Museums and art galleries	PPU	PPU	PPU	PPU
Musical instrument sales, rentals and repair shops	PPU	PPU	PPU	PPU
New and used bookstores	PPU	PPU	PPU	PPU
New and used vehicle sales dealers	—	CU	—	—
Offices (professional, business, administrative)	CU	CU	PPU	PPU
Office, professional in dwellings	—	CU	PPU	PPU
Office supply and support stores	PPU	PPU	PPU	PPU
Paint and wallpaper stores	PPU	PPU	PPU	PPU
Party goods stores	PPU	PPU	PPU	PPU
Performing arts studios	CU	CU	PPU	—
Pet groomers, supply and purchase stores	PPU	PPU	PPU	PPU
Pharmacies	PPU	PPU	PPU	PPU
Photography studios	PPU	PPU	PPU	PPU

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Physical fitness studios, gyms, yoga and martial arts instruction	PPU	PPU	PPU	PPU
Picture framing	PPU	PPU	PPU	PPU
Printing and publishing services	CU	CU	PPU	CU
Public and private garages (structured parking)	CU	CU	PPU	—
Religious goods stores	PPU	PPU	PPU	PPU
Residential apartments	CU	CU	CU	CU
	PPU*	PPU*	PPU*	
Restaurant	PPU	PPU	—	PPU
Secondhand and consignment stores	PPU	PPU	PPU	PPU
Security brokers	CU	CU	PPU	CU
Shoe and luggage repair	PPU	PPU	PPU	PPU
<u>Short-term rentals</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>
Sidewalk cafes	PPU	PPU	PPU	PPU
Social service agencies	CU	CU	CU	—
Spa, nail and hair salons	PPU	PPU	PPU	PPU
Sporting goods stores	PPU	PPU	PPU	PPU
Stationary stores	PPU	PPU	PPU	PPU
Tax return preparation service	CU	CU	PPU	—
Theaters	CU	PPU	—	CU
Trophy shops	PPU	PPU	PPU	PPU
Veterinarian office	CU	CU	CU	—
Watch and clock repair	PPU	PPU	PPU	PPU
Web-based retailers	—	—	PPU	—

\* in corresponding Overlay District.

(2) Accessory uses.

...

C. Office districts.

(1) Principal permitted and conditional uses.

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### Districts Where Permitted

Uses	O-1	O-2	ORC <sup>1</sup>	NC
Artist and artisan studios and workshops	—	—	PPU	PPU
Banks and financial institutions	—	CU	CU	CU
Beauty and barber shops	—	—	—	PPU
Business and administrative offices	PPU	PPU	PPU	PPU
Child-care centers	Permitted in all zones			
Convenience stores	—	—	—	PPU
Data processing and computer firms	PPU	PPU	PPU	—
Essential services	PPU	PPU	PPU	PPU
Existing one- and two-family residential dwellings as of 2014 subject to the R-5 Zone standards	—	—	PPU	PPU
Funeral homes	—	PPU	PPU	—
Gasoline service stations	—	—	—	CU
Institutional and public uses	CU	CU	CU	CU
Nursing homes, long-term care facilities and rehabilitation centers	PPU	—	—	—
Pharmacies	—	—	—	PPU
Physical fitness studios, gyms, yoga and martial arts instruction	—	—	—	PPU
Professional offices in dwellings	CU	CU	PPU	PPU
Research laboratories	PPU	PPU	—	—
Residential uses	—	—	CU	CU
Restaurants	—	—	CU	CU
<u>Short-term rentals</u>	—	—	<u>CU</u>	—
Tax return services	—	—	—	PPU
Veterinarian office	—	PPU	—	PPU

(2) Accessory uses.

...

**SECTION 3:** Chapter 255, Article V. Zoning, Section 39 is hereby amended as follows:

§255-39. Conditional uses.

A. General. All conditional uses shall be subject to site plan review. A conditional use shall not be approved unless it is found that it meets all the requirements of this chapter, does

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<sup>1</sup> Development in the ORC District is subject to supplemental use regulations found in §255-37J.

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not substantially impair the use and enjoyment of surrounding properties and does not substantially impair the character of the surrounding area.

B. Specific conditions for conditional uses.

(1) Advertising agencies.

...

(23) Short-term rentals (STR).

(a) No STR use is permitted on the ground floor of any building.

(b) All STR uses must maintain compliance with all annual permitting requirements and health regulations consistent with the Township of Cranford Municipal Code.

(c) The use shall be located within a one-thousand-foot walking distance of a parking lot or an enclosed parking facility in which space is leased for tenant use or within a one-thousand-foot walking distance of Cranford Station.

(d) All STRs shall be equipped with a sprinkler and fire alarm systems in accordance with the Township of Cranford Fire Prevention Code.

(e) No STR occupant shall use the premises at any time for any commercial or social event.

(f) An STR's compliance with the specific conditions of this Section 255-39 shall not override any contractual limitation or prohibition on a dwelling unit's use as an STR.

**SECTION 4.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**SECTION 5.** 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 6.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Union County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15.

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**SECTION 7.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Cranford for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

**SECTION 8.** This Ordinance shall take effect immediately upon (1) adoption and publication in accordance with the laws of the State of New Jersey; (2) filing of the final form of adopted ordinance by the Clerk with (a) the Union County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduced: June 20, 2023

Adopted: August 8, 2023

Approved:

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Brian Andrews, Mayor

Attest:

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Patricia Donahue, RMC  
Municipal Clerk

<b>RECORDED VOTE</b>	<b>INTRODUCED</b>	<b>ADOPTED</b>
Brian Andrews	Aye	Aye
Terrence Curran	Aye	Aye
Paul Gallo	n/a*	Aye
Kathleen Miller Prunty	Aye	Aye
Gina Black	Aye	Aye

\*Commissioner Gallo was appointed to the Township Committee on June 20, 2023; he attended his first Official Meeting on July 10, 2023

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