

**TOWNSHIP OF CRANFORD**  
**CRANFORD, NEW JERSEY**  
**ORDINANCE NO. 2018-13**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD,  
CHAPTER 255 LAND DEVELOPMENT, ARTICLE V ZONING, SECTION 255-35D  
"YARD REGULATIONS"**

**WHEREAS**, Township Committee of the Township of Cranford, New Jersey adopted a comprehensive Land Development Ordinance (“LDO”) for the Township of Cranford; and

**WHEREAS**, §255-35D of the Code of the Township of Cranford provides for exceptions to nonconforming front porches and uncovered steps on residential properties in residential zones.

**WHEREAS**, it is desired to include all currently pre-existing, legal nonconforming uncovered front steps in required front yard areas on residential properties as permitted to be reconstructed without change to dimensions or footing locations.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford as follows:

**SECTION 1.** Chapter 255, Article V Zoning, Section 255-35D.3 is hereby amended as follows:

§255-35D(3) Yard Regulations

(3) Uncovered steps only may project up to five feet into a required front or rear yard. If the existing front yard setback is nonconforming, uncovered steps may be reconstructed in their existing locations and footprints, but not increased further in size or encroach further into the required front yard area.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 3.** 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.

**SECTION 4.** This ordinance shall take effect upon final passage and publication in accordance with law.

Introduced:

Adopted:

Approved:

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Thomas H. Hannen, Jr.  
Chairman, Township Committee

Attest:

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Patricia Donahue, RMC  
Municipal Clerk

Recorded Vote  
Thomas H. Hannen, Jr.  
Ann Dooley  
Jean-Albert Maisonneuve  
Patrick F. Giblin  
Mary O’Connor

Introduced

Adopted