TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY

ORDINANCE NO. 2018-14

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT, ARTICLE IV DESIGN STANDARDS, SPECIFIC, SECTION 255-26G "CIRCULATION, DRIVEWAYS, PARKING AND LOADING AND UNLOADING REQUIREMENTS"

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

WHEREAS, §255-26G *Circulation, Driveways, Parking and Loading and Unloading Requirements* of the Code of the Township of Cranford provides design standards for the construction of driveways for one- and two- family residences in the township; and

WHEREAS, it is desired to introduce a front yard parking ordinance prohibiting parking directly in front of principal structures on one- and two- family properties.

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

WHEREAS, it is also desired to remove the requirement for granite block curbing for driveways for one- and two- family residences.

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

SECTION 1. Chapter 255, Article IV Development Requirements and Standards, Section 255-26G(3)a is hereby amended as follows:

§255-26G(3)a Minimum setbacks and area requirements for parking areas.

(a) Location of parking. No required off-street parking area shall be located in a minimum required setback as set forth in the minimum setbacks for parking areas found below except for driveways used solely for access to parking areas. Driveways for one and two- family residences are exempt from providing a driveway setback, except new construction driveways in locations where a driveway previously did not exist. All currently existing driveways as of the date of the passing of this chapter are considered pre-existing, nonconformities that are permitted to be repaved, however the repaving cannot result in a nonconforming driveway setback becoming less conforming.

§255-26G(3)a.4 delete

SECTION 2. Chapter 255, Article IV Development Requirements and Standards, Section §255-26G(8) is hereby amended as follows:

§255-26G(8) (g)

(g) Parking areas, loading areas and driveways shall be curbed with granite block. One- and two-family residences are exempt from this requirement.

§255-26G(8) (h)

(h) Driveways and parking areas for one- and two-family residences shall be paved from the driveway apron to the front building setback line, but not directly in front of the principal structure, except circular driveways constructed to the standards herein. The remainder shall be improved either with paving or with washed gravel or stone not

exceeding 3/4 inch. The maximum permitted width of such driveways shall be 10 feet or 1/3 the lot width, whichever is greater, but in no case shall the width of any driveway exceed 26 feet. Circular driveways shall not exceed 15 feet in width. Parking shall only be permitted on a driveway or an improved parking area.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. 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 5. 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
Municipal Clerk

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