

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE 2019-12**

**AN ORDINANCE TO IMPLEMENT CERTAIN RECOMMENDATIONS FROM  
TOWNSHIP OF CRANFORD’S MASTER PLAN REEXAMINATION REPORT  
PERTAINING TO PART II GENERAL LEGISLATION, CHAPTER 255 LAND  
DEVELOPMENT, ATTACHMENT 2 AND PART II GENERAL LEGISLATION,  
CHAPTER 255 LAND DEVELOPMENT, ARTICLE V ZONING SECTION 39(B)(22)**

**WHEREAS**, Pursuant to N.J.S.A. 40:55D-89, New Jersey Municipal Land Use Law requires that each municipality in the State of New Jersey reexamine its Master Plan and development regulations at least every ten years; and

**WHEREAS**, on September 18, 2019, the Township of Cranford Planning Board adopted a Reexamination Report memorializing the findings and recommendations arising out of the Planning Board’s reexamination of the Township’s Master Plan; and

**WHEREAS**, the Reexamination Report proposed certain changes to Township of Cranford’s land use regulations including to reevaluate residential zoning to simplify and better reflect the existing housing stock in each zone; and

**WHEREAS**, the Reexamination Report specifically recommends a rezoning of a portion of the R-6 Zone near Bloomingdale Avenue to reflect existing conditions and maintain consistency with the Township’s Land Use Plan; and

**WHEREAS**, the Reexamination Report specifically recommends providing sufficient parking in the downtown as it continues to develop and that the downtown contain the greatest density and intensity of use; and

**WHEREAS**, the Township Committee desires to implement these specific recommendations promptly and without further delay.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford that the Municipal Code for the Township of Cranford be amended as follows:

**SECTION 1: Part II General Legislation, Chapter 255 Land Development, Attachment 2**, the Zoning Map, as defined in Section 255-35B, is hereby amended to reflect that Blocks 294, 295, 300, 302, and 324 and Block 299, Lots 1.01, 1.02 and 1.03 shall be part of the R-3 Zone, as exemplified in the attachment hereto.

**SECTION 2: Part II General Legislation, Chapter 255 Land Development, Article V Zoning Section 39(B)(22)** is hereby amended as follows:

**§ 255-39. Conditional Uses.**

    . . .  
    B. Specific conditions for conditional uses.

    . . .  
    (22) Residential uses.

- (a) Each apartment shall have its own entrance to a hallway, staircase or to the exterior.
- (b) The ground floor entrance to the apartment unit or units shall be separate from the entrance to the ground floor use.
- (c) The applicant or developer shall provide credible evidence to the satisfaction of the reviewing board that sufficient parking spaces are available and/or reserved in either public or private off-street parking lots for the overnight parking of vehicles of the prospective tenants of the apartment or apartments.

**EXPLANATION** – Matter struck through ~~thus~~ in the above Ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is new matter.

- (d) Such apartments shall be a minimum of 700 square feet or one-room studio or efficiency apartments and 150 square feet for each additional bedroom, but in no case contain more than two bedrooms.
- (e) No boarders shall be permitted to occupy such apartments, nor shall any portion of the space within the apartment be sublet or rented out for any time period.
- (f) A minimum lot size of 5,000 square feet is required.
- (g) A gross density shall not exceed ~~20~~ 10 units per acre.
- (h) A principal nonresidential use must be located on the ground floor of the building.

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

**SECTION 4.** This ordinance will take effect upon publication after final passage as required by law.

Introduced:

Adopted:

Approved:

\_\_\_\_\_  
 Patrick F. Giblin  
 Chairman, Township Committee

Attest:

\_\_\_\_\_  
 Patricia Donahue, RMC  
 Municipal Clerk

Recorded Vote

Introduced

Adopted

**EXPLANATION – Matter struck through ~~thus~~ in the above Ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is new matter.**