

TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY

ORDINANCE NO. 2021-07

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD,  
CHAPTER 255, ARTICLE V, USE REGULATIONS FOR THE NEIGHBORHOOD  
COMMERCIAL ZONE

**WHEREAS**, the Township of Cranford has established Chapter 255 of the Township Code as its Land Development Ordinance guiding the type and means of development;

**WHEREAS**, Chapter 255, Article V establishes the zoning requirements for the Township including subsection 255-36 – Use Regulations, defining principal permitted, conditional, and non-permitted uses throughout the Township by zoning district;

**WHEREAS**, the Township’s Use Regulations are meant to ensure compatible development and establishment of commercial businesses where appropriate;

**WHEREAS**, the Township’s professional staff continually reviews existing regulations for inconsistencies and conflicts so as to improve the Township’s practice of effective land use regulation;

**WHEREAS**, it has been identified that the Township’s Neighborhood Commercial (NC) district has notable compatible uses that are not currently permitted as-of-right within the district;

**WHEREAS**, it is in the best interest of the municipality and its residents to make it possible for a greater variety of compatible businesses in the Neighborhood Commercial District;

**NOW, THEREFORE, BE IT ORDAINED** that the Township Committee of the Township of Cranford hereby amends §255-36C to include bakeries, coffee shops, delicatessens, and florists, all of which are uses currently defined in the Zoning Ordinance, as Principal Permitted Uses in the Neighborhood Commercial District, as follows:

**SECTION 1.** Chapter 255, Article V, 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.

...

C. Office districts.

(1) Principal permitted and conditional uses.

Uses	O-1	O-2	ORC <sup>1</sup>	NC
Artist and artisan studios and workshops	--	--	PPU	PPU
<u>Bakeries</u>	--	--	--	<u>PPU</u>
Banks and financial institutions	--	CU	CU	CU
Beauty and barber shops	--	--	--	PPU
Business and administrative offices	PPU	PPU	PPU	CU
Child-care centers	Permitted in all zones			
<u>Coffee shops</u>	--	--	--	<u>PPU</u>
Convenience stores	--	--	--	PPU
Data processing and computer firms	PPU	PPU	PPU	--
<u>Delicatessens</u>	--	--	--	<u>PPU</u>
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
<u>Florists</u>	--	--	--	<u>PPU</u>
Funeral homes	--	PPU	PPU	--
Gasoline service stations	--	--	--	CU
Institutional and public uses	CU	CU	CU	CU

**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.

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	--	--	--	PPU
Tax return services	--	--	--	PPU
Veterinarian office	--	PPU	--	PPU

Notes:

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

(2) Accessory uses.

...

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

**SECTION 3.** Upon final passage and publication according to law, this ordinance shall become effective immediately.

Introduced: March 30, 2021  
 Adopted: May 11, 2021

Approved:

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Kathleen Miller Prunty  
 Chairman, Township Committee

Attest:

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Patricia Donahue, RMC  
 Municipal Clerk

Recorded Vote	Introduced	Adopted
Kathleen Miller- Prunty	Aye	Aye
Brian Andrews	Aye	Aye
Jason Gareis	Aye	Aye
Thomas Hannen, Jr.	Aye	Aye
Mary O’Connor	Aye	Aye

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