

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

ORDINANCE # 04-13-13

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 150, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF CRANBURY BY CORRECTING A TYPOGRAPHICAL ERROR IN SECTION 150-24 PERTAINING TO THE RO/LI RESEARCH OFFICE AND LIGHT INDUSTRIAL ZONING DISTRICT AND BY ALTERING CERTAIN BULK REQUIREMENTS PERTAINING TO PLANNED INDUSTRIAL PARKS IN SAID RO/LI DISTRICT.

WHEREAS, on February 21, 2013, the Cranbury Township Planning Board adopted an amendment to the Land Use Plan Element of the Cranbury Township 2010 Master Plan; and

WHEREAS, the purpose of the amendment is “to reexamine the permitted uses and development standards of the non-residential zones along the Route 130 Corridor in Cranbury Township, and to recommend changes that will spur new development and redevelopment that will promote the purposes of the Cranbury Master Plan and the Municipal Land Use Law”; and

WHEREAS, the amendment *inter alia* recommends revising certain bulk requirements pertaining to planned industrial parks in the RO/LI Research Office and Light Industrial zoning district; more specifically, the amendment “recommends that the prescribed minimum requirement for uses other than warehouses and light industrial use for planned industrial parks in the RO/LI Research Office and Light Industrial District—set at 30% of total floor area—be deleted [,]” for the following reason:

Due to changes in the market for office uses in particular, nationally, regionally and within Cranbury itself, where office vacancies have increased, and where virtually no new office developments have occurred, the lifting of such a restriction is keyed to spur development in such industrial parks. In both research and/or flex space, the percentage of non-industrial or non-warehouse—that is office space—is much closer to 3% or 5%, not 30%. There are still a number of vacant or underutilized parcels in the RO/LI zone along the Route 130 Corridor that could benefit from such a change. In planned industrial parks the mix of uses should be left to the discretion of the developer. Under this scenario, the market, rather than the Cranbury [Land Development Ordinance], will dictate which of the permitted uses is best suited to a particular tract of land, especially along the Route 130 Corridor in the Township.

and

WHEREAS, the Township Committee agrees with the above-referenced recommendation of the Planning Board set forth in the amendment and wishes to implement said recommendation; and

WHEREAS, the Township Committee finds that doing so will further general health, safety, morals and welfare of the Township's residents and business owners and will benefit the public; and

WHEREAS, the section of Chapter 150 pertaining to development in the RO/LI district also contains a typographical error that needs to be corrected;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

Section 1. Section 150-24 revised to correct typographical error. Paragraph (3), "Planned industrial parks" of Subsection A, "Permitted uses" of section 150-24, "Research Office and Light Industrial (RO/LI) Zone," in Chapter 150, "Land Development", of the Code of the Township of Cranbury ("Code") is hereby amended as follows (additions are underlined; deletions are in [brackets]):

- (3) Planned industrial parks, subject to the requirements of [~~§150-25~~] §150-27 and which may include the following additional uses:
 - (a) Conference hotel/motel centers.
 - (b) Restaurants, including outdoor dining areas as an accessory use to the restaurant, subject to the requirements of §150-39.
 - (c) Wholesale and warehouse storage facilities.

Section 2. Subsection 150-24C(3)(k) pertaining to use mix in planned industrial parks in the RO/LI district deleted. Subparagraph (k), "Use mix," of paragraph (3), "Planned industrial parks," of subsection C, "Area and bulk regulations," of section 150-24, "Research Office and Light Industrial (RO/LI) Zone" of the Code is hereby deleted in its entirety.

Section 3. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.

Section 4. Effective date. This ordinance will take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

The ordinance published herewith was originally introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on April 22, 2013. The

ordinance will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on May 13, 2013 at 7 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Kathleen R. Cunningham, RMC, Clerk