

NOTICE OF PENDING ORDINANCE

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

ORDINANCE # 03-19-05

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN
MIDDLESEX COUNTY, NEW JERSEY, AMENDING THE PROVISIONS
OF CRANBURY TOWNSHIP'S LAND DEVELOPMENT ORDINANCE
REGARDING HOT BOXES AND OTHER UTILITY STRUCTURES**

BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, that Chapter 150 of the Code of the Township of Cranbury, entitled Land Development, is hereby amended as follows:

Section 1. Section 150-7, "Definitions," amended by adding thereto new definitions.

Section 1507, "Definitions" of the Code of the Township of Cranbury ("Code") is hereby revised by adding thereto the following new definitions:

§ 150-7. Definitions.

UTILITY STRUCTURES

Above ground devices required by a public utility, including poles, lines, wires, utility boxes and substations used for telephone, electric, natural gas, water, sewer, cable, and for other distribution or transmission purposes.

UTILITY BOXES

An above-ground structure or box that encloses a utility structure, including but not limited to electric transformers, switch boxes, telephone pedestals and telephone boxes, cable television boxes, traffic control boxes, backflow preventers and meters for water, sewer or gas service and sewage pump devices.

Section 2. Subsection C of section 150-11, "Uses permitted in all zone" amended.

Subsection C of section 150-11, "Uses permitted in all zones" of the Township Code is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

C. Public utility and service structures. Public utility and service structures, including utility boxes, are permitted in all zones [except in the A-100, R-LI, VC, and V/HR Zones,] in accordance with the following requirements:

- (1) Such [uses] structures or boxes, unless exempt as set forth in §150-11C(5) below, shall be subject to site plan review and approval.
- (2) The structure shall comply with the area and bulk requirements of the zone in which it is located.
- (3) For all utility structures other than utility boxes, the Board may impose reasonable requirements on the use, including, but not limited to, off-street parking, landscaping, screening and buffering, depending on the nature of the use and surrounding uses.
- (4) Utility boxes shall be subject to the following requirements:
 - (a) They shall meet the same setback requirements as principal permitted uses for the zone in which they are located.
 - (b) The size of the utility boxes, and in particular their height, shall be reduced to the smallest size and lowest height permissible by the utility provider.
 - (c) The exterior material of the utility box shall be such that it allows the utility box to be painted, and the utility box shall be painted forest green (Pantone 17-0230 TPG). Stainless steel utility boxes are prohibited.
 - (d) A solid screen of evergreen shrubs, hedges and/or trees shall be provided in front of and on the sides of the utility box, and shall be of a sufficient height at planting to fully screen the utility box.
- (5) Utility boxes that meet the following requirements may be placed within a required setback without obtaining a variance:
 - (a) The height of the box is less than thirty inches.
 - (b) The width of the box is less than forty-two inches.
 - (c) The length of the box is less than forty-two inches.
 - (c) The box is set back at least five feet from the property line.
 - (d) The box is located at least six feet from another utility box.
 - (e) If the box exceeds twenty-four inches in height, width or length, a solid screen of evergreen shrubs with a minimum height of three feet at planting shall provided in front and to the sides of the box.
 - (f) The box is painted forest green (Pantone 17-230 TPG).

(g) Where sidewalks exist, no box shall be located between the sidewalk and the curb or edge of pavement of the roadway.

Section 3. Section 150-89, “Checklists” amended. Section 150-89, “Checklists” of the Township Code is hereby amended by adding the following new requirement to the minor subdivision checklist, the minor site plan checklist, the preliminary major subdivision checklist, the final major subdivision checklist, the preliminary major site plan checklist, and the final major site plan checklist:

Provide the location,(with setbacks), size, height of any utility box enclosure or structure, whether above or below ground, along with details on use, color, buffering and screening.

Section 4. Referral to Planning Board. The Township Clerk shall cause a copy of this ordinance to be referred to the Cranbury Township Planning Board for review pursuant to *N.J.S.A. 40:55D-26a* following its introduction and prior to adoption.

Section 5. 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 6. Repealer. All ordinances or resolutions or parts thereof inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 7. Effective date. This ordinance shall 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 above-referenced ordinance 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 March 11, 2019. 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 April 8, 2019 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.

Debbie Rubin, RMC, Clerk