

CRANBURY TOWNSHIP
ORDINANCE# 07-20-09

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW
JERSEY, AMENDING AND REVISING
CHAPTER 150-43 OF THE LAND DEVELOPMENT CODE

WHEREAS, Chapter 150-43 of the Cranbury Land Development Code, entitled “Parking and Loading areas,” addresses the off-street parking that shall be provided in all nonresidential zones in the Township;

WHEREAS, a finite number of parking spaces are available in the Village Commercial (VC) Zone;

WHEREAS, new businesses in the VC Zone often must seek variance relief in order to comply with parking requirements that are otherwise unobtainable in that zoning district;

WHEREAS, the November 7, 2019 Master Plan Reexamination Report recommends amendments to the Township’s parking requirements to support and encourage new businesses in the VC Zone by streamlining processes and eliminating obstacles and states that “[t]he continued viability of the downtown as a retail as well as residential/governmental center of the Village, could be enhanced by such changes.”

WHEREAS the Cranbury Township Zoning Committee now recommends that rules regarding parking and loading areas in the VC Zone be amended, in the following form.

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

Section 1. Section 150-43(A)(1) of the Code of the Township of Cranbury, entitled “Parking and loading areas,” is amended and supplemented as follows (additions are in **bold**; deletions are in [brackets]):

§ 150-43 Parking and loading areas.

A. Off-street parking spaces

- (1) **Except in the Village Commercial Zone**, in all nonresidential zones, at the time any building or structure is erected, enlarged or increase in capacity, there shall be provided off-street parking for automotive, bicycle and other vehicles and off-street loading facilities in accordance with the requirement set forth herein as well as the parking space requirements for the handicapped contained in P.L. 1975, c.221. **In the Village Commercial Zone, no additional off-street parking or loading berths shall be required for any change of use, or for any expanded or new non-residential use, except that the existing on-site parking spaces or loading berths shall be not**

removed, or converted for any other purpose without site plan approval and/or the grant of variances associated therewith. All required parking and loading facilities shall be paved in accordance with Township standards and shall be bonded prior to the issuance of a certificate of occupancy. The construction, alteration or enlargement of any public or private parking or loading area or of access to such area shall require site plan approval by the Board.

- (4) [Required] Parking spaces or loading berths for nonresidential uses shall not be located on streets, access aisles or driveways. No areas specifically intended for parking or loading use shall be located between the front building line and the street line unless otherwise specified in other sections of this chapter.

Section 2. Repealer. All ordinances or parts thereof inconsistent herewith are repealed as to such inconsistencies.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Effective date. This ordinance shall take effect upon its passage, publication, filing with the County of Middlesex, and entry of final judgement of compliance and repose.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on July 13, 2020. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held virtually via Zoom in lieu of in the meeting room of Town Hall, 23-A North Main Street, in the Township of Cranbury on August 10, 2020 at 7:00 P.M., and during the week prior to 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 or on the township website at https://www.cranburytownship.org/ordinances#anchor_introduced .

DEBRA A. RUBIN, RMC
MUNICIPAL CLERK