Township of Roxbury

1715 Route 46
Ledgewood, NJ 07852
www.roxburynj.us

5/17/16 {CC: Adm. Planning

Information
973-448-2000

Building & Construction
973-448-2009

Court
973-448-2034

Engineer
973-448-2018

Finance
973-448-2006

Fire Official
973-448-2012

Health
973-448-2028

Manager
973-448-2002

Mayor and Council
973-448-2001

Police
973-448-2100

Planning and Zoning
973-448-2008

Public Works
973-448-2069

Recreation
973-448-2015

Tax Assessor
973-448-2021

Tax Collector and Utilities
973-448-2022

Technology
973-448-2099

Township Clerk
973-448-2001

Sewer Plant
973-584-5360

Water Plant
973-398-2818

May 12, 2016

RECEIVED
MAY 16 2016
Mount Olive Township Clerk's Office

TO: Morris County Planning Board
Chester Township
Borough of Hopatcong
Jefferson Township
Borough of Mt. Arlington
Mt. Olive Township
Mine Hill Township
Borough of Netcong
Township of Randolph
Borough of Wharton

RE: ORDINANCE NO. 07-16
AN ORDINANCE TO AMEND CHAPTER XIII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF ROXBURY LAND DEVELOPMENT ORDINANCE AND ADDING AFFORDABLE HOUSING AS AN ADDITIONAL PERMITTED USE IN THE GU GOVERNMENT USE DISTRICT

NOTICE IS HEREBY GIVEN that on May 10, 2016 the Township Council of the Township of Roxbury introduced Ordinance No. 07-16. A public hearing and adoption of the Ordinance is scheduled for June 14, 2016 at 7:30 p.m. at the Municipal Building, 1715 Route 46, Ledgewood, New Jersey at 7:30 p.m. A copy of the ordinance is attached.

Sincerely,

TOWNSHIP OF ROXBURY

Amy E. Rhead

Amy E. Rhead
Township Clerk

/kk
Enclosures

cc: Roxbury Township Planning Board

Ord. No. 07-16

AN ORDINANCE TO AMEND CHAPTER XIII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF ROXBURY LAND DEVELOPMENT ORDINANCE AND ADDING AFFORDABLE HOUSING AS AN ADDITIONAL PERMITTED USE IN THE GU GOVERNMENT USE DISTRICT

WHEREAS, the creation of opportunities for the development of affordable housing is recognized as a legitimate purpose for municipal zoning; and

WHEREAS, affordable housing is recognized as an inherently beneficial use under New Jersey law; and

WHEREAS, the Township of Roxbury has recognized opportunities to meet its affordable housing obligations through the redevelopment of Township owned properties previously purposed for other governmental uses; and

WHEREAS, the Township has included such properties in the Fair Share Plan and Housing Element of the Master Plan; and

WHEREAS, the Township Council finds that it is appropriate to amend the Land Use Ordinance to include affordable housing as a principle permitted uses in the GU Government Use District.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Roxbury, in the County of Morris and State of New Jersey, as follows:

SECTION 1. Chapter 13 of the Revised General Ordinances of the Township of Roxbury, Section 13-7.21, entitled "GU Government Use District", shall be amended to read in its entirety as follows:

13-7.21 GU GOVERNMENT USE DISTRICT.

13-7.2101 Purpose.

The purpose of the Government Use District is to permit the development of institutional uses, affordable housing, and municipal facilities and activities.

13-7.2102 Required Conditions.

The following requirements must be complied with in the GU Government Use District:

A. Principal Permitted Uses.

1. Municipal facilities and activities including but not limited to, offices, storage yards, and maintenance facilities.
2. Institutional uses as defined in Section 13-1.2.
3. Essential services.
4. Schools.
5. Libraries.
6. Museums.
7. Public parks and playgrounds.
8. Open space and conservation areas.
9. Affordable housing in accordance with the Township Housing Plan Element of the Master Plan.
10. Nursing homes and assisted living facilities.
11. Single family detached dwellings.
12. Agriculture.

B. Permitted Accessory Uses.

1. Off-street parking.
2. Garages, storage buildings and tool sheds.
3. Fences and walls.
4. Signs.
5. Outdoor bulk storage subject to the provisions of Section 13-7.816.
6. Other customary accessory uses, buildings and structures which are clearly incidental to the principal use and building.

C. Area, Yard and Building Requirements.

1. Minimum lot area: 40,250 square feet.
2. Minimum lot frontage: 150 feet.

3. Minimum lot width at setback: 175 feet.

4. Minimum front yard setback: 50 feet except 35 feet for property located along Main Street Succasunna.

5. Minimum rear yard setback:

   a) Principal building: 50 feet.

   b) Accessory building: 10 feet.

6. 6. Minimum side yard setback:

   a) Principal building: 20 feet.

   b) Accessory building: 10 feet.

7. Maximum building height: 35 feet and in no event shall the building contain more than 2 1/2 stories.

8. Maximum impervious coverage: seventy (70%) percent.

9. Maximum floor area ratio: .25.

SECTION 2. The Township Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

SECTION 3. This Ordinance may be renumbered for codification purposes.

SECTION 4. All ordinances of the Township of Roxbury that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Mayor and Township Council of the Township of Roxbury, County of Morris and State of New Jersey, held of the 10th day of May 2016, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 14th day of June, 2016, at 7:30 p.m., prevailing time, at the Municipal Building in said Township, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

INTRODUCED: May 10, 2016
ADOPTED:

Attest:

_____
Amy E. Rhead, RMC
Township Clerk

EFFECTIVE DATE: