

ORDINANCE NO. 24-03
INTRODUCTION DATE: 02-07-2024
ADOPTION DATE: 03-06-2024

AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 (BP, BUSINESS PARK ZONE) AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-13.4) OF THE REVISED GENERAL CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth, State of New Jersey as follows (additions are underlined, and deletions are in [brackets]):

I

Chapter 35, Land Use and Development Regulations, Article 5 Zoning District Regulations, Section 5-13.4, Schedule of Area, Yard and Building Requirements, shall be revised to read as follows:

a.-d. No change.

5-13.4 (e). Pursuant to Article 4, Section 35-4-1.6, municipally sponsored affordable housing construction is a permitted use in all zoning districts in the Township. The following Schedule of Area, Yard and Building Requirements shall apply to the development of municipally sponsored affordable construction in the BP Zone District:

Regulation	Requirement
Single-Family Detached Development	
Minimum lot area	6,000 square feet
Minimum lot width/frontage	50 feet
Principal building setbacks	
Front	35 feet
Rear	20 feet
Each side	10 feet
Total sides	20 feet
Accessory building setbacks	
Minimum side yard setback	5 feet
Minimum side yard setback	5 feet

Maximum lot coverage	50%
Maximum building coverage	25%
Maximum height	
Feet	30
Stories	2
Multifamily Development	
Minimum lot area	30,000 square feet
Minimum lot width/frontage	75 feet
Principal building setbacks	
Front	50
Rear	20
Each side	10
Total sides	20
Accessory building setbacks	
Side	5
Rear	5
Maximum lot coverage	50%
Maximum building coverage	30%
Maximum height	
Feet	{30} 40
Stories	{2} 3

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

The Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT: This Ordinance revision provides for amendments to the bulk standards of the permitted municipally sponsored affordable housing use in the BP Zone to increase the permitted height of multi-family buildings from 2 stories / 30 feet to 3 stories / 40 feet. This revision is due to the change in programing for the proposed development at 27 Burnt Tavern Road. The development was approved by the Court in 2023 as part of an amended Housing Element and Fair Share Plan that increased the number of affordable units on this site from 49 units to 66 units (plus one additional unit for a property manager). Because of the increase in units and further exploration into the environmental constraints on the site, the required building massing has changed.