

TOWNSHIP OF RARITAN  
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #10-7

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, TO AMEND AN ORDINANCE ENTITLED REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, AND MORE SPECIFICALLY TO AMEND CHAPTER 16.28.B -- I-2 MAJOR INDUSTRIAL ZONE, CHAPTER 16.68.060 CONDITIONAL USES, and CHAPTER 16.02 PURPOSE, ADMINISTRATION AND DEFINITIONS

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I

Section 16.28.B.040 – Conditional Uses – shall be amended and supplemented as follows:

I. Assisted Living Facilities

Section II

Section 16.02.030 - Definitions – shall be amended and supplemented as follows:

I. Assisted Living Facilities shall be defined as:

A facility containing residences for the elderly that provided rooms, meals, personal care assistance and the supervision or administration of medications. The facility must be licensed by the New Jersey Department of Health and Senior Services, the New Jersey Department of Community Affairs, or another appropriate agency. A designated number of beds in the facility shall be restricted to low- and moderate-income households per Medicaid requirements. Assisted living facilities may include programs to meet the needs of residents with Alzheimer's disease or other dementias. Such programs shall provide individualized care based upon assessment of the cognitive and functional abilities of Alzheimer's and dementia residents who have been admitted to the program.

Section III

Section 16.68.060 – Conditional Uses – shall be amended and supplemented as follows:

W. Assisted Living Facilities

1. Such facilities shall be located on property within 1,500 feet of the Hospital Zone.
2. Such facilities shall have area and bulk requirements as follows:
  - (a) Minimum lot area shall be ten (10) acres.
  - (b) Minimum lot width shall be two hundred (200) feet.
  - (c) Minimum front yard setback shall be seventy-five (75) feet
  - (d) Minimum side yard setback shall be twenty (20) feet – (fifty (50) feet for both).
  - (e) Minimum rear yard setback shall be twenty (20) feet.
  - (f) Maximum building height shall be fifty (50) feet or three (3) stories.
  - (g) Maximum hard surface coverage shall be fifty-five (55%) percent.
3. If a lot does not abut a street, the Planning Board may determine which lines are the front yard, side yard and rear yard provided that there is adequate access for fire fighting equipment, ambulances and other emergency vehicles necessary to protect the health and safety and that will protect any future street layout shown on the official map or on a general circulation plan element of the municipal Master Plan (N.J.S.A. 40:55D-36).

- 4. Maximum Density shall be twelve (12) units per acre.
- 5. Permitted number of beds shall meet the following requirements:

Size of Facility (Number of beds)	Minimum Site Area (acres)
50 - 100	10
100 - 150	12
Each additional 50	2

6. Affordable Housing obligations in place at the time of adoption of this ordinance may be satisfied by the payment of the required fee, by the deed restriction of units or beds or a combination of payments and deed restriction of units or beds. The number of units or beds so deed restricted will be dependent upon eligible and required Medicaid units at the time of completion of any said project. It is specifically the intent of this ordinance to require compliance with the regulations in effect at the time of adoption of this ordinance, in terms of number of units required, unless the ordinance is specifically amended to change this section.

7. Separate parking garages and/or parking beneath the structures shall be permitted, subject to height limitations.

8. Public water and sewer shall be required.

9. A landscaped buffer as required in the performance standards section of the code shall be provided along the perimeter of each site where deemed necessary and appropriate by the board.

**Section IV**

If the provision of any article, subsection, paragraph, subdivision or clause of this Chapter shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this Ordinance are hereby declared to be severable.

**Section V**

All other provisions of the said ordinance shall remain in full force and effect

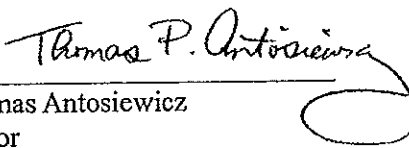
**Section VI**

This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing with the Hunterdon County Planning Board.

ATTEST

  
 Rosary Sollena, RMC/MMC/CPM  
 Township Clerk

TOWNSHIP COMMITTEE OF  
 THE TOWNSHIP OF RARITAN

  
 Thomas Antosiewicz  
 Mayor

**NOTICE OF PENDING ORDINANCE**

Please take notice that the foregoing Ordinance was introduced by the Township Committee of the Township of Raritan at a meeting held on April 6, 2010 and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of May 4, 2010 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

*Rose Sollena*  
Rose Sollena, RMC/MMC/CPM  
Township Clerk

ORDINANCE # 10-7  
INTRODUCED 4/6/10  
FINALLY ADOPTED 5/4/10  
TABLED \_\_\_\_\_  
Final Pub  
5/13/10