

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #11-2

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 TITLE 16, CHAPTER 16.14 AND MORE SPECIFICALLY TO AMEND SECTION 16.14.010 TO EXEMPT CHANGES OF USE FROM ONE PRINCIPAL PERMITTED USE TO ANOTHER PRINCIPAL PERMITTED USE FROM SITE PLAN AND SUBDIVISION GENERAL PROCEDURES WHEN APPLICABLE

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

Section I

I. Amend Section 16.14.010 G. 2 as follows:

G. Exceptions from Site Plan Review

2. Change of use from one principal permitted use to another principal permitted use within an existing structure which complies with all zoning requirements and performance standards for the new use, including but not limited to use, bulk, area, parking, hard surface requirements, coverage and floor area requirements is exempt from site plan review requirements of this title, unless otherwise required by the floodplain ordinance. This exception expressly does not apply to the construction or reconstruction which involves the enlargement of any building, or other structure as defined in N.J.S.A. 40:55D-7.

Section II

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 III

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

Section IV

The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Hunterdon 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).

Section V

After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Raritan for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

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

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

John King
Mayor

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was introduced on first consideration by the Township Committee of the Township of Raritan at a meeting held on January 18, 2011 and the same was then ordered to be published according to law with a public hearing and final adoption scheduled for the meeting of February 15, 2011 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, RMC/CMC
Township Clerk