

**TOWNSHIP OF GREENWICH  
COUNTY OF WARREN  
STATE OF NEW JERSEY**

**ORDINANCE #06-2018**

**WHEREAS**, the Township of Greenwich entered into a Settlement Agreement with Fair Share Housing Center on September 18, 2017 (hereinafter the “Settlement Agreement”) that determines the municipality’s affordable housing obligation and the preliminary compliance plan for how the obligation will be addressed; and

**WHEREAS**, the Township’s preliminary compliance plan included in the Settlement Agreement included development of Block 26, Lot 2 with affordable housing with up to 144 family rental units; and

**WHEREAS**, provided that the Township and Fair Share Housing Center Amend the 2017 Settlement Agreement, the Housing Element and Fair Share Plan will be amended to relocate 50 units to an inclusionary development on a 42-acre portion of Block 36, Lots 2 and 3; and

**WHEREAS**, the zoning amendments herein support development of Block 36, Lots 2 and 3 consistent with the anticipated amendment to the Settlement Agreement; and

**WHEREAS**, the revisions to the zoning map, and creation of the MF-2 Zoning District, are intended to fit the area shown on the map attached; and

**WHEREAS**, the Planning Board of the Township of Greenwich adopted a Housing Element and Fair Share Plan, that comprehensively provides for the creation of affordable housing in the Township in a manner consistent with all applicable affordable housing statutes and regulations.

**NOW THEREFORE BE IT ORDAINED**, by the Council of the Township of Greenwich, County of Warren, and State of New Jersey, as follows:

**Section I. § 16-2 Zoning Map; boundaries**

The boundary of the MF-2 Multi-Family Housing 2 District shall be applied to a 42-acre portion of Block 36, Lots 2 and 3 as shown in the map attached to this ordinance.

Section 16-2.1 Districts

...

**MF-2 Multi-family Housing 2 Zone**

**Section II. Chapter 16 entitled “Zoning” is hereby supplemented and amended to create the MF-2 District as follows (deletions are indicated ~~thus~~; additions are indicated thus):**

**§16-19F MF-2 Multi-family Housing 2 Zone.**

**a. Purpose.**

1. **The Township hereby establishes the MF-2 Multi-family Housing 2 Zone to comply with the requirements and terms of an amendment to a Settlement Agreement originally entered on September 27, 2017 between the Township and Fair Share Housing Center and to address the Township's affordable housing obligation established therein. The ordinance creates design and bulk standards to ensure that inclusionary housing in this zone is developed in a manner that is sensitive to the character of the surrounding area.**

**b. Permitted Uses.**

**The following housing types are permitted in the MF-2 District, provided that 20% of all units created in the zone must be affordable to low- and moderate-income households in accordance with all applicable regulations of the Council on Affordable Housing ("COAH"), as well as the Fair Housing Act (N.J.S.A. 52-27D-301 et seq.), and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.).**

1. **Townhome dwellings**
2. **Multi-family dwellings**
3. **Municipal buildings and uses.**

**c. Accessory Uses.**

1. **Accessory uses and structures customarily incidental to permitted uses.**
2. **A property manager's unit, provided the housing type is a permitted use.**
3. **Sewerage and sewage treatment, water, fire protection, stormwater management and other utility facilities.**
4. **Parking and loading in accordance with the requirements of Section 16-10.**
5. **Signs in accordance with the requirements of Section 16-11.**
6. **Storage and maintenance buildings in accordance with the requirements of Section 16-5.1.**
7. **Community facilities and recreational open space areas such as a clubhouse, parks, recreation areas or facilities, tennis courts, bikeways, playgrounds and swimming facilities, along with structures and necessary features appurtenant thereto.**

**d. Conditional Uses.**

1. **None.**

e. **Prohibited Uses.**

1. **Any use other than those uses listed above are prohibited.**

f. **Requirements**

1. **Minimum tract area: 42 acres**
2. **Minimum lot width: 500 feet**
3. **Minimum lot depth: 500 feet**
4. **Minimum setback to Beatty's Road: 150 feet**
5. **Minimum setback to Route 173: 100 feet**
6. **Minimum side or rear yard setback**
  - (i) **Adjacent to a nonresidential zone district: 100 feet**
  - (ii) **Adjacent to a residential zone district: 50 feet**
7. **Minimum setback to Interstate 78: 100 feet**
8. **Maximum Density: 6 dwelling units per acre**
9. **Minimum distance between multi-family or townhome buildings:**
  - (i) **Front to any building: 60 feet**
  - (ii) **Rear to any building: 60 feet**
  - (iii) **Side to any building: 20 feet**
10. **Maximum building coverage: 25%**
11. **Maximum impervious coverage: 45%**
12. **Building Design**
  - (i) **Maximum building height: 2.5 stories / 35 feet**
  - (ii) **Maximum units per building: 12**
  - (iii) **Maximum building length: 300 feet**
13. **An overall theme of design and architectural mode shall be utilized within the development for the purpose of presenting an aesthetically desirable effect, and shall be such that they provide varied building elevations, design and structural appearance within the context of the overall theme.**

14. Buildings with flat roofs shall be prohibited. Buildings roofs shall be pitched and may include hipped roofs and gable roofs.
15. The front façade of a building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
16. Driveway and garage parking for individual units or buildings shall not face public or private streets. Rear vehicle access, including alley, garage and parking lot access, is required for townhome units.
17. Parking shall not be located less than 150 feet from Beatty's Road.
18. Mechanical equipment shall be screened from view of public streets and residentially zoned lots. Screening shall consist of plantings, fencing or other material found acceptable by the approving authority.
19. A fifty (50) foot transition buffer shall be provided along the side and rear lot lines that are adjacent to a nonresidential zone district.
20. Reverse frontage buffers, consistent with §16-4.14.c., shall be provided except that a forty (40) foot reverse frontage buffer shall be provided along Beatty's Road and Route 173.
21. All multi-family and townhome buildings shall be provided with an aesthetically pleasing and functional landscape component. Building foundation plantings, planting clusters located in strategic areas, shade trees along roadways and sidewalks shall be incorporated into an overall landscape plan.
22. Street trees shall be provided along all public and private roads.
23. Circulation & Parking.
  - (i) Parking Standards: The required number of parking spaces shall be determined according to the Residential Site Improvement Standards at N.J.A.C. 5:21-4.14
  - (ii) Minimum distance to off-street parking space: 10 feet
  - (iii) Maximum distance between off-street parking space and the unit served: 200 feet
  - (iv) Sidewalks shall be provided along all both sides of public and private streets and interior drives.

Section III. Continuation. In all other respects, the Unified Development Ordinance of the Township of Greenwich shall remain unchanged.

Section IV. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any

invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

**Section V. Interpretation.** If the specific terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Township of Greenwich, then this Ordinance shall be enforced.

**Section VI. Repealer.** All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

**Section VII. Enactment.** This Ordinance shall take effect upon the filing thereof with the Warren County Planning Board after final passage, adoption, and publication by the Township Committee of the Township of Greenwich in the manner prescribed by law.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Greenwich, in the County of Warren, State of New Jersey, held on September 20, 2018. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of the municipal building, 321 Greenwich Street, in the Township of Greenwich on \_\_\_\_\_, 2018 at 7:00 p.m., and during the week prior 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.

---

Robert Barsony, Mayor

---

Lisa A. Burd Reindel, RMC, CMR  
Township Clerk

First Reading: September 20, 2018  
Publication:  
Public Hearing:  
Adoption:  
Publication:

