

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2019-1

AN ORDINANCE AMENDING SECTION 23-9 ENTITLED “REDEVELOPMENT PLANS” TO RENUMBER SUBSECTION 23-9.1 ENTITLED “PARKER GREENHOUSE REDEVELOPMENT PLAN (BLOCK 12001, LOTS 4, 5, 6, 7 & 24)” AND ALSO ADOPTING A REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “JERUSALEM ROAD REDEVELOPMENT AREA” CONSISTING OF BLOCK 6201, LOTS 13, 16.02 AND A PORTION OF THE VACATED VAN ORDEN PLACE RIGHT-OF-WAY AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF SCOTCH PLAINS IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XXIII ENTITLED “ZONING” BY THE AMENDMENT OF SUBSECTION 23-3.2 ENTITLED “ZONING MAP”, AND BY THE ADDITION OF NEW SUBSECTION 23-9.2 ENTITLED “JERUSALEM ROAD REDEVELOPMENT PLAN (BLOCK 6201, LOTS 13, 16.02 AND A PORTION OF THE VACATED VAN ORDEN PLACE RIGHT-OF-WAY)”.

WHEREAS, the Township of Scotch Plains is authorized, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the Township constitute “an area in need of redevelopment”; and

WHEREAS, by Resolution No. 2018-88 dated May 1, 2018, the Township Council of the Township of Scotch Plains (the “Council”) authorized and directed the Scotch Plains Planning Board (the “Board”) to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way as shown on the Tax Map of the Township of Scotch Plains (the “Study Area”) is an “area in need of redevelopment” in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Board, pursuant to N.J.S.A. 40A:12A-6, undertook a preliminary investigation, conducted a public hearing on November 19, 2018 and reviewed a report dated November 1, 2018 entitled “Preliminary Investigation Report for The Jerusalem Road Redevelopment Study Area (Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way)” (the “Report”) and heard a power point presentation and the testimony of Michael Mistretta P.P, of Harbor Consultants, Inc. in consideration of the Report and the

testimony presented, recommended to the Council, by Resolution adopted December 10, 2018, that the Study Area be determined to be “an area in need of redevelopment”; and

WHEREAS, on December 11, 2018, the Council adopted Resolution 2018-201 authorizing the designation of the Study Area as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-1 et seq., and directed the Board to cause to be prepared a redevelopment plan entitled “Jerusalem Road Redevelopment Plan (Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way)” (the “Redevelopment Plan”) for the Study Area pursuant to N.J.S.A. 40A:12A-7f. of the Redevelopment Law; and

WHEREAS, the Council reviewed the Redevelopment Plan and finds the specifics of the Redevelopment Plan to be satisfactory; and

WHEREAS, the Council now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto; and

WHEREAS, the Council further desires to amend Chapter XXIII entitled “Zoning” as set forth below to include (for reference purposes) the specific land use, bulk requirements and design standards contained within the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

SECTION 1.

a. Section 23-9 entitled “Redevelopment Plans” of Chapter XXIII entitled “Zoning” of *The Revised General Ordinances of the Township of Scotch Plains*, as heretofore supplemented and amended, is hereby supplemented and amended by the renumbering of subsection 23-9.1 entitled Parker Greenhouse Redevelopment Plan (Block 12001, Lots 4, 5, 6, 7 and 24 thereof to read as follows:

**23-9.1.1 Parker Greenhouse Redevelopment Plan
(Block 12001, Lots 4, 5, 6, 7 and 24)**

23-9.[2.]1.2 Land Use Plan

23-9.[3.] 1.3 Development Requirements

b. All portions of subsection 23-9.1 not specifically amended as set forth above shall remain unchanged.

SECTION 2. The Redevelopment Plan attached hereto and made a part hereof as Exhibit A is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 3. Chapter XXIII entitled “Zoning” of *The Revised General Ordinances of the Township of Scotch Plains*, as heretofore supplemented and amended, is hereby

supplemented and amended by the addition of paragraph 23-3.2a.36 to Subsection 23-3.2 entitled “Zoning Map” to read as follows:

36. The lands known as Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way are hereby designated as the “Jerusalem Road Redevelopment Zone District” in accordance with the provisions of the Redevelopment Plan.

SECTION 4. Chapter XXIII entitled “Zoning” of *The Revised General Ordinances of the Township of Scotch Plains*, as heretofore supplemented and amended, is hereby supplemented and amended by the addition of new Subsection 23-9.2 entitled “Jerusalem Road Redevelopment Plan (Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way)” to read as follows:

23-9.2.1 Jerusalem Road Redevelopment Plan

(Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way)

Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Right of Way have been designated as the “Jerusalem Road Redevelopment Area Zone District” pursuant to a Redevelopment Plan entitled Jerusalem Road Redevelopment Plan (Block 6201, Lots 13, 16.02 and a Portion of the Vacated Van Orden Place Right-of Way)”, a complete copy of which is on file in the office of the Township Clerk.

23-9.2.2 Land Use Plan

- a. Block 6201, Lots 13 and 16.02 shall be redeveloped with an inclusionary multifamily residential development, which will consist of townhouses, stacked townhouses, and apartments, for a combined total of 47 units, inclusive of 9 affordable units (the “Project”).

It is the intention of the Redevelopment Plan that the residential units be for-sale. However, in the event that the market changes, the redeveloper must retain the option to rent the market units. As to the affordable units, the redeveloper will initially offer the affordable units as for-sale units. In the event that an affordable unit is not sold after good faith efforts by the redeveloper in accordance with all affordable housing regulations and marketing requirements, then the redeveloper may offer to rent affordable units directly or sell affordable units to an entity which owns and manages such affordable units for the purpose of renting same to affordable renters. The redeveloper’s right to rent the affordable units, after good faith effort to sell same, shall be subject to the approval of the Township, which approval shall not be unreasonably withheld. If the redeveloper cannot

sell either the market or affordable units after ten (10) months, the units (market and/or affordable) may become rentals. However, in any case, the affordable set aside shall remain twenty (20%).

b. Permitted Uses in the Jerusalem Road Redevelopment Area

1. Permitted Principal Uses

Inclusionary multifamily residential development consisting of forty-seven (47) units, inclusive of an on-site inclusionary affordable housing family for-sale component of twenty percent (20%), rounded to nine (9) affordable units in accordance with a Memorandum of Understanding dated April 3, 2018. The development shall be comprised of eighteen (18) apartment units located in a three (3) story building (two levels of apartments over parking), two stacked townhouses (4 units), and twenty-five (25) townhouse unit¹

2. Permitted Accessory Uses.

- (a). Common outdoor public or private spaces, patios, decks and terraces;
- (b). Active and passive recreation areas;
- (c). Surface and structured parking to support the inclusionary project;
- (d). Gardens, hardscape patio areas, landscape features;
- (e). Green building techniques and green roofs;
- (f) Solar canopy array or roof-mounted systems;
- (g) Stormwater management/ flood storage systems;
- (h) Signage; and
- (i) Public utility uses.

3. Building, Area and Yard Requirements

(a) The Project shall have a maximum density of forty-seven (47) units, inclusive of nine (9) affordable for-sale family units, with no three bedroom or greater market rate units. The layout of the Project shall be substantially in conformance with the concept plan contained as part of the Redevelopment Plan, subject to review by the Planning Board.

- (b) Minimum Lot Area 2.5 acres
- (c) Minimum Lot Width 85 ft.

(d). Minimum Street Frontage	225 ft.
(e) Maximum Building Coverage (%)	28%
(f) Maximum Impervious Lot Coverage (%)	64%
(g). Building Height ² :	
(1) Building Height (stories)- All residential building types	3 stories
(2) Apartment Building Height (feet)	44 ½ feet
(3) Townhouse and Stacked Townhouse Building Height	36 feet
(h) Townhouse Requirements	
(1) Minimum Townhouse Unit Width	20 feet
(2) Minimum Townhouse Unit Length	35 feet
(i.) Stacked Townhouse Requirements	
(1) Minimum Townhouse Unit Width	26 feet
(2) Minimum Townhouse Unit Length	40 feet
(j) Principal & Accessory Building Setbacks And Requirements	
(1) Minimum Front Yard Setback	24 feet
(2) Minimum One Side Yard Setback	7.5 feet
(3) Minimum Total Both Side Yard Setbacks	20 feet
(4) Minimum Rear Yard Setback	16 feet
(5) Minimum Building Distance From Road	17.5 feet
(6) Minimum Distance Between Predominant Face of Buildings	60 feet
(7) Minimum Distance between Front and Rear Corner of Buildings	50 feet
(8) Minimum Distance Between Side and Rear Corner of Buildings	40 feet
(k) Parking Requirements	
(1) Minimum Number of Off-Street Car Parking Spaces	RSIS
(2) Driveway Circulation	RSIS
(3) Minimum Length of Townhouse Unit Driveway	18 feet

¹ Without increasing the overall density, the redeveloper may increase the number of apartments and possibly eliminate a townhouse or two or design a stacked townhouse to provide two (2) affordable units within a townhouse building footprint. No stacked townhouses containing only market rate units shall be permitted.

² Height shall be measured to the top of the roof ridge.

23-9.2.3. Development Requirements

a. Parking and Traffic Circulation Standards

(1) The redeveloper shall provide a traffic study to the satisfaction of the Planning Board Engineer.

(2) All required off-street parking and loading spaces shall be provided on-site.

(3) The ground level parking under the apartment buildings shall include a minimum of two (2) electric car charging stations.

(4) Surface parking shall be permitted to support the inclusionary residential development but shall not be the sole source of on-site parking. The layout and circulation of the surface parking shall be substantially consistent with the plans in Exhibit 1 of the Redevelopment Plan, subject to Planning Board approval.

(5) The Project shall meet the Residential Site Improvement Standards (RSIS) for off-street parking requirements and driveway circulation.

(6) Each townhouse residential unit shall have at least a one car garage with a minimum driveway length of eighteen (18) feet.

(7) A Traffic Circulation Plan shall be provided depicting the turning radius of emergency vehicle routes through the site. No truck circulation routes shall interfere with any permitted on-street parking spaces or driveways.

(8) Emergency vehicle access will be subject to review and approval by the Township Fire Official.

(9) All parking spaces, loading spaces, fire lanes and circulation routes shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All such striping and signage shall be depicted on the Traffic Circulation Plan.

(10) Streetscape improvements, including but not limited to roadway widening, sidewalks, street trees, curbing and stormwater management collection systems shall be installed along the Redevelopment Area's entire frontage along Jerusalem Road, including the out parcel (Lot 15), to the satisfaction of the Planning Board Engineer.

(11) All driveways and parking spaces located on the property shall be maintained by the owner of the residential project or by a homeowner's association.

(12) The Project shall have one egress/ingress driveway located off of Jerusalem Road and its dimensions shall be substantially consistent with Exhibit 1 attached to the Redevelopment Plan.

(13) Direct driveway access from any residential building to Jerusalem Road is prohibited.

(14) The Project's traffic circulation and road design shall be substantially consistent with the plans attached to the Redevelopment Plan as Exhibit 1.

(15) The redeveloper shall coordinate the construction of the road improvements with the owner of Lot 15, Block 6201 to maintain continued access during the construction of the Project as well as upon completion of the Project. Access easements between the redeveloper and the owner of Lot 15, Block 6201 shall be addressed at the time of site plan approval before the Planning Board.

b. Project Design Standards and Conditions

(1) It is strongly encouraged that green building technologies are incorporated into all aspects of the Project design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation and demolition.

(2) Upon demolition of any existing building or structure, in whole or in part, the site shall be properly graded and stabilized unless new construction is to commence on the same site within sixty (60) days.

(3) An existing municipal storm sewer pipe bisects the property. The redeveloper shall relocate and reconstruct this storm sewer pipe at their own cost and expense, subject to Township review and approval. The redeveloper shall be

responsible for all engineering, design, permitting, application fees, and construction costs to relocate the storm sewer pipe subject to review and approval by the Township and/or Planning Board Engineer.

(4) Three bedroom or greater market-rate units are prohibited.

(5) Stacked townhouses containing only market-rate units are prohibited.

(6) The Project shall include stormwater/flood management systems which include, but are not limited to, flood storage, stormwater detention basins, basin overflow areas, culverts, etc. which shall be designed and constructed to the appropriate standards as required by the Township of Scotch Plains Ordinances and applicable NJDEP Stormwater Rules.

(7) Adequate facilities shall be provided for the handling of garbage and other refuse by providing and maintaining an enclosed and screened area either within or separate from the buildings within which all garbage and refuse containers shall be stored, subject to Planning Board approval.

(8) A comprehensive landscape plan shall be prepared by a Licensed Landscape Architect. All areas of the site not covered by buildings, pavement, walkways and other permissible impervious surfaces shall contain lawn and/or landscape plantings. The use of perennial and native species is encouraged.

(9) The Project layout shall be substantially consistent with the Layout and Dimensioning Plan included in Exhibit 1 attached to the Redevelopment Plan. However, without increasing the overall density, the redeveloper may increase the number of apartments, consistent with the range of 18 to 20 apartment units indicated in the Memorandum of Understanding dated April 3, 2018, and possibly eliminate a townhouse or two or design a stacked townhouse to provide two affordable units within a townhouse building footprint.

(10) All mechanical equipment, generators, HVAC equipment and similar equipment shall be specified to meet the applicable residential sound standards and if they are not specified, the equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable residential sound standards as defined by the State of New Jersey.

(11) All mechanical equipment shall be screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building. The screening shall not impair the functioning of the equipment.

(12) Signs associated with the residential project shall be addressed during preliminary and final site plan approval. Dimensions, colors and other sign characteristics shall be subject to Planning Board approval.

(13) The redeveloper shall provide a clear and unencumbered title to Block 601, Lots 13 and 16.02, inclusive of 14.01 which is listed as an additional lot to Lot 16.02, and that portion of the vacated Van Orden Place right-of-way as part of the preliminary site plan application.

c. Building and Architectural Design Standards and Programming

(1) Similar building materials and architectural design shall be used on all four building elevations of all buildings.

(2) All building types shall utilize building design, materials and colors which complement each other in order to create a cohesive project.

(3) Vinyl siding shall not be used on any building elevation. The use of a mixture of stone, brick, hardiplank (or approved equal) siding is encouraged.

(4) The parking on the first level of any podium building shall be enclosed with either the same building materials as the main portion of the building or by a combination of decorative half-wall and decorative wall.

(5) No more than two (2) stories of horizontal siding shall be permitted along any building elevation for any building type. The first floor of the façade shall be brick, stone or other similar building materials.

(6) The final architectural design and building materials for all building types are subject to Planning Board review and approval.

d. Redevelopment Area Phasing Plan

It is envisioned that the Project will be constructed in three phases. Phase I would involve the demolition of the existing buildings and structures. Phase II would involve the reconstruction of the storm sewer system as described in 23-9.2.3.b.(3). Phase III would involve the construction of the residential buildings and all associated amenities, as well as any additional on-site, off-site and off-tract improvements as required pursuant to the April 3, 2018 Memorandum of Understanding, the Redevelopment Agreement and the Redevelopment Plan.

e. Utilities.

(1) All new electric, telephone, cable, gas and other utility service lines servicing the buildings shall be installed underground, to the extent such

underground service is commercially reasonable, available, and permitted by the applicable utilities companies, and in all events shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.

(2) All utility connection permits and road opening permits shall be obtained from the respective utility authority prior to the start of construction. All municipal roadways damaged by the redevelopment of the site shall be restored and/or repaved as directed by the Township Engineer.

(3) An existing municipal storm sewer pipe bisects the property. The redeveloper shall relocate and reconstruct this storm sewer pipe at their own cost, subject to Township review and approval. The redeveloper shall be responsible for all engineering, design, permitting, application fees and construction costs to relocate the storm sewer pipe subject to review and approval by the Township or Planning Board engineer.

23-9.2.4 Traffic Study and Related Improvements

The redeveloper shall provide a traffic study for the proposed residential development at the time of the site plan hearing before the Planning Board that shall address the traffic impact of the proposed development on the Township's traffic circulation and roadways, as well as access to the site in accordance with the Township, Residential Site Improvement Standards (RSIS) and New Jersey Department of Transportation (the "NJDOT") regulations.

23-9.2.5 Provisions Related to Affordable Housing

a. Subject to approval by the Superior Court of New Jersey of Union County and the Special Master, the following terms regarding the Affordable Housing set-aside component of the residential project shall be adhered to:

(1) The redeveloper shall have the obligation to deed restrict twenty (20%) percent of the residential units in the inclusionary development as very low, low and moderate income affordable units which will be nine (9) affordable units. All such affordable units shall comply with UHAC regulations, COAH affordable housing regulations, any applicable orders of the Court and other applicable laws.

(2) **Deed Restriction Period.** Pursuant to UHAC, the redeveloper shall have an obligation to deed restrict the affordable units in the inclusionary development as very low, low or moderate income affordable units for a period of at least thirty (30) years from the date of the initial occupancy of each

affordable unit (the “Deed-Restriction Period”) until the Township of Scotch Plains takes action to release the controls on affordability, so that the Township may count each affordable unit against its obligation to provide family for-sale affordable housing. The affordability controls shall not expire until such time, at least thirty (30) years from the date of initial occupancy, that the Township takes action to release the controls on affordability. In the event that the affordable units are rental units, the affordability controls shall not expire until such time, at least thirty (30) years from the date of initial occupancy, that the Township takes action to release the controls on affordability, and thereafter the affordability controls shall continue in effect until the date on which the individual affordable rental unit shall become vacant, provided that the occupant household continues to earn a gross annual income of less than eighty (80%) percent of the applicable median income. See N.J.A.C. 5:80-26.11(b). If, at any time after the release of the affordability controls by the Township, a rental household’s income is found to exceed eighty (80%) percent of the regional median income, the rental rate restriction shall expire at the later of either the next scheduled lease renewal or sixty (60) days. The term “family for-sale” in the Redevelopment Plan means “for-sale units that are not age-restricted”.

(3) **Deed Restriction.** The redeveloper shall execute and record a Deed Restriction for the affordable units before the first certificate of occupancy is issued for the inclusionary development. The Deed Restriction will be recorded in the Union County Clerk’s Office.

(4) **Income Distribution Requirements.** Thirteen (13%) percent of the total number of the affordable for-sale units must be very low income units, thirty-seven (37%) percent of the total number of affordable for-sale units must be low income units, and the remaining fifty (50%) percent may be moderate income for-sale units. The income distribution shall be subject to approval by the Superior Court of Union County and the Special Master.

(5) **Bedroom Mix.** Pursuant to N.J.A.C. 5:80-26.3(b), (i) the number of efficiency and one-bedroom units is no greater than twenty (20%) percent of the total low-and moderate-income units; (ii) at least thirty (30%) percent of all low-and moderate-income units are two (2) bedroom units; and (iii) at least twenty (20%) percent of all low-and moderate-income units are three-bedroom units. The bedroom distribution of the affordable for-sale units in the inclusionary development shall be as follows:

- (a) One-bedroom: 1 unit
- (b) Two-bedrooms: 6 units

(c) Three-bedrooms: 2 units

(6) **Other Affordable Housing Unit Requirements.** The redeveloper will also comply with all of the other requirements of UHAC and the Township's Affordable Housing Ordinance, including, but not limited to, (1) affirmative marketing requirements, (2) candidate qualification screening requirements, (3) integrating the affordable units amongst the market rate units, and (4) unit phasing requirements. The redeveloper shall disperse the affordable units within the proposed residential buildings on the property, and shall provide the exact location of each affordable unit at the time of site plan application, which shall be subject to review and approval by the Township's planner and the Special Master.

(7) **Administrative Agent.** The redeveloper shall contract with a qualified and experienced third party administrative agent (the "Administrative Agent") which may be the Township's administrative agent, for the administration of the affordable units and shall have the obligation to pay all costs associated with properly deed restricting the affordable units as set forth herein for the Deed Restriction Period. The redeveloper and its Administrative Agent shall work with the Township and the Township's Administrative Agent, should the redeveloper's and the Township's Administrative Agent not be one and the same, regarding any affordable housing monitoring requirements approved by COAH or the Courts. The redeveloper shall provide, within thirty (30) days after written notice, detailed information reasonably requested by the Township or the Township's Administrative Agent, should the redeveloper's and the Township's Administrative Agent not be one and the same, concerning the redeveloper's compliance with UHAC, the Township's Affordable Housing Ordinance, all applicable Court orders, and other applicable laws.

(8) The redeveloper shall construct and obtain certificates of occupancy for those buildings containing the affordable units in accordance with UHAC.

23-9.2.5 Redevelopment Actions

a. **Demolition.** The Redevelopment Plan will involve the demolition of the existing, remaining improvements on the Project site. As a part of the demolition, all remains from the foundations or prior structures must be removed. It is the responsibility of the redeveloper to remove all debris, including crushed concrete and garbage, from the site, regardless of whether the debris was on the site prior to the start date of the Project. The reuse of crushed concrete or other materials may be acceptable and shall be addressed as part of the site plan approval.

b. **New Construction.** The Redevelopment Plan will involve the new construction of one (1) apartment building, two stacked townhouses (4 units) and twenty-five (25) townhouses.³

c. **Properties to be Acquired.** The Redevelopment Plan will not involve the taking of any privately owned property.

d. **Relocation.** No residents will need to be relocated to complete the Redevelopment Plan.

³ Without increasing the overall density, the redeveloper may increase the number of apartments, consistent with the range of 18 to 20 apartment units indicated in the April 3, 2018 Memorandum of Understanding agreement, and possibly eliminate a townhouse or two or design a stacked townhouse to provide two affordable units within a townhouse building footprint.

23-9.2.6i. Relationship to Land Use and Zoning Ordinance.

This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the area addressed by this Redevelopment Plan. Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment of the Scotch Plains Zoning Map.

The zoning district map in the zoning ordinances of the Township shall be amended to include the boundaries described in this Redevelopment Plan and the provisions therein. All of the provisions of this Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the Redevelopment Area. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions hereof shall be determined to govern.

SECTION 5. A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Scotch Plains Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

SECTION 6. All ordinances, or parts thereof, that are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION 7. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 7. This Ordinance shall take effect upon (i) filing with the Union County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication according to law.

INTRODUCED the 19th day of February 2019.

ADOPTED the 5th day of March 2019.