

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2023-24

**ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF SCOTCH PLAINS, CHAPTER XXIII ENTITLED "ZONING" §3.2 "ZONING MAP".**

**WHEREAS**, §3.2 of Chapter XXIII entitled "Zoning" of the Revised Statutes of the Township of Scotch Plains provides for a Zoning Map which established the boundaries of all zone districts to be shown on a map attached to and made a part of Chapter XXIII entitled "Township of Scotch Plains, Union County, New Jersey, Zoning Map,"; and

**WHEREAS**, the Township Planner has updated the existing Zoning Map to replace the existing zoning map in Chapter XXIII; and

**WHEREAS**, the revised and updated Zoning Map does not change any Zoning District or Zoning Ordinance,

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SCOTCH PLAINS:**

**SECTION 1.** §3.2 the Zoning Map, Chapter XXIII (Zoning) of the Township Code of the Township of Scotch Plains is hereby amended to include a new date and with the attached revised and updated Zoning Map.

23-3.2 Zoning Map.

The boundaries of all zone districts shall be shown on a map attached to and made a part of this chapter entitled "Township of Scotch Plains, Union County, New Jersey, Zoning Map," dated ~~January 1, 1985~~. **New Date: December 13, 2023** The map and all explanations and references thereon are hereby incorporated into and declared to be a part of this chapter.[1]

**SECTION 2.** If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

**SECTION 3.** Current Chapter XXIII shall be repealed and replaced with this revised and updated Chapter XXIII.

**SECTION 4.** This ordinance shall take effect upon final passage and publication in accordance with law.

INTRODUCTION: October 17, 2023

ADOPTION: November 13, 2023

FINAL PUBLICATION: November 23, 2023

Certified copy of an ordinance adopted at a regular meeting of the Township Council of the Township of Scotch Plains, Union County, New Jersey, on

13 NOVEMBER 2023

*Bozena Lacina*

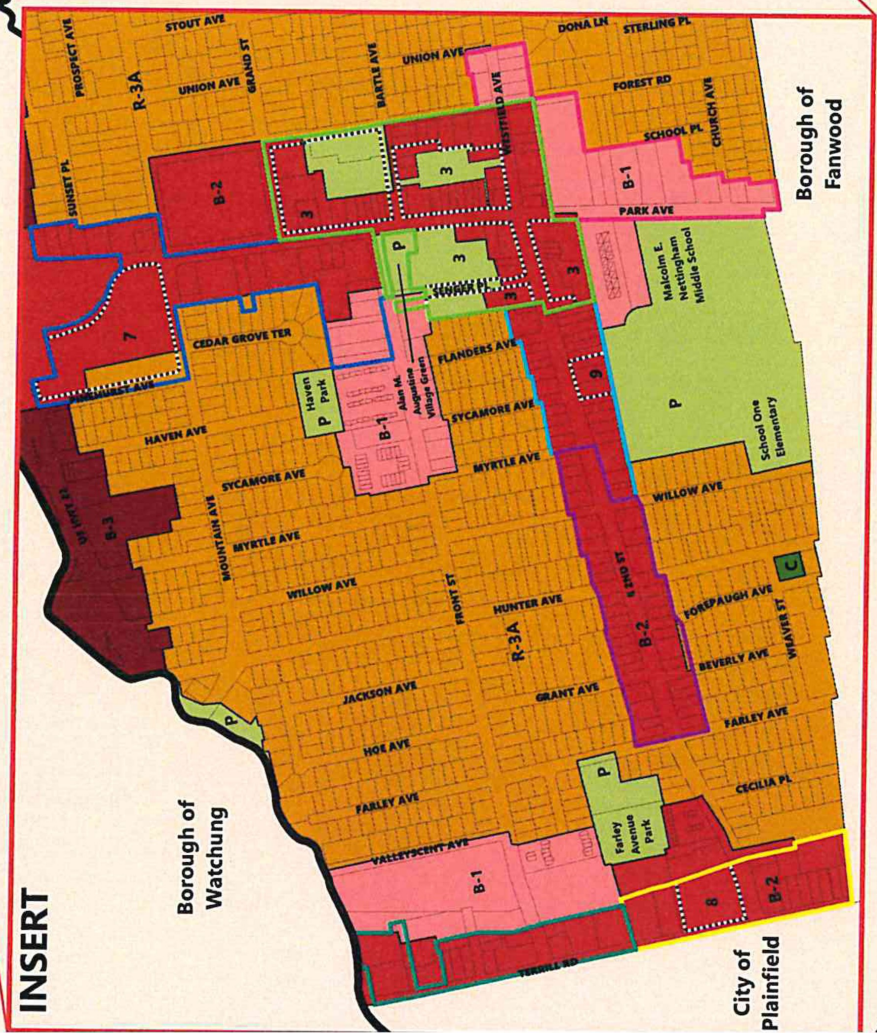
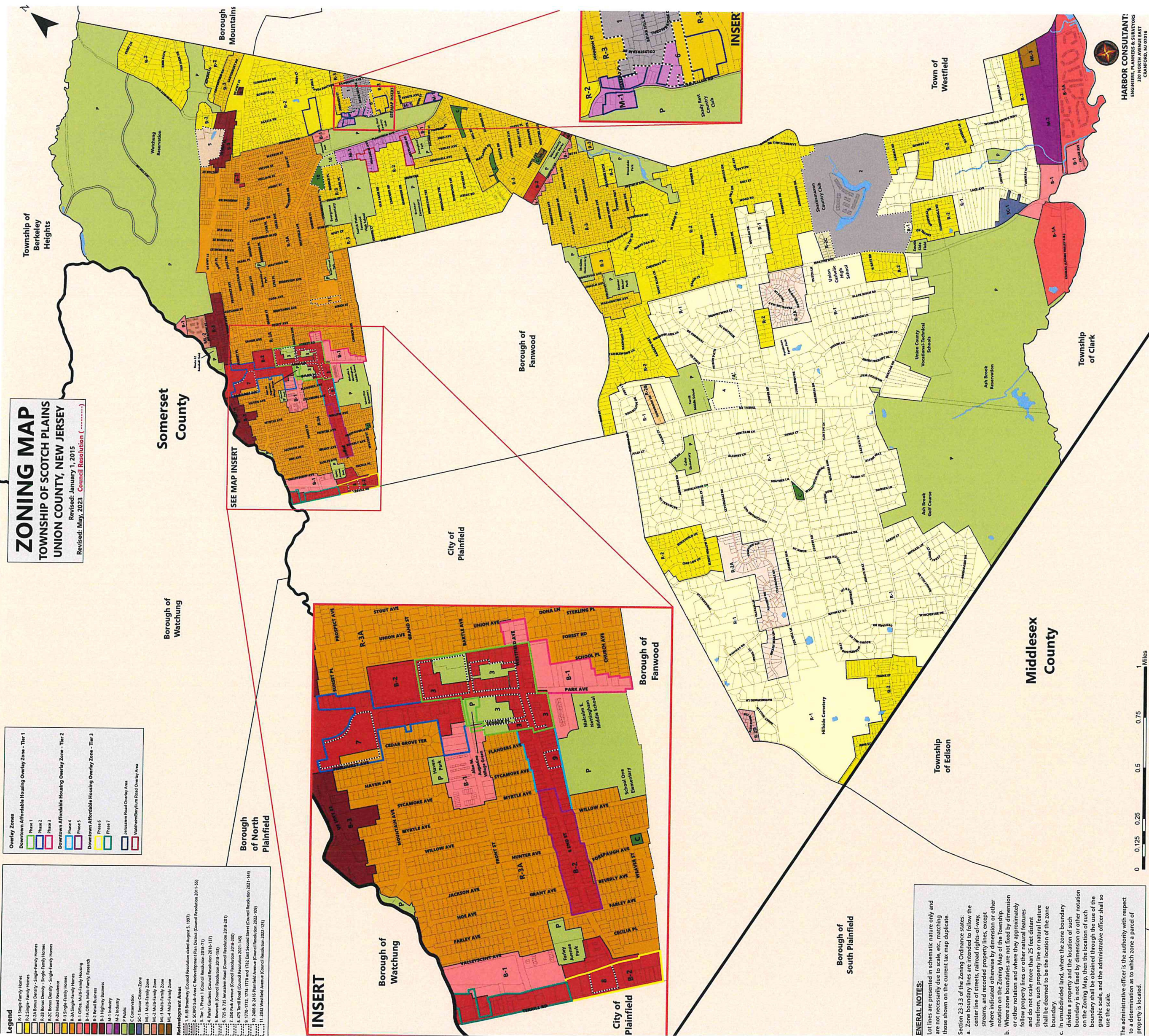
Bozena Lacina, RMC  
Municipal Clerk



**ZONING MAP**  
**TOWNSHIP OF SCOTCH PLAINS**  
**UNION COUNTY, NEW JERSEY**  
 Revised: January 1, 2015  
 Revised: May, 2023 Council Resolution (.....)

- Overlay Zones**
- Downtown Affordable Housing Overlay Zone - Tier 1
    - Phase 1
    - Phase 2
    - Phase 3
    - Phase 4
    - Phase 5
    - Phase 6
    - Phase 7
  - Downtown Affordable Housing Overlay Zone - Tier 2
    - Phase 1
    - Phase 2
    - Phase 3
    - Phase 4
    - Phase 5
    - Phase 6
    - Phase 7
  - Downtown Affordable Housing Overlay Zone - Tier 3
    - Phase 1
    - Phase 2
    - Phase 3
    - Phase 4
    - Phase 5
    - Phase 6
    - Phase 7
  - Jacobus Road Overlay Area
  - Waterbury/Sum Road Overlay Area

- Legend**
- R-1 Single Family Homes
  - R-2 Single Family Homes
  - R-2A Bonus Density - Single Family Homes
  - R-2B Bonus Density - Single Family Homes
  - R-2C Bonus Density - Single Family Homes
  - R-2D Bonus Density - Single Family Homes
  - R-3 Single Family Homes
  - R-3A Single Family Homes
  - R-1A Office, Multi-Family, Research
  - R-1B Office, Multi-Family, Research
  - R-2 Retail Business
  - R-3 Retail Business
  - R-4 Highway Business
  - P Public
  - IC-1 Industrial
  - IC-2 Industrial
  - IC-3 Industrial
  - IC-4 Industrial
  - IC-5 Industrial
  - IC-6 Industrial
  - IC-7 Industrial
  - IC-8 Industrial
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  - IC-100 Industrial
- Rezone/Amendments**
- 1. 9-18 Broadway Council Resolution dated August 1, 1997
  - 2. 1-10-01 Council Resolution dated January 10, 2001
  - 3. 1-10-01 Council Resolution dated January 10, 2001
  - 4. 1-10-01 Council Resolution dated January 10, 2001
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  - 99. 1-10-01 Council Resolution dated January 10, 2001
  - 100. 1-10-01 Council Resolution dated January 10, 2001



**GENERAL NOTES:**

Lot lines are presented in schematic nature only and are not necessarily due to scale, etc. matching those shown on the current tax map duplicate.

Section 23-3.3 of the Zoning Ordinance states:

a. Zone boundary lines are intended to follow the center line of streets, railroad rights-of-way, streams, and recorded property lines, except where indicated otherwise by dimension or other notation on the Zoning Map of the Township.

b. Where zone boundaries are not fixed by dimension or other notation and where they approximately follow property lines, the distance between them and do not scale more than 25 feet distance therefrom, such property line or natural feature shall be deemed to be the location of the zone boundary.

c. In unsubdivided land, where the zone boundary divides a property and the location of such boundary is not fixed by dimension or other notation on the Zoning Map, then the location of such boundary shall be obtained through the use of the graphic scale, and the administrative officer shall so use the scale.

The administrative officer is the authority with respect to a determination as to which zone a parcel of property is located.



**HARBOR CONSULTANT:**  
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