

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Union in the County of Union, held on July 30, 2024 and that said ordinance will be further considered for final passage at a meeting of the Township Committee at the Municipal Building, 1976 Morris Avenue, Union, New Jersey on August 27, 2024 at 7:30 o'clock P.M., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning this ordinance. During the week prior to and up to the time for final passage, copies of said ordinance will be available in the Municipal Clerk's office, at no cost, in said Municipal Building, to the members of the general public who shall request a copy of same. This ordinance will also be posted outside the Municipal Clerk's office, as required by law.

EILEEN BIRCH
Township Clerk

**AN ORDINANCE ADOPTING THE TOWNSHIP OF UNION, COUNTY OF UNION
2024 MASTER PLAN REEXAMINATION AND LAND USE AMENDMENT**

WHEREAS, in compliance with N.J.S.A. 40:55D-89, the Township of Union Planning Board (the "**Planning Board**") adopted the Township Master Plan on March 25, 2021; and

WHEREAS, the Planning Board's Planner, Kristin J. Russell, PP, AICP, prepared the 2024 Master Plan Reexamination and Land Use Amendment, attached hereto as **Exhibit A**; and

WHEREAS, on June 27, 2024, the Planning Board adopted the 2024 Master Plan Reexamination and Land Use Amendment, which makes certain recommendations for the Neighborhood Core District ("**NC**") and Transit Oriented District ("**TOD**"); and

WHEREAS, the Township Committee has reviewed these recommendations of the Planning Board as contained in the 2024 Master Plan Reexamination and Land Use Amendment and agrees to the specific changes recommended for the Master Plan or Development Regulations.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Union, County of Union, State of New Jersey, that:

1. In accordance with the recommendations of the Planning Board in its 2024 Master Plan Reexamination and Land Use Amendment (attached hereto as **Exhibit A**), the following changes should be made to the Master Plan as indicated:
 - A. The NC District should be revised to eliminate the residential uses along with any necessary bulk adjustments resulting therefrom.
 - B. Amend the Zoning Code in order to install signage on township-owned properties along Route 22, including limitations on size, height, and location.
 - C. Rezone two parcels on Green Lane (Block 301, Lots 44 and 47) from TOD to Commercial/Industrial to align with their existing function.

2. The Township Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Union 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). Upon the adoption of this ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the ordinance as finally adopted with the Union County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

3. This ordinance shall become effective twenty (20) days after its final passage and upon filing with the Union County Planning Board.

PASSED AND APPROVED

AUGUST 27, 2024

ATTEST:

TOWNSHIP OF UNION IN THE
COUNTY OF UNION



Eileen Birch
Municipal Clerk



Manuel Figueiredo
Chairman of the Township Committee