

ORDINANCE 2017-20

AN ORDINANCE OF THE TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY, AMENDING CHAPTER 188 “LAND USE AND DEVELOPMENT”, ARTICLE V “DISTRICTS AND STANDARDS”, SECTION 188-113.1 “GA GATEWAY A DISTRICT” OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, BY AMENDING SECTION 113.1 TO ADD NEW SUBSECTION J “MULTIFAMILY INCLUSIONARY OVERLAY DISTRICT”

Chapter 188. Land Use and Development

Amend Chapter 188 of the Code of the Township of Hillsborough by amending Section 113.1 to read as follows:

Section 113.1. GA Gateway A District.

New Section

J. Multifamily Inclusionary Overlay District

(1) Purpose, applicability, and affordable housing obligation.

(a) The purpose of the Multifamily Inclusionary Overlay District is to provide an incentive for the construction of affordable multifamily housing in the Gateway A District. The standards are intended to offer maximum flexibility for site design and selection of dwelling unit types in order to offer a balanced housing pattern attractive to all income and age segments of the community as part of the Township's fair share housing plan for meeting the region's low and moderate-income housing needs.

(b) This overlay district applies to the following properties: Block 200.01; Lots 4, 5 and 6 on the Hillsborough Township Tax Map, which must be planned and developed as a single tract to qualify for the overlay option. For the purposes of this section a “tract” is defined as an area of land comprised of one or more adjacent lots which together have sufficient dimension and area to make one parcel of land meeting the requirements of this section for the uses intended.

(c) A minimum of 24% of the total number of residential units shall be low-and moderate-income units in accordance with applicable affordable housing regulations, including but not limited to Article VII of this Chapter; but in no case shall there be less than 31 low-and moderate-income units provided on the tract regardless of the total number of units constructed.

- (2) Permitted principal uses in the overlay district: Multifamily residential buildings.
- (3) Permitted accessory uses in the overlay district.
 - (a) Garages, storage sheds, maintenance offices, property management offices, and non-commercial community recreational facilities associated with residential communities.
 - (b) All other uses customarily incidental and accessory to a multifamily residential community.
- (4) Tract requirements. The minimum tract size shall be 9.3 acres with a minimum of 430 feet of frontage on Amwell Road.
- (5) Yard and bulk requirements for multifamily buildings.
 - (a) Minimum lot size: 9.3 acres.
 - (b) Minimum lot frontage: 430 feet on Amwell Road.
 - (c) Minimum lot width: 430 feet.
 - (d) Minimum lot depth: 945 feet.
 - (e) Minimum front yard setback: 80 feet from Amwell Road; 100 feet from Steinmetz Road.
 - (f) Minimum side yard setback: 20 feet from tract or lot boundary.
 - (g) Maximum total impervious coverage: 60%.
 - (h) Maximum building height.
 - [1] Multifamily dwellings: 45 feet/3 stories.
 - [2] Accessory buildings: 20 feet.
 - (i) Maximum building length: 220 feet (see supplemental regulations regarding building length).
 - (j) Minimum building-to-building distance requirements: 25 feet except for accessory structures/buildings.
- (6) Maximum residential units. The total number of dwelling units on the tract shall not exceed 126 units.
- (7) Parking requirements.

- (a) Parking shall be provided in accordance with the R.S.I.S.
- (b) Parking is prohibited between the forward-most building and Amwell Road.
- (c) Any parking that is visible from Amwell Road shall be appropriately screened.

(8) Signs.

The tract in question may have one permanent entry sign with a maximum area of 20 square feet and shall not exceed a height of six feet. The permanent sign shall be located near the entrance drive but shall not be located within any sight triangles nor closer than 10 feet from a public right-of-way or within any sight triangles. The sign shall otherwise meet the requirements of Sections 188-113.1.H and 188-83.

(9) Supplemental regulations.

(a) To the extent that the regulations contained herein conflict with any other portion of the zoning ordinance, the regulations herein shall control any development in this overlay district.

(b) Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation to the extent reasonably appropriate. A landscape plan shall be provided for the entire site and shall be prepared by a licensed Landscape Architect.

(c) Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing. Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings. The requirements contained in Sections 188-167 to 188-175 of the Architectural and Site Design (ASD) Overlay Zone shall apply, except as otherwise provided in the Gateway A District or this subsection. In addition, residential buildings in this overlay district may exceed the 100-foot maximum wall length established in Section 188-175.B(5) of the ASDO if it can be demonstrated that the appropriate design features have been employed to modulate the facade to give the appearance of several buildings and otherwise comply with that section.

(d) No rear walls or blank walls shall face Amwell Road.

(e) There shall be a minimum 20-foot buffer adjacent to any residential district or existing residential use. Such buffer shall be reviewed by the proper approving board to determine if the existing vegetation provides a sufficient year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or a fence or berm. Once all screening/landscaping improvements are completed, a conservation easement shall be established by the applicant for the buffer area.

(f) Fencing may be included on the perimeter of the tract, or within the tract, provided the fencing is of an architecturally compatible design and consistent throughout the tract. Solid fences are prohibited. No fence shall exceed a height of five feet above finished grade. No fencing is permitted closer to the street than the front-most building wall on the tract.

(g) An internal pedestrian circulation system shall be provided in accordance with Section 113.1.F. [5] and [6]. Appropriate sidewalks, pavement treatments, crosswalks, and signage shall be provided. A pedestrian walkway at least five feet in width shall connect the internal pedestrian system to the public sidewalk along Amwell Road.

(h) To the extent feasible, opportunities for future pedestrian, bicycle, and vehicular cross-access to adjoining commercial properties should be designed into the project. Shared driveways that serve more than one property may be provided where deemed appropriate by the applicable Board.

(i) There is no floor area ratio requirement in the overlay district.

(j) Any phasing of the project shall be subject to approval of a phasing plan by the applicable Board submitted with the site plan application.

This ordinance shall take effect upon its adoption, passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH

Pamela Borek, Clerk

Carl Suraci, Mayor

Introduced: 11/08/17
Published: 11/17/17
Public Hearing: 12/12/17
Adopted: 12/12/17
Published: 12/22/17

Block 200.01; Lots 4, 5 & 6

SHEET 83

