

ORDINANCE 2011-05

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP
OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO
REVISE SECTION 188-113.5 REGARDING THE CALCULATION OF THE
MAXIMUM NUMBER OF PERMITTED RESIDENTIAL FLATS OR LOFTS IN THE
TOWN CENTER DISTRICT**

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

Section 1. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 113.5 B(20)(d) as follows:

- d. The maximum number of permitted residential flats or lofts in the Town Center District, which may only be calculated for an existing building to be converted into a mixed-use building that is fully conforming with all requirements of the Town Center District, or for any fully conforming new mixed-use building to be constructed, and is intended as an incentive to complement and enhance development in Town Center, shall be one (1) dwelling unit for each one thousand (1,000) square feet of non residential gross floor area. All residential flats or lofts must be provided in the same mixed-use building that is used to determine the permitted number of residential flats or lofts in the Town Center District, as indicated above.

Section 2. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 3. Effective Date. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

Michael Merdinger
Acting Township Clerk

Gloria McCauley
Mayor

Introduced: 1/25/2011
Published: 2/10/2011
Public Hearing: 3/8/2011
Adopted: 3/8/2011
Published: 3/17/2011