

~~100~~ Cranbury
CA -

2/19/75

- Cranbury's answers to Interrogatories
- Cover letter to plaintiff's counsel

Pg. 24

P.i. 2013

CA 001216G

RECEIVED

FEB 21 1975

HUFF AND MORAN
COUNSELLORS AT LAW
CRANBURY-SOUTH RIVER ROAD
CRANBURY, NEW JERSEY 08512

J. SCHUYLER HUFF
WILLIAM C. MORAN, JR.

TELEPHONE
(609) 655-3600

February 19, 1975

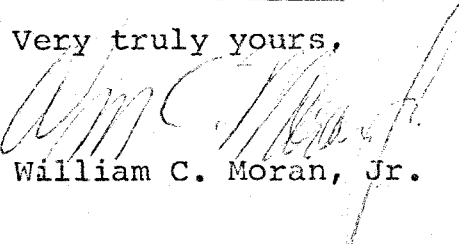
Daniel A. Searing, Esq.
National Committee Against
Discrimination in Housing, Inc.
1425 H Street N.W.,
Washington, D. C. 20005

Re: Urban League of Greater New Brunswick, et als v.
Mayor and Council of the Borough of Carteret, et als
Docket No. C-4122-73.

Dear Mr. Searing:

I am enclosing herewith original and one copy
of answers to interrogatories of Defendant, Cranbury Township.

Very truly yours,


William C. Moran, Jr.

WCM:ar
Enclosures
cc: All Defense Attorneys

BAUMGART & BEN-ASHER
Attorneys for Plaintiffs
134 Evergreen Place
East Orange, New Jersey 07018
201-677-1400

MARTIN E. SLOANE
DANIEL A. SEARING
ARTHUR WOLF
Of Counsel
National Committee Against
Discrimination in Housing, Inc.
1425 H Street, N.W.
Washington, D.C. 20005
202-783-8150

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION - MIDDLESEX COUNTY
DOCKET No. C-4122-73

URBAN LEAGUE OF GREATER
NEW BRUNSWICK, et al.

Plaintiffs,

v.

THE MAYOR AND COUNCIL OF
THE BOROUGH OF CARTERET,
et al.

Defendants

Civil Action

INTERROGATORIES

To:
J. SCHUYLER HUFF, Esq.
Cranbury-South River Road
Cranbury, New Jersey 08512

DEMAND is hereby made of the defendant TOWNSHIP COMMIT-
TEE OF THE TOWNSHIP OF CRANBURY for Certified
Answers to the following interrogatories within the time
prescribed by the Rules of this Court.

1. Please provide the most current statistics
available on the population of the municipality, by
income level and race (categorized as white, black,

spanish-speaking, other), citing source.

	<u>Total</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Population	2,253	1,953	309	9
less than 2,999		3,000	4,000	5,000
Family Income by Percent-	<u>5.4</u>	<u>2.4</u>	<u>0.6</u>	<u>4.4</u>
10,000 - 14,944		15,000	More than 25,000	
Family Income by Percent-	<u>18.5</u>	<u>21.2</u>	<u>13.0</u>	

2. Provide for each public school within the See attached Rider

municipality, the number of pupils enrolled, with sub-totals for whites, blacks, spanish-speaking and other, giving school name, location, grades served and area.

Cranbury has only one school, known as the Cranbury School which is kindergarten through eighth grade.

September 30, 1974 enrollment taken from New Jersey State Department of Education Report #911.4C dated September 30, 1974 shows the following:

<u>White</u>	<u>Black</u>	<u>Other</u>	<u>Total</u>
289	40	0	329

3. Provide the number of dwellings presently within the municipality in each of the following value categories, as determined from the property tax rolls.

(a) Single family homes under \$15,000

3

(b) \$15,000 to \$25,000

45

(c) \$25,000 to \$35,000

101

(d) Over \$35,000

355

4. Provide the number of multi-family units in each of the following rental categories and ranges.

See attached Rider.

Rental Range

Type	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 & Over
Efficiency					
One-Bedroom					
Two-Bedroom					
Three or more Bedrooms					

5. Provide the total number of mobile homes in municipality that exist as conforming uses under current zoning ordinance.

None.

6. Provide the number of housing units within the municipality that are below the standards required for new construction or rehabilitation in local building codes and housing standards ordinance. Indicate how many are currently occupied and how many vacant.

Information not available.

7. Provide for each department in the municipality the number of municipal employees by job category, race, and annual salary or hourly wage.

JOB CATEGORY	RACE	SALARY
Recreation Commission	1 Black Male	\$ 5.00 per h
Rd. Supvr., Water Supt., Bldg, Inspector & Zoning Officer	1 White Male	\$14,300 Ann
Asst. to Rd. Supvr.	1 White Male	\$ 4.75per h
Office Clerk	1 White Female	\$6,630 Ann.
Police Officers	7 White Males	\$10,000 to \$14,000 Ann
Special Part Time Officers	1 Black Male & 3 White Males	\$ 3.00per h
School Crossing Guards	2 White Females	\$ 3.00per h

8. Provide the number of county and state employees working or employed in the municipality by job category, race, and annual salary or hourly wage.

Information not available.

9. For each zoning use category (and subcategory, if necessary, in the municipality) state the total number of acres contained therein and state how many acres are vacant. (For example, R-1 residential; 130 acres; 23 vacant).

<u>Zone</u>	<u>Total Acres</u>	* <u>Vacant</u>
R 170	4650	4100
R 100	320	30
Neighborhood Business Zone	150	0
Highway Business Zone	15	6
Industrial Zone	3235	2535
Research and Office Zone	265	220 See attached rid

10. List the proposals or requests for amendment to the zoning ordinance to authorize or facilitate residential construction of the types listed below, from January 1, 1970 to the present, setting forth the date of the proposal or request, name of requesting party, and ultimate disposition. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Single-family detached or attached home construction (involving 10 or more contiguous lots).

a. Proposal made to Cranbury Township Committee on December 4, 1972 to rezone property to permit town-house condominiums by Millbury Joint Venture. It is not known whether or not housing was to be sub-divided. Proposal was ultimately (see attached

(b) Multi-family structures.

Rider)

None

(c) Planned unit or other cluster developments.

None.

(d) Mobile home sites.

None.

11. List for the following four categories, the applications for, use variances, special permits or exceptions that have been filed from January 1, 1970 to the present, setting forth the date of initial application, name of the requesting party, and ultimate disposition of application. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Detached or attached single-family home construction (involving 10 or more contiguous lots).

Application for variance to Cranbury Township Board of Adjustment to construct town-house condominiums by Cranbury Greens Inc. on October, 1972 to rezone property to permit town-house condominiums by Millbury Joint Venture. It is not known whether or not housing was to be subsidized. Proposal was ultimately dropped

(b) Multi-family structures. (see attached Rider)

None.

(c) Planned unit or other cluster developments.

None.

(d) Mobile home sites.

None.

12. List the name, address, race and duties of each municipal official, employee, and consultant involved in the municipal zoning and planning process: State the source of their authority.

To be provided.

12. (Continued)

13. State whether there are any state or federal subsidized housing units now within or planned for the municipality. If so, list the location, number, size and type of units, project racial occupancy percentages, source of the subsidy and date of initial occupancy.

None exist and none are planned to the knowledge of Township.

(a) State whether the municipality ever affirmatively encouraged or assisted in the provision of subsidized housing.

No.

(b) State whether any official body of the municipality has ever discussed providing subsidized housing. If so, list the name of the deliberating body, the date and time of the meeting and provide a copy of the minutes or any report resulting from such meetings.

No.

(b) (Continued)

14. State whether there has been any correspondence, contact, or meetings since January 1, 1970 between any municipal officials, employees, or consultants and any county or regional planning body regarding your municipality's housing needs. If so, please attach copies of such correspondence and provide the dates and times of such meetings or contacts indicating whether a written record of such meetings or contacts was ever made.

None.

15. State whether the municipality has a rent control ordinance. If so, specify when such an ordinance was first considered and the date of adoption. Attach a copy of the ordinance and the minutes of council meetings at which such an ordinance was considered, and any documented statistics on housing conditions presented at such meetings.

No.

15. (Continued)

16. State whether at any time from January 1, 1970 to the present there has been in effect a sewer, building permit, or other moratorium relating to housing. If so, state the effective date, who imposed it, and the terms and conditions thereof.

Building moratorium was in effect for 18 month period from October 1972 to April 1974 by ordinance of Township Committee.

17. State whether as a condition of employment any municipal employee is required to live within the boundaries of the municipality or the county. If so, indicate how long such requirement has been in effect, its scope and who imposed it.

There is no municipal ordinance or regulation requiring any municipal employee to reside in the Township. There are state statutes which are applicable, however.

18. For each commercial, industrial, or other business establishment within the municipality having 15 or more employees, list its name, address, number of employees, and the year it first opened for business.

The municipality has no specific data on the information requested. The following list is of those businesses which the Township believes may employ more than 15 people. Additional information may be obtained direct from the employer.

Carter-Wallace Inc., Half-Acre Road, Cranbury, N. J.
Cities Service Inc., Cranbury, N. J.
Firestone Tire & Rubber Co., Station Road, Cranbury, N. J.
First National Bank of Cranbury, Main St., Cranbury, N. J.
Chamberlin & Barclay, Inc., Cranbury, N. J.
Huffman La Roche, Cranbury, N. J.

19. State whether the municipality has a fair housing or anti-blockbusting ordinance. If so, attach a copy.

No.

20. State whether your municipality has ever taken steps to encourage industry to locate in the municipality. If so, please indicate what steps have been taken.

Cranbury Township has an informal Industrial Advisory Commission which operates each year with a budget of approximately \$500.00 which is usually not spent. It does not take affirmative action to seek out and encourage industry to locate in Cranbury Township. It does provide information to industries seeking information about Cranbury Township.

21. Attach a copy of the current zoning ordinance and any and all amendments in force; and a copy of any proposed amendments to the zoning ordinance that are currently pending before the governing body.

See attached.

22. Identify the location of the official zoning maps, the coverage, and date of preparation. State whether zoning maps incorporating the most recent amendments are available. If so, state where they can be obtained and the price thereof.

Most recent zoning map amended in 1974. Copies can be obtained from Arthur C. Romweber, Township Clerk, Cranbury Township, New Jersey for a cost of \$2.00.

23. State whether your municipality has proposed and adopted a master plan. If so, please identify a copy indicating the coverage, date of preparation, and number of pages. Also identify by location and content all amendments and background reports prepared in conjunction with such master plan amendment.

Master Plan adopted in 1967. Copies available from Municipal Clerk for \$1.00.

24. State whether the municipality has had prepared or is preparing studies, planning papers, research reports or other similar documents in the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies and indicate whether a summary is available:

(a) The need for housing within the municipality;

No.

(b) The condition and amount of existing housing stock;

No.

(c) The inception of programs relating to code enforcement;

No.

(d) The requirement for residential densities, floor space, bedroom ratios, and mobile homes within the municipality;

Only as contained in zoning ordinances master plan and supporting data.

(e) The need for providing low and moderate income subsidized or unsubsidized housing within the municipality;

No.

(f) The utilization of land for commercial and residential or industrial purposes; and

Only as contained in master plan zoning ordinances and supporting data.

(g) The wage and salary scales of employees within the private sector of the municipality.

No.

25. State whether your municipality has ever been studied by, advised by, or received assistance from agencies of federal, state or county government, in preparing studies or other information concerning the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies, and indicate whether a summary is available.

(a) Need for housing within the municipality and surrounding areas;

The only studies of which the Township is aware are those of the Middlesex County Planning Board as part of their master plan studies.

(b) Attitudes toward housing within the municipality and surrounding area;

(c) Housing costs within the municipality and surrounding area;

(d) The amount and percentage of vacant acreage zoned for industrial use.

26. State whether you have ever received any federal or state assistance for any purpose since 1960, setting forth the date and size of the grant, the use to which such funds were put, the location of use, and whether any funds remain to be expended.

State Road Aid Assistance

1962 = \$10,000.00		1968 = \$ 7,500.00
63 = 5,000.00		69 = 6,000.00
64 = 10,000.00	Road Construction	70 = 38,487.77 Road Construc
65 = 8,000.00	<u>John White Road</u>	71 = 50,000.00 <u>tion - Half</u>
66 = 9,000.00		72 = 10,000.00 * <u>Acre Road</u>
67 = 16,812.00		73 = \$ 9,000.00* - <u>Brick Yard Road</u>
1960 = \$ 7,583.00	1966 = \$7,583.00	1972 = \$7,583.00
61 = "	67 = "	73 = "
62 = "	68 = "	74 = " *
63 = "	69 = "	
64 = "	70 = "	<u>Road Repairs and Maintenance</u>
65 = "	71 = "	<u>Various Township Roads</u>


* Funds allocated but still to be expended.

26. (Continued)

Green Acres Fund for purchase of 3 lots - \$16,000. Federal grant in 1962 and 1963 of approximately \$6,000 to hire Office Clerks. Environmental grant in 1974 of \$2200.

BAUMGART & BEN-ASHER
Attorneys for Plaintiff

By


DAVID H. BEN-ASHER
A Member of the Firm

CERTIFICATION

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are wilfully false, I am subject to punishment.

By TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF CRANBURY



Mayor

DATED: February 19, 1975

R I D E R

1. Source: "Population & Housing Information for Region, from the 1970 Census," Middlesex-Somerset-Mercer Regional Study Council, Princeton, N.J.

4. Statistics in form requested are not available. Population & Housing Information for the Region, from the 1970 Census," Supra does show information on page XI for 1970 renter occupied and vacant-for rent housing units by monthly rent ranges, as follows:

\$40.00 or less <u>7</u>	\$40.00 to \$59.00 <u>5</u>	\$60.00 to \$79.00 <u>19</u>	\$80.00 to \$99.00 <u>14</u>	\$100.00 to \$119.00 <u>31</u>
\$120.00 to \$149.00 <u>34</u>	\$150.00 to \$199.00 <u>16</u>	\$200.00 to \$294.00 <u>9</u>	\$300.00 or more <u>0</u>	no cash rent <u>31</u>

Rental housing makes up 28.67% of total housing units.

9. * Vacant land defined as land which can be sub-divided, if required, and removed from existing use such as agriculture. Acres included also contain store and roadway areas, lakes, rivers, streams, designated planes, designated and used open spaces of parks, stream conservation areas, cemeteries, parks, railroads etc.

10. dropped when property was sold.

11. (a) when property was sold.

CRANBURY TOWNSHIP

ORDINANCE

AN ORDINANCE AMENDING "AN ORDINANCE CONCERNING ZONING"

BE IT ORDAINED by the Township Committee of the Township of Cranbury that "An Ordinance Concerning Zoning" is hereby amended to read, as follows:

SECTION 100 DEFINITIONS

101. WORDS and PHRASES.

Words used in the present tense include the future, the singular number includes the plural and the plural, the singular. The word "lot" includes the word "plot." The word "building" includes the word "structure." The term "such as" where used herein shall be considered as introducing a typical or illustrative, rather than an entirely exclusive or inclusive, designation of permitted or prohibited uses, activities, establishments or structures.

102. Accessory Use or Building.

A subordinate use or building, the purpose of which is incidental to that of a main use or building on the same lot.

103. Automobile Wrecking.

See Junk Yard.

104. Buildable Area.

That central portion of any lot lying between required yards and/or setback lines.

105. Building.

Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal or chattel.

106. Building Height.

The vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof for flat roofs; to the mean height level (between the eaves and ridge) for gable and hipped roofs; to the deck line for mansard roofs.

107. Cellar.

A story partly underground which has less than half its height above ground level.

108. Dwelling, Single-Family.

A detached building designed for or occupied exclusively by one family or dwelling unit.

109. Dwelling, Two-Family.

A detached or semi-detached building where not more than two individual family or dwelling units are entirely separated by vertical walls or horizontal floors, unpierced, except for access to the outside or to a common cellar.

110. Dwelling Unit.

A room, or suite of two or more rooms, which is designed for, intended for or occupied by one family or household, living as an independent unit doing its own cooking.

111. Family.

One or more persons living as a single, non-profit housekeeping unit as distinguished from individuals or groups occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants when servants share the common housekeeping facilities and services.

112. Farming.

Agricultural activity or the raising of livestock or small animals as a major source of income and if conducted upon a lot or plot in single ownership of not less than 5 acres in area.

113. Floor Area.

The total enclosed floor area of a structure used for residential purposes or for busi-

ness or commercial activities which, in the case of the latter, includes customer facilities, showcase facilities, storage and sales facilities.

114. Garage.

Building used for housing or storing of self-propelled motor vehicles or unit portions thereof designed for use on public highways.

(a) Garage, Private.

A garage intended for, or used by, the principal inhabitant of the families resident upon the premises.

(b) Garage, Public.

Any garage not included within the definition of a private garage.

115. Home Occupation.

Any gainful employment or occupation of one or more members of the resident family which shall constitute either entirely or partly the means of livelihood of such member or members, and which shall be clearly secondary or accessory to the primary residential use of the principal structure. Such occupation may be pursued in the principal dwelling structure or in a secondary building which is accessory to such principal structure. Home occupations are normally in the field of work of the artisan, and may include such activities as dress-making, millinery, watch making, electrical and radio repair, and carpentry, where not more than three (3) persons are employed full time. The retail sale of goods and services in structures designed or altered to make such activities the primary use of any structure shall not be construed to be a home occupation under the terms of this ordinance.

116. Junk Yard.

The use of any lot for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of structures, automobiles or other vehicles, equipment and machinery or parts thereof, provided, however, that this definition shall not be deemed to include any of the foregoing uses which are accessory and incidental to any agricultural or industrial use permitted in any zone. The term "Junk Yard" as herein defined includes automobile wrecking yards.

117. Lot.

Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings together with such open spaces as are required under the provisions of this ordinance for a lot in the district in which such lot is situated, and having the required frontage on a street.

118. Lot Area.

The total horizontal areas included within lot lines, except that the front lot line shall be considered to be that line dividing the lot from the street right-of-way. Where a portion of said lot has been set forth on the Cranbury Township Master Plan as being reserved for future road widening, said reserved area shall be included in the lot area.

119. Lot Depth.

The shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line providing that in triangular lots having no rear lot line the distance shall be measured to the midpoint of a line parallel to the front lot line which shall be not less than 20 feet in length measured between its intersections with the side lot lines.

120. Lot Frontage.

That portion of a lot extending along a street line. In odd shaped or triangular shaped lots the length of the frontage may be considered to be the same as the lot width except that such length of frontage shall not be less than one-half (1/2) of any minimum frontage herein required and that the actual length of the street line shall be not less than 50 feet.

121. Lot Width.

The mean horizontal width measured at right angles to the lot depth.

122. Mining.

Mining as defined in this ordinance shall include the mining of sand, clay or gravel or other extractive processes, as well as the stripping of topsoil or permanently excavating below the level of the grade of surrounding properties or adjacent road levels so as to result in blighted, barren, desolate areas or large pits or holes dangerous to the safety, health and welfare of the citizens of the Township of Cranbury.

126. Non-Conforming Structure.

A structure which in its design or location upon a lot does not conform to the regulations of this ordinance for the district in which it is located.

127. Non-Conforming Use.

Use of a building or of land that does not conform to the regulations of this ordinance for the district in which it is situated.

128. Nuisance Factors.

An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion or disturbance of another's right, including the actual or potential emanation of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things or any other characteristic detrimental to the desirability, value, or use of an adjacent property, such as:

- a) Noise, whether incident to vehicles or manufacturing.
- f) Dust, whether incident to vehicles or manufacturing.
- c) Smoke
- d) Fumes
- e) Odor
- f) Glare
- g) Flashes
- h) Vibrations
- i) Shock Waves
- j) Heat
- k) Electronic or Atomic Radiation
- l) Objectionable effluent
- m) Noise of congregation of people, particularly at night.
- n) Invasion of non-abutting street frontage by parking.
- o) The obscuring or masking of adjacent or nearby property by projecting signs, marquees or canopies.
- p) Any adverse effect on nearby properties caused by such matters as exposed storage of inoperable automobiles, junk, materials and excessive dilapidation of buildings and exposed parking of commercial vehicles on residential lots.
- q) Unusual risks of fire or explosion, such as manufacture and/or storage of wood, fuel, or explosives.

The following shall be considered nuisance factors in all zones other than the Industrial Zone:

- a) Passenger traffic
- b) Transportation of things by truck, rail or other means.

129. Nursing Home
Any building in which more than one room or an area exceeding 400 square feet is used for the accommodation, reception or treatment of the aged or sick who are residents therein, excluding members of the resident family.

130. Professional Office.

The office of a member of a recognized profession. When conducted in a residential district, a professional office shall be incidental to the residential occupation, shall be conducted by a member of the residential family entirely within a residential building, and shall include only the offices of doctors or physicians, dentists, optometrists, ministers, architects, landscape architects, professional engineers, lawyers, artists, authors, musicians and such other similar profes-

sional occupations which may be so designated by the zoning board upon finding by such board that such occupation is truly professional in character by virtue of the need for similar training and experience as a condition for the practice thereof and that the practice of such occupation shall in no way adversely affect the safe and comfortable enjoyment of property rights in any zone to a greater extent than for the professional activities listed herein. The issuance of a state or local license for regulation of any gainful occupation need not be deemed indicative of professional standing.

131. Set-Back Line.

A line within any lot, usually marking the limits of a required yard space, parallel to any street line between which and the street line no building or portion thereof, may be erected except as provided in this ordinance.

132. Sign.

As used in the regulations contained in this ordinance, the term "sign" shall mean any outdoor advertising sign or outdoor advertising structure.

133. Story.

That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. No story shall be deemed to be a first story if its floor level is more than six feet above the level from which the height of the building is measured.

134. Story, Half.

A story of which any two exterior sides meet a sloping roof not more than two feet above the floor of such story, or that portion of any structure herein defined as a basement.

135. Street.

A public thoroughfare which has been dedicated and accepted for use and maintenance by the State of New Jersey, the County of Middlesex, or the Township of Cranbury.

136. Street Line.

The dividing line between the lot and the street.

137. Structures.

Anything constructed, assembled, or erected, the use of which requires location on the ground or attachment to something having location on or in the ground, and shall include tanks, towers, advertising devices, bins, tents, lunch wagons, trailers, dining cars, camp cars or similar structures on wheels or other supports used for business or living purposes. The word "structure" shall not apply to service utilities below the ground or those utilities incidental to a permitted use.

138. Structural Alterations.

Any change in the supporting members of a building, such as bearing walls, columns, beams or girders or in the utility system or mechanical equipment of a structure which materially alter its usability, capacity or function.

139. Trailer Camp or Court.

An area devoted to or designed for the accommodation of two or more wheeled vehicles or portions thereof in use as or capable of use as residential facilities which are commonly known as house trailers or auto trailers. Any such house trailer which has been rendered incapable of immediate removal to another site shall be considered a residential structure and shall meet all requirements of this ordinance for a residential structure.

140. Use.

The purpose for which land or a building thereon is designed, arranged or intended or for which it is or may be occupied or maintained.

141. Yard.

An open space, as may be required by this ordinance, of uniform width or depth

on the same lot with a building or a group of buildings, which open space lies between the principal building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground level upward except as herein permitted.

142. Yard, Front.

A yard extending across the full width of the lot and lying between the front or street line of the lot and the nearest wall or part of the building. The depth of the front yard shall be measured at right angles to the front line of the lot.

143. Yard, Rear.

A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest wall or part of the building. The depth of a rear yard shall be measured at right angles to the rear of the lot in the same manner as specified herein for the measurement of lot depth.

144. Yard, Side.

An open, unoccupied space between the side line of the lot and the nearest wall or part of the building and extending from the front yard to the rear yard, or in the absence of either of such yards, to the front or rear lot lines as the case be. The width of a side yard shall be measured at right angles to the side line of the lot.

145. Zoning Board.

Shall mean Zoning Board of Adjustment as established under this ordinance.

SECTION 200

ZONES

201. For the purpose of lessening congestion in the streets; securing safety from fire, panic and other dangers; protecting health, morals or the general welfare; providing adequate light and air; preventing the overcrowding of land or buildings; avoiding undue concentration of population; with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with the objective of conserving the value of property and encouraging the most appropriate use of land throughout such municipality, the Township of Cranbury is hereby divided into five zones as follows:

R-170 (Rural Zone) Sec. 700

R-100 (Residence 100 Zone) Sec. 800

N.B. (Neighborhood Business Zone) Sec.

900

H.B. (Highway Business Zone) Sec. 1000

I. (Industrial Zone) Sec. 1100

202. The boundaries of these zones are hereby established on a map entitled "Zoning Map of Cranbury Township" which map accompanies and is hereby declared to be a part of this ordinance.

203. When an uncertainty exists as to the boundaries of any of the aforesaid zones as part of the said map, the following rules shall apply:

203.1. Zone boundary lines are intended to follow street, lot or property lines as they exist on plats of record or the official township tax map at the time of passage of this ordinance unless such district boundaries are fixed by dimensions as shown on the zoning map.

203.2. Where such boundaries are fixed by dimensions and where they approximately follow lot lines, and where they are not more than 100 feet distant therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.

203.3. Notwithstanding any other provisions of this ordinance, where a zone boundary in any manner divides, crosses over, or bisects a single parcel or tract of land as shown on the official tax map of Cranbury Township used for agricultural pur-

poses as of the date of the passage of this ordinance, the said entire tract or parcel may continue to be used for the same agricultural purposes as theretofore and be subject only to the restrictions covering said agricultural purposes in the Rural Zone.

204. Except as hereinafter otherwise provided:

204.1. No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses hereinafter listed as permitted in the zone in which such building or land is located.

204.2. No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located.

204.3. Except as hereinafter provided, no building shall be erected, nor existing building be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, lot area, and building location regulations hereinafter designated for the zone in which such building or open space is located.

Notwithstanding the above, in the event a dwelling house has existed prior to the date of this ordinance which has been lawfully occupied and which does not meet the requirements of this ordinance as to habitable floor area, and the same has thus achieved the status of a non-conforming dwelling, the said dwelling may nevertheless be added to or expanded without meeting the requirements of this ordinance as to habitable floor area for the particular zone. PROVIDED HOWEVER, that such addition must be constructed in accordance with the requirements of the Building Code of Cranbury Township, as well as other applicable ordinances.

204.4. The Zoning Board may waive the requirements for this ordinance for minimum lot size and area only for such lots as were in individual private ownership and so indicated in the public records at the time of this ordinance, and surrounded by improved properties which prevent the acquisition of such additional land as may permit compliance with the terms of this ordinance.

SECTION 300

AREA AND HEIGHT

301. AREA.

301.1. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projection of sills, belt courses, chimneys, flues, buttresses, ornamental features, and eaves provided however, that none of the aforesaid projections shall project into the minimum side yards more than 24 inches. Unroofed entrance porches which do not rise above the height of the floor level of the ground floor may extend into any yard providing the total area of all such porches which extend into such yards does not exceed 200 square feet.

302. HEIGHT.

302.1. Nothing in this ordinance shall prevent the erection above the building height limit of a parapet wall or cornice extending above such height limit not more than four feet.

302.2. The height limitations of this ordinance shall not apply to church spires, belltowers, cupolas, penthouses, domes not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks, bulkheads, and necessary mechanical appurtenances usually carried above the roof level, except where in the opinion of the Zoning Board such may be deemed to interfere with aerial navigation or constitute

a fire hazard. Such features, however, shall not exceed in total coverage 20% of the total roof area and shall not exceed a reasonable height to be determined upon reference of all such cases to the Zoning Board by the Building Inspector.

302.3. In any Business or Industrial Zone any principal structure of fireproof or fire-resistant construction may be erected to a height in excess of that specified for the district provided each front, side, and rear yard alongside which such excessive height of structure is to be built is increased 2 feet per each 1 foot of such additional height.

SECTION 400 GENERAL PROVISIONS

401. DWELLING LOCATION.

Every dwelling structure shall be built upon a lot with frontage upon a public street.

402. SETBACKS.

In addition to other setbacks required in this ordinance, no structure shall be erected on land which is less than three feet above the normal or average level of any adjacent running stream, lake or body of water nor closer than 50 feet to such stream, lake or body of water whichever conditions shall impose the greater requirements.

403. INTERSECTIONS.

At the intersection or interception of two streets no hedge, fence or wall higher than 3 feet above street level measured at the curb line, nor any obstruction to vision other than a post or tree not exceeding one square foot in area in cross section shall be permitted on any lot within the triangular area formed by two intersecting street lines bounding said lot, or the projection of such lines, and by a line connecting a point on each street line located 25 feet from the intersection of the street lines.

404. OFF-STREET PARKING.

In all zones parking space for two automobiles and the means of access thereto shall be provided on every lot for every dwelling unit located thereon providing that in any business zone such parking space may be provided in the manner and location herein permitted for required parking facilities accessory to the business uses.

SECTION 500

LOCATION OF ACCESSORY BUILDINGS AND FENCES

501. ACCESSORY BUILDINGS.

Unless elsewhere specified in the ordinance, accessory buildings shall conform to the following regulations as to their locations on the lot.

501.1. Accessory buildings may occupy not more than 25% of the rear yard area in any Residence (R-100) Zone, or Rural Zone, and not more than 40% of the rear yard area in Business or Industrial Zones. Accessory buildings shall be included in computing the maximum percentage of the lot area which may be built upon in any given case.

501.2. In the case of an interior lot abutting on one street, no detached accessory building shall be erected or altered so as to occupy the front half of the lot. Where lots are over 200 feet in depth this setback need not exceed 100 feet.

501.3. In the case of an interior lot abutting on two or more streets, no detached accessory building shall be erected or altered so as to occupy the one-quarter of the lot nearest either street.

501.4. In the case of a corner lot abutting on two streets, no detached accessory building shall be erected or altered so as to be located closer to any street than one-half of the distance between any street line and the side or rear line parallel to it, except

that on a corner lot which adjoins an interior lot fronting on the street which is the long or side yard boundary of the corner lot, no accessory building need be located farther from the street line of such street than a distance equal to the depth of front yard required on such interior adjoining lot, except that where either the width or depth of such lot exceeds 200 feet such setback requirements need not exceed 100 feet measured in the direction of such excessive width or depth.

501.5. In the case of a corner lot abutting on more than two streets, no detached accessory buildings shall be erected or altered so as to be nearer to any street line than one-quarter the width or length of the lot, except that such setback need not exceed 100 feet.

501.6. A garage attached to any side of the dwelling and constructed as part of such dwelling shall be considered as a part of the dwelling and not as an accessory building and shall meet all requirements for front, side or rear yards, other setbacks and height of structure.

501.7. If the average slope of the front half of the lot is greater than one foot vertical in seven feet of horizontal distance measured from the established street grade at the property line, or if the elevation of the lot at the street line is five feet or more above or below the established street grade, a private garage may be built closer to the front or side line of the lot with the permission of the Zoning Board.

501.8. Notwithstanding any other provisions of this ordinance, no permit shall be granted for the construction of an accessory building until such time as a permit shall have been granted for the construction of the main building upon said premises. The purpose of the within provision is to prevent the construction of accessory buildings and the failure of the applicant to continue the building of the main building in accordance with the plans and specifications submitted, to the end that the accessory building may thereafter become the main building. It is further required that in the event building permits are granted by the Building Inspector for building of a main building and an accessory building, construction thereof to proceed coextensively, and the failure of the applicant to proceed with the construction of the main building, the same shall be good and sufficient cause for the Building Inspector to revoke the permit so far as the same applies to the construction of the accessory building, until the completion of the main building.

502. FENCES.

502.1. Fences, not exceeding 3 feet in height, shall be permitted to form the boundary of, or otherwise be located upon, any premises, providing said fence or fences are not more than 75% solid.

502.2. Fences not exceeding 4 feet in height, shall be permitted, providing said fence or fences are not more than 60% solid.

502.3. In addition to Paragraphs 502.1 and 502.2 hereof, limited sections of fencing for barrier or screening purposes may be permitted not exceeding 6 feet in height, subject to the following conditions:

(a) No such fencing or sections of fence exceeding 4 feet in height shall be permitted within the area between the front main foundation line of the principal building upon any premises and the front street line thereof. In case of corner lots this provision shall also apply to the area between the side foundation line of the principal building and the street line adjacent thereto.

(b) No such section of fencing extending in a single direction shall exceed 25 feet in length except that if a section is erected along a property line, the adjacent owner may likewise erect a section along the same common property line, the same also not exceeding 25 feet in length.

(c) Fencing may be divided so that it extends in two directions, e.g., forming a corner barrier or screen, in which case the same may extend up to 15 feet in each direction.

(d) In no event shall one property have erected thereon more than one 25 foot length of the same or two 15 foot lengths of the same as aforesaid, except in the case of a common boundary wherein two adjacent owners erect separate sections as provided in sub-paragraph (b) hereof.

502.4 Where premises located in the Industrial Zone are being used for industrial purposes, a protective fence or fences may be erected along the boundaries of said premises or other portions thereof, not exceeding 10 feet in height and not more than 50% solid.

502.5 Nothing to the contrary herein contained shall be construed as to prohibit any property owner in a residential zone from enclosing a portion of his rear yard with barrier or screen type fencing provided said fence shall be at least 15 feet from any property line and shall meet all applicable requirements for accessory structures set forth in section 501 and sub-sections hereof.

SECTION 600 NON-CONFORMING USES

601. If any non-conforming structure shall be destroyed to an extent requiring major reconstruction by reason of windstorm, fire, explosion or other act of God or the public enemy, such structure shall not be rebuilt except in conformity with the provisions of this ordinance controlling side and rear yards, front yard setbacks, maximum coverage and maximum height.

602. No non-conforming structure in existence at the time of passage of this ordinance shall be extended, added to or altered unless such alterations or additions are in conformity with the provisions of this ordinance.

603. If any non-conforming use shall be abandoned for one year or more, it shall not be resumed except in conformity with the provisions of this ordinance. No non-conforming use shall be expanded or enlarged.

SECTION 700 RURAL (R-170) ZONE

701. PERMITTED USES.

In the Rural Zone no lot shall be used or no structure shall be erected, altered or occupied for any purpose except the following:

701.1 Detached single family dwellings and the accessory structures and uses normally auxiliary thereto except that nothing in this Section shall prohibit the conversion or alteration of any single family structure in existence at the time of passage of this ordinance into not more than two separate dwelling units, provided that such dwelling units shall conform with the following provisions:

(a) Any single family dwelling converted under the provisions of this section shall be required to have within the enclosing walls of the original structure not less than 1250 square feet of habitable floor area for the two dwelling units.

(b) There shall be a minimum habitable floor area of 500 square feet for each separate dwelling unit established hereunder.

(c) The provisions of this section shall apply only to the conversion of single family dwellings and shall not be construed to permit the construction of two family or multi-family dwellings.

701.2 All farm and agricultural activities including nurseries, small animal and livestock raising provided that:

(a) The keeping or raising of swine shall not be allowed except as a part of a general farming operation on a property

of not less than ten (10) acres, and provided further that not more than five (5) head plus one (1) head additional for each three (3) acres of area in excess of ten (10) acres shall be allowed in any case.

(b) The feeding of swine upon garbage or similar refuse material either cooked or uncooked, is specifically prohibited.

(c) No building, fenced run or other enclosure for the shelter of swine shall be closer to any front, side or rear property line or zone boundary than two hundred (200) feet.

(d) No building, any part of which is closer to any front or side property line than 150 feet or closer to any Residential or Business Zone boundary than 200 feet or closer to a dwelling on an adjoining premises than 200 feet shall be erected or converted to use for the shelter of more than 100 head of fowl of all kinds or more than 2 head of other farm livestock.

(e) No building for the shelter of fowl or farm livestock shall in any case be closer to any side or rear property line than 50 feet or closer to a dwelling on an adjoining premises than 100 feet.

701.3 The sale of farm or dairy produce which has been raised on the farm from which it is to be sold.

701.4 The offices of a member of a recognized profession who is in residence on the lot and providing that not more than 25% of the habitable floor area is in office space.

701.5 Home occupations provided that:

(a) Noise or other objectionable characteristic incident thereto shall not be discernible beyond the boundaries of the lot.

(b) Not more than three persons shall be engaged in such home occupation at one time.

(c) The total floor area including accessory structures devoted to any permitted home occupation shall not exceed 50% of the habitable floor area of the principal dwelling on the lot.

701.6 Parks and playgrounds.

701.7 One sign advertising a permitted use or indicating the home or office of a member of a recognized profession provided that such sign shall not be artificially illuminated and shall not exceed 3 square feet. A sign indicating the home or offices of a medical practitioner may be artificially illuminated provided that such sign shall not exceed 1 square foot in area.

701.8 One temporary sign indicating real property for sale or rent which shall be not larger than 6 square feet, advertising the sale or letting of only the premises on which it is maintained.

701.9 Not more than 2 temporary ground signs on a subdivision which has been approved by the Township provided that each such sign does not exceed 24 square feet in area. In no case is any such sign to be located closer than 40 feet to any street line. Temporary subdivision signs will not be permitted after residences have been erected on 75% of the lots in the subdivision or after more than 75% of the lots have been sold by the developer. If any sign shall be greater than 6 square feet in area, the lower edge of such sign shall not be less than 3 feet above the ground surface.

701.10 One sign not larger than 12 square feet designating the premises of a church or other religious, fraternal, public or quasi-public organization, or for the purpose of advertising produce grown or raised or products manufactured or processed or for sale upon the premises where said produce has been grown or raised or where said products have been manufactured or processed. All such signs shall be set back at least 10 feet from the street right of way.

702. MAXIMUM BUILDING HEIGHT.
Except for structures for agricultural uses such as silos or water towers or for permitted public utility uses such as towers and

power lines or for common decorative features of public or quasi-public structures such as church steeples and cupolas, no structure shall exceed 2½ stories or 35 feet in height.

703. MINIMUM FLOOR AREA.

No residential structure shall be erected in the Rural Zone which has a habitable floor area of less than 1000 square feet of which not less than 728 square feet shall be on the ground floor, exclusive of porches, garages or cellars, except as provided elsewhere in this ordinance for converted single family dwellings.

704. SIDE AND REAR YARDS.

No habitable structure shall be erected closer to any side property line than 20 feet or closer to any rear property line than 40 feet.

No auxiliary or accessory structures used for the storage of hay or other highly inflammable material shall be closer to any front, rear or side property line than 100 feet.

705. FRONT YARDS.

There shall be a minimum distance of 50 feet between any structure or building and the nearest line of right-of-way for street purposes. Where any street or road is shown as existing or proposed on the "Comprehensive Master Plan of Cranbury Township," as adopted by the Cranbury Township Planning Board on November 16, 1967, the 50 feet shall be measured from the proposed right-of-way line as shown on the said "Comprehensive Master Plan of Cranbury Township." In all cases where the right-of-way of a public street or road is less than the 50 feet in width, the minimum setback shall be increased by such additional amount as may be necessary so as to result in a setback of 50 feet measured from the right-of-way line of a street with an ultimate width of 50 feet.

706. MINIMUM LOT AREA.

706.1 There shall be provided a minimum area of 40,000 square feet for each single family dwelling unit, except that where any lot boundary is coterminous with the centerline of any street or road, such area shall be exclusive of the right-of-way, however, such areas shall not be exclusive of any reservation for future road widening as shown on the Cranbury Township Master Plan.

706.2 If there shall be constructed more than one single family dwelling unit on any lot or parcel in single ownership, the provisions of this section regarding front yard setbacks and side and rear yards shall govern, provided that each single family dwelling shall be separated from any other dwelling or dwellings on the same lot by not less than 40 feet and that such parcel shall contain a minimum area of 40,000 square feet for each dwelling constructed thereon, except that the provisions set forth elsewhere in this section for converted single family dwellings shall apply to the establishment of such converted dwellings in all cases.

707. MINIMUM LOT FRONTAGE.

In the Rural Zone the minimum lot frontage shall be 170 feet.

708. ACCESSORY BUILDINGS.

No detached garage or other detached accessory building or structure shall be constructed except in accordance with the provisions of Sections 501 through 501.8 hereof inclusive and in any event not nearer to any front property line than the principal structure on the lot, or nearer to any side property line than 20 feet or nearer to any rear property line than 10 feet.

709. SEPTIC TANKS, CESSPOOLS AND WELLS.

All septic tanks, cesspools and wells shall conform with the requirements and regulations contained in Section 810 in this ordinance.

SECTION 800 RESIDENCE (R-100) ZONE

801. PERMITTED USES.

In the Residence (R-100) Zone no lot shall be used or no structure shall be erected, altered or occupied for any purpose except the following:

801.1 Detached single family dwellings and the accessory structures and uses normally auxiliary thereto except that nothing in this section shall prohibit the conversion or alteration of any single family structure in existence at the time of passage of this ordinance into not more than two separate dwelling units provided that such dwelling units shall conform with the restrictions controlling such conversion in the Rural Zone.

801.2 The offices of a member of a recognized profession who is in residence on the lot and providing that not more than 25% of the habitable floor area is in office space, and that off street parking meeting the requirements of Section 903 hereof is provided.

801.3 Parks and playgrounds.

801.4 Signs—The provisions of Section 701.7, 701.8, 701.9, and 701.10 shall apply to the erection of signs in the Residence (R-100) Zone.

801.5 Garage facilities for only the motor vehicles owned by the occupants of any single dwelling to which such garage is accessory provided that garage facilities for not more than 3 motor vehicles shall be allowed upon any lot.

801.6 Uses comparable to the above upon finding to that effect by the Zoning Board of Adjustment.

802. BUILDING HEIGHT.

802.1 Except for structures normally needed by permitted utilities such as towers or power lines and customary decorative features of permitted public and quasi-public structures such as church steeples and cupolas, no structure shall exceed 2½ stories or 35 feet in height.

802.2 No dwelling shall be erected which does not have as its enclosing walls a series of vertical wall surfaces not less than 10 feet in height measured from grade to the lowest point where the vertical plane of the wall changes direction to form roof, cornice, eaves or other enclosing surface area.

803. SIDE YARDS.

There shall be two side yards upon every lot in the Residence (R-100) Zone. No side yard shall be less than 12 feet in width.

804. FRONT YARDS.

804.1 Upon every lot there shall be a setback of not less than 40 feet from the right-of-way line of any street which provides the principal means of access to such lot. Where any street or road is shown as existing or proposed on the "Comprehensive Master Plan of Cranbury Township," as adopted by the Cranbury Township Planning Board on November 16, 1967, the 40 feet shall be measured from the proposed right-of-way line as shown on the said "Comprehensive Master Plan of Cranbury Township." In blocks where structures have already been erected the average setback line observed by buildings on the same side of the street within 200 feet on each side of any vacant lot shall determine the setback of all structures on such lot, except that this distance need not exceed 40 feet from the right-of-way line of the street.

804.2 No setback shall in any case be less than 15 feet when measured from the right-of-way line.

805. REAR YARDS.

Upon every lot there shall be a rear yard of not less than 40 feet.

806. ACCESSORY BUILDINGS.

806.1 No detached garage or other detached accessory building or structure shall

be constructed except in accordance with the provisions of Sections 501 through 501.8 hereof inclusive and in any event not nearer to any front property line than the principal structure on the lot, or nearer to any side property line than 5 feet or nearer to any rear property line than 5 feet.

806.2 On any corner lot no garage shall be constructed nearer the rear property line than 10 feet or nearer the side property line on the secondary street than the average setback line observed by primary structures fronting on such street, except that such distance need not exceed 40 feet.

807. MINIMUM LOT AREA.

There shall be a minimum lot area of 15,000 square feet for each single family dwelling or other principal structure herein permitted except that where any lot boundary is coterminous with the centerline of any street or road, such area shall be exclusive of the right-of-way.

808. MINIMUM LOT WIDTH.

No single family dwelling or other principal structure herein permitted shall be erected upon a lot which is less than 100 feet in width.

809. MINIMUM HABITABLE FLOOR AREA.

No residential structure shall be erected in the Residence (R-100) Zone which has a habitable floor area of less than 1000 square feet of which not less than 728 square feet shall be on the first floor exclusive of porches, garages, or cellars, except as provided elsewhere in this section for converted single family dwellings.

810. SEPTIC TANKS, CESSPOOLS AND WELLS.

No septic tank or cesspool or septic tank tile field or part thereof shall be constructed closer to any property line than 12 feet or closer to a well on an adjoining premises than 75 feet or closer to a running stream than 50 feet. No tile field or other facility for the disposal of sewage shall in any case be allowed, the top of which is less than one foot below the existing grade line. All facilities for the disposal of sewage shall be covered with not less than twelve inches of earth or similar material.

No well shall be located less than 25 feet from any side or rear property line.

SECTION 900

NEIGHBORHOOD BUSINESS (N.B.) ZONE

901. USES PERMITTED.

In the Neighborhood Business (N. B.) Zone no lot shall be used or no structure shall be erected, altered or occupied for any purpose except the following:

901.1 Residential uses as permitted in the Residence (R-100) Zone under the same conditions and requirements governing minimum lot size, minimum floor area, and minimum yards and setbacks and maximum lot coverage and density as apply to such residential uses in the Residence (R-100) Zone.

901.2 Combined residential uses and home occupations as such residential uses and home occupations are defined and regulated under Section 701.5 of the Rural Zone except that:

(a) Maximum floor area percentage limitations on structures or parts of structures devoted to professional or home occupation uses in the Rural Zone shall not apply in the Neighborhood Business (N. B.) Zone.

(b) No dwelling unit which is combined with a home occupation as established or maintained under the provisions of this Section shall contain less than 500 square feet of habitable floor area.

(c) The number of employees engaged in such permitted home occupations shall not be limited.

(d) Uses of land and structure, parking requirements, and the location of any structure upon its lot shall conform to all other regulations applicable to permitted

residential and business activities as specified for the Neighborhood Business (N. B.) Zone.

901.3 Business and commercial activities dependent primarily upon local resident clientele. Such permitted activities may include:

- (a) Retail sale of goods such as:
 - (1) groceries and foodstuffs
 - (2) packaged liquors
 - (3) drugs and pharmaceuticals and the goods and services customarily associated therewith
- (4) confectionary—including soft drinks and similar non-alcoholic refreshments which may be consumed on the premises
- (5) dry goods and notions
- (6) feed grain and farm supplies
- (7) stationary, books, tobacco, periodicals and newspapers
- (8) antiques provided that no goods shall be displayed and no auction sales shall be conducted outside of the structure in which such activity is housed
- (9) combinations of the above and such similar uses as may be so designated by finding of the zoning board
- (b) Service activities such as:
 - (1) barber and beauty shop operations
 - (2) custom tailoring and dressmaking
 - (3) dry cleaning services provided that no bulk processing shall be done on the premises and provided further that not more than 5 gallons of inflammable cleaning fluid shall be stored on any premises devoted to uses defined in b-2 above when dry cleaning is accessory to such uses
 - (4) laundry collection, except that no processing shall be done on premises
 - (5) self-service laundry operations provided that 3 parking spaces shall be provided for every 2 machines
 - (6) shoe repairing
 - (7) radio and television repair and services
 - (8) gunsmithing and watchmaking
 - (9) undertaking and funeral services studios
 - (10) music and dancing schools
 - (11) professional and business offices and banks
 - (12) bars and taverns

901.4 Structures devoted to combined residential and general commercial occupancy provided that:

(a) Each separate dwelling unit in such combined structures shall have not less than 500 square feet of habitable floor area.

(b) That there shall be provided not less than 5000 square feet of lot area for each dwelling unit.

(c) That there shall be a clear and unimpeded distance of 20 feet from any window of any habitable room to any wall, structure or property line, said distance to be measured along a line perpendicular to the plane of the window.

(d) One off-street parking space shall be provided for each family unit.

901.5 The following signs shall be permitted:

(a) Lettering on the front facade of a building or on a front glass window advertising the business conducted on the premises provided such lettering does not exceed one foot in height.

(b) Those signs permitted in Sections 701.7 and 701.8 hereof.

No sign shall be permitted other than the above where such sign projects outward from any building.

901.6 General illumination of business establishments in this zone shall comply with provisions of Section 1011.5 hereof and such illumination shall be during business hours only.

902. USES PROHIBITED.

The following activities and uses of land and buildings are specifically prohibited:

902.1 All uses permitted in the Industrial Zone under Sections 1101.1, 1101.2 and 1101.4.

902.2 Activities and establishments devoted exclusively or primarily to the sale of goods and services to non-resident clientele or to transient highway travelers or which depend upon automobile traffic in bulk such as:

- (a) auction sales
- (b) pottery and cast stone decorations
- (c) theatres and drive-in movies
- (d) bowling and skating rinks
- (e) tourist cabins and motels
- (f) hot dog stands and roadside restaurants
- (g) similar uses and activities upon finding by the zoning board except that where such activities are incidental to the normal operations of a business establishment otherwise permitted in this section such activity may be permitted upon finding to that effect by the zoning board and upon issuance of an occupancy permit specifying the extent, scope and scale of such use and the type, location and floor area of any structure which it is to occupy.

902.3 Operations which require bulk storage space in excess of 50% of the floor area of any structure or more than 1000 square feet of outdoor area.

902.4 Operations which require any fabrication, assembly or other intermediate processing of goods for sale to the public except those service operations which repair, process or otherwise maintain goods or mechanical equipment owned by the customer.

902.5 Operations which require the bulk storage of inflammable or explosive materials on the premises.

903. OFF-STREET PARKING.

For each structure designed or altered for occupancy by any business use as permitted in this section there shall be provided off-street parking space for one motor vehicle for every 200 square feet of floor area devoted to local business usage, exclusive of basements, said off-street parking area to be located on the same lot with the structure or within a distance of no more than 500 feet therefrom.

904. OFF-STREET LOADING SPACE.

Every structure erected, designed or altered for occupancy by any business use as permitted in this section shall provide, at the side or rear of its lot, access and space for the loading and unloading of delivery trucks which shall be accessible from a public or private alley or other way to be used for such purposes.

905. SIDE YARDS.

There shall be one side yard of at least 12 feet between any structure or building on any lot in the Neighborhood Business (N. B.) Zone. No other side yard shall be required except as follows:

905.1 All dwellings shall have the minimum side yards as are required for Residence (R-100) Zones, and

905.2 Wherever a property line coincides with or lies within 20 feet of the boundary line of any Residence (R-100) Zone or Rural Zone, the maximum side yard requirements which are in force in said Residence or Rural Zone shall apply in that portion of any Neighborhood Business (N. B.) Zone adjacent thereto or affected thereby.

906. REAR YARDS.

No building or structure shall be erected on any lot in the Neighborhood Business (N. B.) Zone closer to any rear property line than 25 feet.

907. FRONT YARDS.

There shall be a front yard setback from

all streets of not less than 40 feet from the centerline of such streets bordering any lot or not less than 25 feet from the street line, whichever is greater, except that in blocks where structures already have been erected, the average setback line observed by buildings on the same side of the street within 200 feet on each side of any vacant lot shall determine the setback of all structures on such lot except that this distance need not exceed 40 feet from the centerline.

908. MINIMUM LOT AREA.

The minimum lot area for detached dwellings shall be the same as that required for the Residence (R-100) Zone. No lot used for commercial purposes shall be less than 7,500 square feet.

909. MINIMUM LOT WIDTH.

No structure devoted wholly or in part to residential use shall be erected in any lot less than 75 feet in width.

910. BUILDING HEIGHT.

The building height requirements for the business zone shall be the same as the requirements in the Residence (R-100) Zone.

911. MINIMUM STRUCTURE SIZE.

In the Neighborhood Business (N. B.) Zone no commercial building shall be permitted having less than 600 square feet of floor area devoted to business usage.

SECTION 1000

HIGHWAY BUSINESS (H. B.) ZONE

1001. USES PERMITTED.

This district is intended for the conduct of general business to which the public, both local and transient, requires direct and frequent access as prime customers, clients or patients, but may be of such size or intensity of use that it is not necessarily compatible with nearby residential use. It is also intended, alternatively, for manufacturing on a smaller scale than that specified in the industrial zone. No use characterized by a "nuisance factor" other than noise of congregation of people, passenger traffic and transportation of retail merchandise and product manufacturing upon premises in said zone will be permitted. Those uses permitted are illustrated by the following list:

- (a) Commercial offices
- (b) Professional offices
- (c) Personal service facilities, such as stores, banks, business and newspaper offices, restaurants and taverns
- (d) Parking facilities
- (e) Funeral parlors
- (f) Radio or Television masts
- (g) Lodges and social clubs
- (h) Gasoline service stations, not to exceed 1 for every 1500 persons in last Federal census
- (i) Auto repair shops provided that no repair work shall be carried on out of doors and not more than six motor vehicles shall be parked or stored out of doors upon said premises at any one time.
- (j) Research Laboratories
- (k) Hotel or Motel for transient occupancy
- (l) Product development laboratories
- (m) Manufacture and assembly of items from previously prepared raw materials, such as pharmaceuticals, electronic equipment, jewelry and watches
- (n) Administrative and other clerical offices
- (o) Publishing houses.

1002. OFF-STREET PARKING.

For each use or for each structure designed, altered or occupied by any business or commercial use as permitted in this section, there shall be provided off-street parking space for one motor vehicle for every 200 square feet of floor area devoted to business usage, exclusive of basements, none of which off-street parking will be permitted within 20 feet of

the front property line and which off-street parking space shall be located on the same lot as the structure requiring it or within a distance of not more than 500 feet therefrom. In lieu of the above space requirements in certain enumerated uses, the following shall apply: Parking space for one private motor vehicle, which may be located in the manner prescribed above for other uses in this zone, shall be provided for:

(a) Every 5 seats in each place of assembly such as funeral parlors, lodges and social clubs.

(b) Every 4 seats in any restaurant.

(c) Every 50 square feet of floor space in any tavern or similar enterprise.

(d) Every unit available for hotel or motel occupancy.

1003. OFF-STREET LOADING SPACE.

Every structure erected, designed or altered for occupancy for any business or commercial use as permitted in this section shall provide, at the side or rear of its lot, access and space for the loading and unloading of delivery trucks which shall be accessible from a public or private alley or other way to be used for such purpose. There shall be a minimum space provided of 250 square feet for every 25 feet of principal store frontage or display window area, said frontage to be measured along that side of the structure which provides the primary means of access to the public.

1004. SIDE YARDS

1004.1 No structure or building shall be erected on any lot in the Highway Business (H. B.) Zone closer to any side property line than 5 feet. The combined total of the distances between any building or structure and the side property lines shall not be less than 25 feet.

1004.2 Wherever a property line coincides with or lies within 20 feet of the boundary line of any Residential Zone or Rural Zone the maximum side yard requirements which are in force in said residential zone shall apply in that portion of any Highway (H. B.) Business Zone lying within such adjoining or adjacent area.

1005. REAR YARDS.

No building or structure shall be erected on any lot in the Highway Business (H. B.) Zone closer to any rear property line than 30 feet.

1006. FRONT YARDS.

There shall be a front yard setback of not less than 60 feet from all streets bordering any lot except that in Blocks where structures already have been erected the average setback line established by buildings on the same side of the street within 200 feet on each side of any vacant lot shall determine the setback of all structures on such lot except that this distance need not exceed 75 feet. Signs, advertising, display devices, awnings, marquees or similar secondary structural features may extend into the front yard for a distance not exceeding 20 feet.

1007. MINIMUM LOT AREA.

The minimum lot area for any use permitted within the Highway Business (H. B.) Zone shall be 2 acres.

1008. MINIMUM LOT WIDTH.

The minimum lot width for any permitted use shall be not less than 200 feet.

1009. PROPERTY ADJOINING RESIDENTIAL ZONES.

In any Highway Business (H. B.) Zone wherever a property line coincides with or lies within 20 feet of the boundary lines of any Residential or Rural Zone or coincides with or lies within any street which is the boundary of any Residential Zone the maximum side yard, rear yard or front yard requirements which are in force in said Residential Zone or Rural Zone along such common boundary shall apply in that portion of the Highway Business (H. B.) Zone bounded by such property line.

1010. TRANSITION STRIP.

A transition or buffer strip not less than 15 feet wide in addition to other setback requirements consisting of massed trees or shrubbery of a minimum height of 6 feet shall be provided along all side and rear lot lines which form a common boundary with any Residential Zone except that this protection may be waived temporarily or permanently upon finding by the Zoning Board that such protection against dust, noise, glare or similar nuisance as would be provided by such a strip is unnecessary.

1011. SIGNS AND ILLUMINATION OF BUSINESS STRUCTURES.

1011.1 No more than two free standing signs shall be permitted upon any separate lot or parcel of land as shown on the Cranbury Township tax map except as herein provided in (d) hereof. Said signs shall be governed by the following restrictions:

(a) No free standing sign shall have more than 30 square feet of display area if single faced, nor more than 60 square feet if double faced.

(b) No sign, or any portion or overhang thereof, shall be allowed within the right of way area of the public road or highway.

(c) In the event any sign is located within 20 feet of the road or highway right of way line, the display area of said sign shall be suspended so that the sign shall not be lower than 12 feet above the ground surface nor higher than 17½ feet above the ground surface.

(d) Notwithstanding the restriction of two free standing signs upon each separate lot or parcel of land as above set forth, one additional free standing sign may be permitted upon any separate lot or parcel of land as shown on the Cranbury Township tax map providing such additional sign has no more than 25 square feet of display area if single faced, nor more than 50 square feet if double faced, providing however that such additional sign shall not be located closer to the front line of said property than 40 feet or closer to any side lot line than 20 feet.

1011.2 Illumination of signs permitted under this section shall conform to the following provisions:

(a) Exposed tube type signs or signs with flashing or moving lights are prohibited.

(b) Internal lighting of translucent sign faces shall be allowed but in such case the intensity of such light shall not exceed 50 foot candles on a standard Weston photographic light meter, or corresponding rating on equivalent equipment, when at a distance of 3 feet from the visible light source.

(c) Direct illumination shall be allowed provided all light sources are shaded from direct view of any other properties and provided further that the light intensity thereof shall meet the requirements set forth in subparagraph (b) above.

(d) Signs in high reflection or with high reflective qualities from the use of special fluorescent or efflorescent preparations or glass or other similar materials are prohibited.

1011.3 No sign attached to the wall of a business building shall cover more than 10% of the wall, and in no case shall the total area of a sign on a single wall be allowed to exceed 50 square feet. Illumination of signs on walls of business buildings shall conform to the provisions set forth in paragraph 1011.2 above. The display area of all signs on walls shall be enclosed by a definite and clearly defined border.

1011.4 Signs located on roofs of buildings are prohibited.

1011.5 General illumination (exterior) of highway business establishments shall conform to the following restrictions:

(a) All light sources used in spot

lighting, flood lighting and general illumination shall be shaded so as not to intrude upon the direct view from vehicles upon any highway or public roads.

(b) Such general illumination shall not impose any objectionable glare outside the boundaries of said particular property.

(c) No neon or similar tube-lighting shall be allowed on any building.

1012. OUTDOOR STORAGE AND DISPLAY OF GOODS AND EQUIPMENT.

1012.1 No goods for sale nor any materials, supplies or equipment, including motor vehicles or similar equipment, shall be displayed or stored out of doors except the following:

(a) Temporary display of goods for sale may be permitted outside a building from which sales are authorized to be made, but in such case, said goods may be displayed only in the area comprised within parallel lines running 5 feet distance from the front and side walls of said building, or,

(b) Businesses which normally rely upon the bulk storage of goods (such as, but not limited to lumber yards or construction material businesses) may store goods outdoors provided however that (1) such storage be limited to the rear yard, (2) such storage does not create a safety hazard or is otherwise inimical to the general welfare of the community, (3) that a screen of ornamental fencing or vegetation be provided so that any goods so stored are not visible from the street or from any residential zone.

1013. PRESERVATION OF HIGHWAY RIGHT OF WAY.

1013.1 If land abutting the right of way line of any public road or highway shall be used for parking or for any other purpose requiring ingress or egress (lawn and landscaping excepted) proper curbing shall be installed and maintained by the owner in accordance with design and specifications for the same as set forth in the rules and regulations of the New Jersey State Highway Department.

1013.2 The width and location of driveways providing ingress and egress to parcels of property occupied by highway businesses shall be subject to approval by the State Highway Department or in the case of Township roads, by the Township Engineer. Such driveways shall be paved with hard surface paving and in accordance with specifications of the New Jersey State Highway Department.

SECTION 1100 INDUSTRIAL ZONE

1101. USES PERMITTED.

In the Industrial Zone no lot shall be used or no structure shall be erected, altered or occupied for residential, commercial or industrial purposes which was not so used prior to the passage of this ordinance or for any purpose except the following:

1101.1 Activities of an industrial nature which may include the following, provided that no nuisance or hazard may occur from fire or explosion, toxic or corrosive fumes, gas, smoke odors, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent which may adversely affect or impair the normal use and peaceful enjoyment of any property structure or dwelling located in any residential or commercial zone.

(a) The fabrication, processing or assembly of bulk goods and materials.

(b) The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, cosmetics, dairy products, drug, ice, perfumes, pharmaceuticals, plastics, toilet supplies and similar products.

(c) The finishing or assembling of articles made from previously prepared or refined materials such as bone, cellulose, cork, feathers, fibre, fur, glass, gums, hair, horn, leather, metals, papers, plastics, shell, stone, textiles, leaf products and wood.

(d) The preparation and fabrication of metal and metal products and chemical and chemical products except those manufacturing processes listed in Section 1204 hereof provided, however, (1) that such activity take place not less than 100 feet from any zone boundary, (2) that no danger to life, limb or property will exist beyond the limits of the lot (3) that there is produced no noise, vibration, smell, smoke, dust, gas, glare, or effluent noticeable beyond the boundaries of the Industrial Zone.

(e) Blacksmith shops, metal working, or machine and welding shops.

(f) Lumber yards and similar operations requiring bulk storage of materials such as plumbing and building construction supplies.

(g) Warehouses and shipping facilities related thereto.

1101.2 Research laboratories.

1101.3 Office and clerical activities.

1101.4 Agricultural activities with the same restrictions as found in the Rural Zone, provided that the parcel on which such activity be carried on shall not be less than 3 acres, and provided further that not more than one (1) residence shall be permitted on such parcel and that the owner or operator of said parcel shall be the resident therein.

1102. USES PROHIBITED.

The following activities and uses are specifically prohibited in the Industrial Zone:

1102.1 Slaughtering of fowl and animals for retail sales from the premises, as well as slaughterhouses or abattoirs of any description.

1102.2 Processing, sale, storage or reclamation of junk of all kinds including automobile wrecking, except that this shall not include the storage and processing of waste materials normally associated with or incidental to any primary industrial activity herein permitted.

1102.3 The commercial disposal of domestic refuse or the dumping of garbage, trash or incinerated material except that non-putrescent material or waste may be used as land fill where no unsightly, hazardous or noxious condition will result.

1102.4 All commercial activity involving the retail sale of goods and services to the general public, except where incidental to or accessory to any otherwise heretofore permitted use such as sales or display rooms of the products of such permitted use, or dining facilities for employees.

1102.5 All residential occupancy except for custodial occupancy incidental to industrial uses, and accessory to agricultural uses as restricted and regulated elsewhere in this section.

1102.6 Churches, parochial and private schools, eleemosynary, charitable and philanthropic institutions.

1103. SIDE YARDS.

There shall be a total aggregate of side yards on each lot equal to 80 feet. No side yard shall be less than 30 feet in width.

1104. FRONT YARDS.

U. S. Highways fronting on U. S. Highway #130 there shall be a front yard or setback of not less than 150 feet from the easterly boundary of said U. S. Highway #130. On all other lots in the industrial zone, the set-back shall be 75 feet.

1105. REAR YARDS.

Upon every lot there shall be a rear yard of not less than 50 feet.

1106. PROPERTY ADJOINING RAIL FACILITIES.

In order to assure safety and efficiency in operation and to avoid unnecessary hardship, the side and rear yard requirements and building height restriction of this section shall not apply where they apply to those portions of a lot immediately adjoining and bounded by the right-of-way of a railroad, or where a railroad track or spur line forms the boundary line between two lots within the industrial zone.

Where any portion of a railroad track or spur line lies entirely within the property lines of a single industrial user it shall be so located that any structures which are to be in direct contact with it shall conform to the side and rear yard restrictions herein.

1107. PROPERTY ADJOINING BUSINESS ZONES, RESIDENTIAL ZONES.

Wherever any property line bounding any lot in the Industrial Zone coincides with or lies within 50 feet of the boundary of a Business or Residence or Rural Zone any side or rear yard lying along such property shall be not less than 100 feet in width.

1108. MINIMUM LOT AREA.

A minimum lot area of 3 acres shall be provided for any use permitted in the Industrial Zone under the provisions of this section.

1109. MINIMUM LOT WIDTH.

A minimum lot width or frontage of 200 feet shall be provided on all lots within the Industrial Zone.

1110. LOT COVERAGE.

Not more than 30% of the total lot area shall be covered by buildings or enclosed structures on any lot used for a use which is permitted in the Industrial Zone but not elsewhere permitted by this ordinance in any more restricted zone.

1111. BUILDING HEIGHT LIMITATIONS.

No building shall exceed 40 feet in height, except that where any part of any structure exceeds 40 feet in height, the distance from the intersection with the ground of the vertical plane or projection thereof of such higher portion of any structure to any lot line shall be equal to twice the total height of such structure, provided that such distance shall be not less than other minimum front, side or rear setback distances required in this section.

1112. MINIMUM FLOOR AREA.

There shall be a minimum floor area of 10,000 square feet in the principal structure erected to enclose any use permitted in Sections 1101.1 (a, b, c & g) and 1101.2 of this section.

1113. PARKING AND LOADING.

Facilities for the loading and unloading of commercial vehicles which shall be adequate to meet maximum demands shall be provided for each permitted use on the same property as such use. Adequate parking facilities for the employees of any establishment shall be provided upon the property in which such establishment is located, except that common parking facilities for the employees of two or more establishments may be substituted provided that:

(a) Such facilities shall not be farther than 800 feet from any participating establishment.

(b) Not more than two entrances or exits shall be provided on such street except that this number may be increased to not more than six with the approval of the zoning board.

(c) No parking lot or loading area shall be nearer to the boundary of any residential or business zone than 50 feet except that this distance may be reduced to not less than 25 feet if a planting screen at least 15 feet wide consisting of trees and shrubbery is planted and maintained parallel to the zone boundary.

1114. ADVERTISING SIGNS.

1114.1 Upon any parcel of property used for an industrial purpose in accordance with the provisions of this ordinance, advertising signs shall be permitted in accordance with the following:

(a) Not more than one free standing advertising sign, either single or double faced, shall be permitted upon any separate parcel of property containing less than 10 acres. Said sign shall contain not more than 50 square feet upon each face and no portion of said sign shall extend higher than 8 feet above the ground surface. In addition, said sign shall not

be closer than 40 feet to any front or side lot line.

1114.2 In the case of a parcel of property comprising at least 10 acres, being used for industrial purposes, one free standing sign shall be permitted with single or double face, having a total surface area of not more than 500 square feet for each face. In such event, no portion of said sign may be higher than 10 feet above the ground surface and no closer than 200 feet to any front or side lot line.

1114.3 The following provisions shall govern signs attached to the walls of an industrial building:

(a) No sign attached to the wall of any industrial building shall be permitted to cover more than 5% of the area of said wall but in no case shall the total area of a sign on a single wall exceed 200 square feet or to extend above the top of the wall on which it is located.

(b) No roof signs or signs located on roofs are permitted.

1114.4 The lighting or illumination of all signs erected in accordance with the provisions of this section shall be governed by the following restrictions:

(a) No neon type exposed tube or moving or flashing sign shall be permitted.

(b) Lighting of industrial signs shall be so designed and the intensity of light so controlled that no objectionable, dangerous or annoying glare, affecting highway traffic, or other property users, shall exist.

(c) Illumination of all signs permitted in this zone whether by low intensity, internal lighting or by direct flood lighting shall be adequately shielded and shall not expose the light sources directly to the view of highway traffic or other property users.

1115. INDUSTRIAL PARK.

1115.1 Anything to the contrary herein contained notwithstanding, an Industrial Park shall be a permitted use within the Industrial Zone on any tract of not less than 150 acres under single ownership on approval by the Cranbury Township Planning Board in accordance with the procedures and standards of the Cranbury Township Subdivision Ordinance.

1115.2 The uses, and only those uses, permitted in the Industrial Zone shall constitute the permitted uses within an Industrial Park.

1115.3 A minimum lot area of 60,000 square feet shall be required for any use within an Industrial Park.

1115.4 Not more than 50% of the total lot area shall be covered by buildings or enclosed structures on any lot within an Industrial Park.

1115.5 In every Industrial Park there shall be a front yard or setback of not less than 50 feet from the street line.

1115.6 In any Industrial Park there shall be a minimum road right-of-way width of 80 feet.

1115.7 In any Industrial Park there shall be a minimum lot width of 150 feet and no building or structure shall be erected on any lot within an Industrial Park nearer than 15 feet to any side lot line or nearer than 40 feet to any rear lot line.

SECTION 1200

GENERAL AND ADMINISTRATIVE

1201. BUILDING PERMITS:

Building permits shall hereafter be secured from the Building Inspector prior to construction, erection or alteration of any structure or part of a structure or use of a structure or land. All requests for building permits shall be made in writing by the owner or his authorized agent and shall include a statement of the use or intended use of the building or structure or land and shall be accompanied by a plan of the plot showing thereon the exact size, shape and location of all proposed structures and all existing structures and such other information as may be necessary to provide for the enforcement of this ordinance.

1202. CERTIFICATE OF OCCUPANCY.

It shall be unlawful to use or permit the use of any building or premises or part thereof hereafter created, located, erected, changed, converted or enlarged wholly or partly until a Certificate of Occupancy has been issued for that premises certifying that the structure or use complies with the provisions of this ordinance. Such occupancy permits shall be granted or denied within ten (10) days from the date that a written application is filed with the Building Inspector.

1203. ENFORCEMENT.

It shall be the duty of the Building Inspector and the Zoning Officer to enforce the provisions of this ordinance. It shall also be the duty of the members of the Police Department and the Fire Department to report any violations of the provisions of this ordinance in writing to the Zoning Officer and at the same time to send a copy of such report to the Secretary of the Zoning Board and the Township Clerk.

The Building Inspector shall not issue any permit or Certificate of Occupancy for any structure or use which does not conform with the provisions of this ordinance.

It shall be the duty of the Building Inspector, upon the filing with him of any plans for the construction, alteration or repair of any structure to require the owner or agent of such structure or land, to certify in writing the use or intended use of any structure or land so to be constructed, altered or repaired, and the Building Inspector shall thereupon determine if such structure or use is permitted by provisions of this or any other ordinance. In case he shall determine such structure or use, or both, in non-conforming, he shall notify such owner or agent in writing to that effect, stating in what respect such building is a non-conforming structure or use. In any event the Building Inspector shall so notify the owner or agent within thirty days of the date the use or intended use was certified to him.

1204. USES PROHIBITED EVERYWHERE.

There is prohibited everywhere in the Township all uses characterized by one or more "Nuisance Factors," unless specifically authorized in this ordinance. Such prohibited uses shall include but are not necessarily limited to the following:

1. Advertising signs such as billboards.
2. Acetylene gas manufacture for commercial purposes.
3. Chemical manufacture and industrial fermentation processes.
4. Concrete, cement or asphalt plants.
5. Coke ovens.
6. Crematory.
7. Electro-plating shops, except those having artificial ventilating systems constructed and operated in accordance with the rules of the State Department of Labor.
8. Explosives, fireworks, or match manufacturing, assembling or storage in bulk.
9. Fat rendering.
10. Fish smoking or curing.
11. Forge shop.
12. Glue, size or gelatin manufacture or processes involving recovery from fish or animal offal.
13. Incineration, reduction or dumping of offal, refuse or garbage, except where operated by the municipality.
14. Merchandise display in the open, other than produce of the farm on which it is displayed.
15. Above ground bulk storage of petroleum products for sale or distribution.
16. Ore reduction, or the smelting of iron, copper, tin, zinc and lead.
17. Petroleum refining.
18. Plastic manufacture or the manufacture of articles therefrom involving plastics of inflammable or explosive nature.
19. Radio broadcasting stations used for commercial purposes.
20. Printing ink manufacture.
21. Raw or green salted hides or skins,

their storage, coloring, curing, dressing or tanning.

22. Rubber, caoutchou or gutta-percha manufacture, from crude or scrap material.

23. Sewage disposal plant, except where operated by the municipality and except private disposal plants where public sewers are not available.

24. Slaughter houses.

25. Stock yards.

26. Stone crushing.

27. Sulphurous sulphuric, nitric, or hydrochloric acid manufacturing.

28. Tallow, grease, lard or candle manufacture or refining.

29. Residential use combined in same building with any other use, such as business, commerce, research and manufacturing, except for caretakers apartment.

30. Junk yards.

31. Any exposure to public view of trash or other items such as derelict machinery, tires, or inoperable vehicles and equipment.

32. New or used car lots which shall include specifically lots used for the sale of trucks, trailers, farm machinery, or other motor vehicle equipment.

33. Fixed or mobile sound equipment except as may be operated by the Township of Cranbury.

34. Truck terminals, stops, truck sales and service, truck forwarding points and railroad yards. Nothing contained herein shall be construed to prohibit such trucking activity as shall be necessarily incidental to a permitted use.

35. Trailer parks or mobile home parks.

36. Mining.

SECTION 1300

BOARD OF ADJUSTMENT

1301. A Zoning Board of Adjustment shall be appointed as authorized by statute which shall consist of five residents of the township appointed by the Township Committee to serve for a term of five years each, except that upon adoption of this ordinance, the terms shall be as follows: one member two years, one for three years, and one for four years, and one for five years with each succeeding member serving for five years.

1302. The members of said board may be removed for cause, upon written charges and after a public hearing by the Township Committee. Any vacancy on said board shall be filled for the unexpired term of the member whose term shall become vacant. Yearly the board shall organize by the selection of one of its members as chairman thereof.

1303. Meetings of the Zoning Board shall be held at the call of the chairman and at such other times as the board may determine. The board may fix by rule the manner in which the chairman shall issue any such call for a meeting and the amount of notice, in which meetings other than those at the call of the chairman may be held. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. The secretary shall keep proper minutes of all meetings, showing the vote, of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examination and other official action, all of which shall be immediately filed in the office of the board and shall be a public record.

1304. The purpose of the board shall be:

(a) to interpret the law in its application to a specific instance where the regulations may be couched in general terms only.

(b) To hear and decide appeals where it is alleged there is an error in an order, requirement, decision or determination made by an administrative official in the enforcement of this ordinance.

(c) To grant relief from the specific requirements of this ordinance only when the character of a lot or the physical conditions make impossible the use of a property to the same extent and for the same

purpose as is possible to all other prop-
erties in the same zone.

1305. The board shall adopt such rules and
regulations as may be necessary to carry
into effect the provisions and purposes of
this ordinance.

1306. The said board shall perform all the
duties and have all the powers provided
by law, to be exercised by boards of
adjustment and shall determine by close
examination the true location of any zone
boundary line, and in addition thereto,
pursuant to the statutes and subject to
appropriate conditions and safeguards, de-
termine and vary the application of the
provisions herein established in harmony
with their general intent and purposes and
to avoid practical difficulties or unneces-
sary hardships and in a manner to secure
the public health, safety and general wel-
fare.

1307. Appeals to the Zoning Board may be
taken by any person aggrieved or by any
officer, department, board or bureau of this
township affected by any decision of the
Zoning Officer or Building Inspector. An
appeal shall be taken within twenty (20)
days of the issuance of the decision by
filing with the Secretary of the Zoning
Board a notice of appeal specifying the
grounds thereof. The Zoning Officer or
Building Inspector shall forthwith transmit
to the board all of the papers constituting
the record from which the appealed action
was taken.

1308. An appeal stays all proceedings in
furtherance of the action appealed from,
unless the Building Inspector certifies to
the Zoning Board after the notice of ap-
peal shall have been filed that by reason
of facts stated in the certificate a stay
would cause imminent peril to life or
property. In such case, proceedings shall
not be stayed otherwise than by a restrain-
ing record on application of notice to the
Building Inspector and on due cause shown.

1309. The board shall fix a reasonable
time for hearing of appeals and fifteen
(15) days' notice of the time set for
hearing the said appeal shall be given to
the applicant. Such notice shall be served
upon the applicant personally or by leaving
a copy at his usual place of abode or by
registered mail to an address designated by
him in his application for hearing. The
applicant shall thereafter give such notice
as required by N.J.S.A. 40:55-44 and 40:-
55-53. In addition, the applicant shall also
publish a notice of the hearing in the of-
ficial municipal newspaper at least five
(5) days prior to the date set for hearing.

SECTION 1400

VIOLATIONS AND PENALTIES

For any and every violation of the pro-
visions of this ordinance, the owner, con-
tractor, or other person or persons inter-
ested as lessee, tenant or otherwise, in
any building or premises where such vio-
lation has been committed or shall exist,
and who refuses to abate said violation
within five (5) days after written notice
has been served upon him, either by regis-
tered mail or by personal service, shall for
each and every violation be subject to a
fine of not more than two hundred dollars
(\$200) at the discretion of the court or
judicial officer before whom a conviction
may be had. Each and every day that
such violation continues after such notice,
shall be considered a separate and specific
violation of this ordinance.

SECTION 1500

VALIDITY OF ORDINANCE

If any section, paragraph, subdivision,
clause or provision of this ordinance shall
be adjudged invalid, such adjudication shall
apply only to the section, paragraph, sub-
division, clause or provision so adjudged,
and the remainder of this ordinance shall
be deemed valid and effective.

SECTION 1600

WHEN EFFECTIVE

This ordinance shall take effect upon
its passage and publication as provided by
law.

TAKE NOTICE that the above Ordi-
nance was introduced and passed on first
reading at a meeting of the Township
Committee of Cranbury Township held on
June 23, 1969 and will be considered on
second reading and final adoption at a
meeting of the Cranbury Township Com-
mittee to be held at 8:00 P.M. on July
28, 1969, at the Committee Meeting Room,
Fire House, Main Street, Cranbury, N.J.,
at which time and place any person inter-
ested therein will be given an oppor-
tunity to be heard.

Arthur C. Romweber, Twp. Clerk

Approved:

J. Schuyler Huff, Twp. Atty.

(Pub. Cranbury Press, July 18, 1969 1t)

CRANBURY TOWNSHIP

NOTICE

AN ORDINANCE AMENDING "AN ORDI-
NANCE CONCERNING ZONING"

TAKE NOTICE that the above Ordinance
was introduced and passed on first read-
ing at a meeting of the Cranbury Town-
ship Committee held on June 23, 1969, and
was passed on second reading and final
adoption at a regular meeting of the Town-
ship Committee of the Township of Cran-
bury held at the Cranbury Township Com-
mittee Meeting Room, Fire House, Main
Street, Cranbury, New Jersey at 8:00 P.M.
on July 23, 1969.

Arthur C. Romweber,

Twp. Clerk

(Cranbury Press, Aug. 8, 1969 1t) \$3.24

CRANBURY TOWNSHIP ORDINANCE
AN ORDINANCE AMENDING "AN ORDINANCE CONCERNING ZONING."
BE IT ORDAINED by the Township Committee of the Township of Cranbury that "An Ordinance Concerning Zoning" is hereby amended to include a new section known as Section 1150 as follows:

SECTION 1150

1150. R-O RESEARCH AND OFFICE ZONE. In addition to the zones provided for in Section 201 of this Ordinance, there is hereby established a new zone to be known as R-O Research and Office Zone. The description of the area encompassed by said R-O Zone, and which hereby supplements and amends the provisions of Section 201 and Section 202 of this Ordinance, is as follows:

(A) A parcel 800 feet in width measured easterly from the easterly side of U.S. Highway No. 130 and extending from the northerly boundary of the Township of Cranbury southerly along the easterly side of U.S. Highway No. 130 to its intersection with Hightstown Road and continuing still 800 feet in width on the easterly side of Hightstown Road to the southerly boundary of Cranbury Township, being the middle of the Millstone River; (B) A parcel located between the westerly boundary of the Hightstown Road and the westerly boundary of the Township of Cranbury, being the middle of the Millstone River, said parcel extending from the intersection of Hightstown Road with U.S. Highway No. 130 in a southerly direction to the point at which the westerly side line of Hightstown Road intersects the Millstone River and including therein all property between the Hightstown Road and the Millstone River south of U.S. Highway No. 130 within Cranbury Township; (C) Two parcels each 400 feet in width extending from either side of the South River Road and running from the northerly boundary of Cranbury Township in a southerly direction to their intersection of a line which is 800 feet east of U.S. Highway No. 130, the latter being the easterly boundary of the area described in (A) above; (D) A triangular parcel the northerly boundary of which is the Dey Road, the westerly boundary of which is the 800 foot line east of U.S. Highway No. 130 referred to in (A) above and the easterly boundary of which is 400 feet west of the westerly line of South River Road referred to in (C) above.

The aforesaid premises are more particularly described as follows:

Beginning in the middle of the Millstone River where the same is intersected by the easterly line of N.J.S.H. U.S. Route No. 130, and running thence (1) northerly, along the easterly line of N.J.S.H. U.S. Route No. 130, to the Cranbury-South Brunswick Township Line, thence (2) easterly, along the Cranbury-South Brunswick Township Line, 825 feet more or less, thence (3) southerly, on a line parallel with and distant 800 feet easterly measured at right angles from the easterly line of N.J.S.H. U.S. Route No. 130, to the centerline of Dey Road (County Highway 5-R-6) thence (4) easterly, along the centerline of Dey Road, 1050 feet more or less, thence (5) north-easterly, on a line parallel with and distant 400 feet westerly measured at right angles from the westerly line of Cranbury South River Road (County Highway 5-R-2), to the Cranbury-South Brunswick Township Line, thence (6) easterly, along the Cranbury-South Brunswick Township Line, 875 feet more or less, thence (7) south-westerly, on a line parallel with and distant 400 feet easterly measured at right angle from the easterly line of Cranbury South River Road (County Highway 5-R-2), 9600 feet more or less, thence (8) southerly, on a line parallel with and distant 800 feet easterly measured at right angles from the easterly line of N.J.S.H. U.S. Route No. 130, 11,000 feet more or less, thence (9) continuing southerly, on a line parallel with and distant 800 feet easterly measured at right angles from the easterly line of Hightstown Road (County Highway 4-R-1), to the middle of the Millstone River, thence (10) westerly and northerly, down the middle of the Millstone River, to the point and place of beginning.

1151. Types of Principal Uses and Buildings Permitted. In the R-O Zone, no lot shall be used or no structure shall be erected, altered, or occupied for residential, commercial or industrial purposes which was not so used prior to the passage of this ordinance or for any purpose except as follows:

(a) Laboratory for scientific or industrial research or testing, including experimentation and product development but not involving danger from fire or explosion.

(b) Offices and office buildings from executive and administrative purposes including, but not limited to offices of industries and general businesses.

(c) Business and professional offices.

(d) Printing or publishing establishments.

(e) Governmental and public uses.

(f) Agricultural activities with same restrictions as specified in the Rural Zone, provided that the parcel on which such activity is carried on shall not be less than three acres in area, and provided further that no more than one residence shall be permitted on such parcel and that the owner or operator of the agricultural activity shall be the resident therein.

(g) Accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the neighborhood, including storage in a completely enclosed or a cafeteria located within a building and operated by the employer for the exclusive use of employees, employee recreational area, and private garages or parking areas.

1152. Area and height regulations. In any Research and Office Zone the following area and height regulations shall apply:

(a) On lots having frontage on a dual highway, the minimum lot size shall be three (3) acres with a frontage of not less than four hundred (400) feet. Lots having frontage on all other roadways shall have a minimum lot size of two (2) acres with a frontage of not less than two hundred fifty (250) feet. The minimum lot depth shall be three hundred (300) feet.

(b) Building placement. No building shall be located less than one hundred (100) feet from a street line nor less than fifty (50) feet from a side or rear property line.

(c) Lot coverage. Total building and structure coverage shall not exceed thirty (30%) per cent of the lot area. Total lot coverage (buildings, structures, storage areas, pavings, sidewalks and driveways) shall not exceed fifty (50%) per cent.

(d) Height. No building or structure shall exceed forty (40) feet or two (2) stories in height.

1153. Offstreet Parking and Loading requirements in the R-O Zone are as follows:

(a) Facilities for the loading and unloading of commercial vehicles which shall be adequate to meet maximum demands shall be provided for each per-

mitted use on the same property as such use. Adequate parking facilities for the employees of any establishment shall be provided upon the property in which such establishment is located, except that common parking facilities for the employees of two or more establishments may be substituted provided that:

- (1) Such facilities shall not be further than eight hundred (800) feet from any participating establishment.
- (2) Not more than two entrances or exits shall be provided (on any lot) except that this number may be increased to not more than six (6) with the approval of the zoning board.
- (3) No parking lot or loading area shall be nearer to the boundary or any residential or business zone than fifty (50) feet except that this distance may be reduced to not less than twenty-five (25) feet if a planting screen at least fifteen (15) feet wide consisting of trees and shrubbery is planted and maintained parallel to the zone boundary.

1154. Advertising Signs.

(a) Upon any parcel of property used in accordance with the provisions of this section of this ordinance, advertising signs shall be permitted in accordance with the following:

- (1) Not more than one free standing advertising sign, either single or double faced, shall be permitted upon any separate parcel of property in the R-O Zone. Said sign shall contain not more than fifty (50) square feet upon each face and no portion of said sign shall extend higher than eight (8) feet above the ground surface. In addition, said sign shall not be closer than forty (40) feet to any front or side lot line.

(b) No other signs are permitted in the R-O Zone.

(c) The lighting or illumination of all signs erected in accordance with the provisions of this section shall be governed by the following restrictions:

- (1) No neon type exposed tube or moving or flashing sign shall be permitted.

(2) Lighting of signs shall be so designed and the intensity of light so controlled that no objectionable, dangerous, or annoying glare, affecting highway traffic, or other property uses, shall exist.

(3) Illumination of all signs permitted in this zone whether by low intensity, internal lighting or by direct flood lighting shall be adequately shielded and shall not expose the light sources directly to the view of highway traffic or other property users.

1155. Special design requirements, Research-Office Zones are designed primarily to provide for modern, light, non-nuisance research and office uses which do not detract from the residential or nonindustrial character of surrounding areas. Therefore, in addition to the applicable provisions of other general regulations of this chapter, the following specific regulations shall apply:

(a) Each use permitted in the zone shall be conducted within a completely enclosed building or within an inner court, except for parking and loading. Outdoor storage may be allowed in conjunction with a permitted use if the area used for storage is located or screened so as not to be visible from an adjoining property line or street.

(b) The area surrounding each permitted building or structure shall be suitably and attractively landscaped, and each building shall be designed so as to minimize external evidence of the nature of the operation conducted therein.

(c) All equipment shall be operated by electric power, oil, gas or other smokeless fuel, and each use shall provide and utilize such smoke-, odor-, dust-, noise- or other control devices as are necessary to assure that the use will not constitute a "nuisance factor" as defined in Section 1204.

(d) No products or goods shall be publicly displayed on the premises.

(e) Adequate provisions shall be made for water supply, sanitary and storm sewers and waste disposal.

(f) Where necessary, adequate provision shall be made to supplement public fire-fighting facilities.

The amendment to this Ordinance shall take effect upon its passage and publication according to law.

The above Ordinance was introduced and passed on first reading at a meeting of the Cranbury Township Committee held on February 25, 1974, and will be considered on second reading and final passage at a regular meeting of the Township Committee of Cranbury Township to be held on March 25, 1974, at 8:00 p.m. at the Cranbury Township Committee Meeting Room, Cranbury Elementary School, Main Street, Cranbury, New Jersey, at which time and place any persons interested therein will be given an opportunity to be heard.

Arthur C. Romweber, Township Clerk

APPROVED:
J. Schuyler Huff, Twp. Attorney

Pub. Cranbury Press, 3-15-74 1t. \$63.00