

CA - ~~Middlesex County~~
Jamesburg

4/16/76

affidavit of publication

pg 1

CA001476 ✓

AFFIDAVIT OF PUBLICATION

State of New Jersey } ss.
 County of Middlesex,

THOMAS C. BROWN, of full age, being duly sworn, on his oath saith that he is the publisher of THE CRANBURY PRESS, a newspaper printed and published in Cranbury, Middlesex County, and State of New Jersey, and that a notice, of which the annexed is a true copy, was published in said paper for the term of 1 weeks, once in each week, successively, commencing on the 16 day of April 1976

Sworn and subscribed before me this

16 day of April A.D., 1976 TCB
Margaret D Schellinger
 Notary Public of New Jersey

MARGARET D. SCHELLINGER
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires October 6, 1980

BOROUGH OF JAMESBURG
 AN ORDINANCE TO SUPPLEMENT AND AMEND AN ORDINANCE ENTITLED "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN, BUILDINGS AND OTHER STRUCTURES ACCORDING TO THEIR CONSTRUCTION, LOCATION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF JAMESBURG, IN THE COUNTY OF MIDDLESEX; AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS HEREIN CONTAINED, AND FIXING PENALTIES FOR THE VIOLATION THEREOF." ADOPTED DECEMBER 19th, 1950, AS AMENDED FROM TIME TO TIME.

Be It ordained by the Mayor and Council of the Borough of Jamesburg that:
 SECTION 1 Amend Section V-A, Schedule of Area, Yard and Building Requirements as follows:

MINIMUM GROSS FLOOR AREA IN SQUARE FEET

one story building	More than 1 story	
	first story	Total all stories
850	850	1,200
850	750	1,000
5000	5000	5,000
5000	5000	10,000
2000*	1000*	2,000*

*Includes both residential and non-residential gross floor area. If building is used totally for residential use, R-B zone standards shall apply.

SECTION 2 Amend Article VII (R-B Zone) as follows:
 1. Add new subsection A.3. multi-family apartment buildings subject to standards as specified in Article XIII.C.
 2. Delete subsection VII .C.1 multi-family apartment buildings.

SECTION 3 Amend Article XIII.C.2. (g), (h) and (i) as follows:

- Efficiency apartment—minimum 450 square feet/maximum 650 square feet per unit.
- One-bedroom apartments—minimum 700 square feet/maximum 800 square feet per unit.
- Two or more bedroom apartments—minimum 800 square feet per unit.

(h) Maximum average unit floor area—800 square feet in order to ensure adequate light, air and off-street space for residents of the site. The maximum average unit floor area shall be calculated by dividing the total number of units contained in the building by the total floor area of the building.

(i) Minimum number of off-street parking stalls per unit—1.5 stalls per unit.

SECTION 4 Saving Clause. If any section, paragraph, subdivision, clause of provision of this Ordinance shall be adjudged invalid, such adjudication shall apply to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 5 Effective Date. This ordinance shall take effect upon passage by the Council of the Borough of Jamesburg and publication in accordance with law.

NOTICE

NOTICE, is hereby given that the foregoing amendment to the Jamesburg Zoning Ordinance was introduced on first reading at the regular meeting of the Mayor and Council of the Borough of Jamesburg, County of Middlesex, at their meeting of April 13, 1976. A Public Hearing and final adoption will be held on April 27, 1976, at the regular meeting of the Borough Council, at 8:00 PM, at the Municipal Building, 33 East Railroad Ave., Jamesburg, N.J.

James M. Main
 Borough Clerk
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