

**State of New Jersey
Township of Lawrence**

**Ordinance No. 2284-17
ORDINANCE AMENDING THE
LAND USE ORDINANCE
OF THE TOWNSHIP OF LAWRENCE
TO REVISE SECTION 421**

WHEREAS, the Township Council of the Township of Lawrence, a municipal corporation in the County of Mercer, State of New Jersey, finds that the public health, safety, morals, and general welfare of the community shall be promoted by the revision and amendment of the Land Use Ordinance of the Township pertaining to Section 421 entitled Regional Commercial District; and

WHEREAS, the Planning Board of the Township of Lawrence has adopted a Housing Element and Fair Share Plan that comprehensively provides for the appropriate use, regulation and development of affordable housing in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Housing Element specifically identifies the Quaker Bridge Mall as an area suitable for the development of multi-family housing, including affordable multi-family housing, as the commercial center evolves to become a mixed-use development; and

WHEREAS, the Planning Board has determined that the revisions and amendments to the Land Use Ordinance are consistent with the Housing Element in the Master Plan of Lawrence Township, represent sound land use regulation and therefore favorably recommends to the Township Council that the regulations pertaining to Section 421 be so amended; and

WHEREAS, this Ordinance also implements an Order on Fairness and Preliminary Compliance issued by the Hon. Mary C. Jacobson, A.J.S.C., dated July 5, 2017.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence that the Land Use Ordinance be hereby amended as follows:

Section 1. §421, Regional Commercial (RC) District, shall be revised to amend Subsections D, E and F, to read as follows [underlined text, aside from headers, is added]:

D. Conditional Uses Permitted. The following use may be permitted when authorized as a conditional use by the Planning Board in accordance with §705 [Ord. 1941-07, 9/4/07]:

1. **Hotels conforming to the following conditions:**
 - a. **Each unit of accommodation shall contain a minimum floor area of 250 square feet. Ceilings shall be a minimum of 8 feet in height.**
 - b. **There shall be a residency limitation on all guests of 30 days' maximum. The residency limitation shall not apply to an employee living on the premises.**
 - c. **Restaurants and nightclubs shall be permitted as an accessory use within the hotel.**
 - d. **Barber shops and hair salons, gift shops, newspaper stands, smoking shops, spa, health club and similar uses shall be permitted as accessory uses.**
2. **Extended Stay Lodging Facilities conforming to the following conditions:**
 - a. **Accessory uses shall be permitted as follows:**
 - (1) **Exercise facilities, spa, and health club.**
 - (2) **Business services, such as access to fax, copier, personalized voice mail, meeting rooms and computers and Internet access, etc.**
 - (3) **Limited recreation facilities, such as a swimming pool, jogging trails and child play areas.**
 - b. **Each unit of accommodation shall contain a minimum floor area of 325 square feet. Ceilings shall be a minimum of 8 feet in height.**
 - c. **All access to individual units shall be from interior hallways.**
 - d. **Off street parking shall be provided based on a minimum of one parking space for each guest unit, inclusive of units occupied by resident employees.**
3. **Apartment dwellings conforming to the following conditions:**
 - a. **Affordable housing conforming to Article X shall be required.**
 - b. **The use shall be located on one or more of the parcels that comprise the Quaker Bridge Mall.**
 - c. **The use shall be on a lot of at least 10 acres but no more than 20 acres of land.**
 - d. **The total number of dwelling units shall not exceed 350 units.**

E. General District Regulations. The following general district requirements shall apply:

1. **Minimum tract requirements: 40 acres**
2. **Minimum tract frontage: 600 feet on U.S. Route 1**
3. **Minimum tract width: 1,000 feet**
4. **Minimum tract depth 1,000 feet**
5. **Minimum building setback from tract perimeter: 75 feet for regional shopping mall structure, including any multi-level parking structure; 25 feet for single story, free-standing buildings; 50 feet for any predominantly residential building.**

- 6. **Maximum floor area ratio:** .50
- 7. **Maximum impervious surface ratio:** .85

F. Area, Yard, and Height. Except as otherwise modified, the following bulk standards shall apply to all lots:

- 1. **Principal building.**
 - a. **Minimum lot area:** 10 acres
 - b. **Minimum lot width:** 400 feet
 - c. **Minimum lot depth:** 400 feet
 - d. **Maximum building height, non-residential building:** 60 feet and 4 stories, whichever is less
 - e. **Maximum building height, predominantly residential building:**
 - (1) **With residential floors over non-residential use:** 80 feet and 4 residential stories, whichever is less
 - (2) **With residential floors over parking** 75 feet and 4 residential stories, whichever is less
- 2. **Accessory building.**
 - a. **Minimum distance to other building:** 25 feet except for structured parking facilities where no setback is required.
 - b. **Maximum height:** 30 feet, except for structured parking facilities where no setback is required.
 - c. **Minimum setback from a streetline:** 50 feet from a public street; 15 feet from a private street
- 3. **Surface parking area setback.**
 - a. **From a street line:** 50 feet from a public street (also subject to-G7 below); 10 feet from a private street where no sidewalk is specified; 15 feet from a private street where a sidewalk is specified
 - b. **From a building:** 25 feet from a regional shopping mall; 15 feet from a free-standing building

Section 2. Continuation. In all other respects, the Land Use Ordinance of the Township of Lawrence shall remain unchanged.

Section 3. Severability. If any portion of this Ordinance is for any reason *held to be unconstitutional or invalid by a court of competent jurisdiction, such decision* shall not affect the validity of the Land Use Ordinance as a whole, or any other part thereof.

Section 4. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Enactment. This Ordinance shall take effect upon the filing thereof with the Mercer County Planning Board after final passage, adoption, and publication by the Township Clerk of the Township of Lawrence in the manner prescribed by law.

Adopted: December 19, 2017

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt	x						x
Mr. Kownacki	x						
Ms. Lewis	x						
Mr. Powers	x					x	
Mayor Maffei	x						