

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 205, “LAND USE”
OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK,
TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE
UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) IN SUPPORT OF
THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS**

BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, that Chapter 205, Land Use, of the Code of the Township of North Brunswick be and is hereby amended and supplemented:

§205-87.4(A)(1) shall be amended to read as follows:

Residential acreage and number of residential units. The approximate acreage allocated to residential use, net of roads, parks and wetlands shall be 146 acres. With one exception, the number of residential units shall not exceed 1,975 units, resulting in a gross density of approximately 13.5 units per acre. The only exception that would allow the maximum number of units to exceed 1,975 units would occur only if the properties identified as Block 148.11, Lot 1.01 and Lot 1.02, are developed as housing for residents 55 years of age or older in accordance with the Housing Element and Fair Share Plan adopted by the Planning Board on June 23, 2016. The developer shall have the option to develop up to 420 age-restricted units on land located on said property.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, This Ordinance shall take effect upon passage and publication in accordance with applicable law.

TITLE

This Ordinance shall be known as may be cited as the Ordinance Amending and Supplementing Chapter 205, Land Use, to Address the Requirement of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) in support of the Township’s Affordable Housing Obligations

Justine Progebin
Business Administrator

Michael C. Hritz
Director of Community Development

Ronald Gordon, Esq.
Township Attorney (Approved legal form)

RECORDED VOTE FIRST READING: JUNE 27, 2022

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

RECORDED VOTE SECOND READING: AUGUST 1, 2022

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

CERTIFICATION

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on August 1, 2022.

Lisa Russo, Township Clerk

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- APPROVED
- REJECTED

Francis M. Womack III, Mayor
Township of North Brunswick

Date: _____, 2022