



SCHAFFER SHAIN JALLOH

150 Morristown Road
Suite 105
Bernardsville, NJ 07924
tel: 908-953-9300
fax: 908-953-2969

schaffershainjalloh.com

21 West Blancke Street, Suite B
Linden, NJ 07036
tel: 908-363-9899
fax: 908-363-98

REPLY TO BERNARDSVILLE OFFICE

April 19, 2023

Mr. Michael Hritz
Director of Community Development
Township of North Brunswick
710 Hermann Road
North Brunswick, New Jersey. 08902

Re: Recommended Amendments to Chapter 205, "Land Use"

Dear Mr. Hritz:

On behalf of the North Brunswick Township Planning Board, I hereby transmit proposed amendments to Chapter 205, "Land Use," of the Code of the Township of North Brunswick for referral to the Township Council.

On April 21, 2021, the Planning Board reviewed proposed amendments to Chapter 205 to clarify that accessory apartments are not permitted and to strengthen enforcement; to create a new R-8 Residential Zone; and to amend the Township zoning map by rezoning certain areas within the Township. The areas to be rezoned, as shown on Maps "A" through "P," are more particularly described on the Statement Supporting the Rezoning of Areas Not Consistent With the Master Plan.

On March 7, 2023, the Planning Board reviewed proposed amendments to Chapter 205 to amend the Township zoning map to rezone certain additional areas within the Township, shown on Maps "Q" through "U," and more particularly described on the Statement Supporting the Rezoing of Areas Not Consistent With the Master Plan.

Enclosed please find Maps "A" through "U," and two Statements Supporting the Rezoning of Areas Not Consistent with the Master Plan, in addition to language to be incorporated into the land use ordinance regulating accessory apartments and creating a new R-8 Residential Zone. Please forward to the Township Council for consideration.

Very truly yours,

SCHAFFER SHAIN JALLOH, PC

/s/ Sarah Fitzpatrick

Sarah Fitzpatrick

Enc.