

**TOWNSHIP OF NORTH BRUNSWICK  
ORDINANCE 25-07**

**Ordinance Amending Chapter 205 to Create a New Article XIIB, “R-9 Mid-Rise Senior Residential District” Implementing the Housing Element and Fair Share Plan Adopted May 21, 2025**

**WHEREAS**, the Planning Board periodically reviews, discusses, and develops proposed amendments to Chapter 205, “Land Use”; and

**WHEREAS**, On May 13, 2025, the Planning Board reviewed proposed amendments to Chapter 205 in support of the township’s Housing Element and Fair Share Plan to create a new R-9 Mid-Rise Senior Residential District; and

**WHEREAS**, on May 21, 2025, the Planning Board adopted the Housing Element and Fair Share Plan, and adopted a resolution recommending this proposed amendment to Chapter 205 to the governing body for consideration and formal action;

**NOW, THEREFORE, 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, be amended and supplemented to create a new Article XIIB “R-9 Mid-Rise Senior Residential District” zone as follows:

**Article XIIB R-9 Mid-Rise Senior Residential**

**A. Permitted Uses.**

- (1) Multistoried Senior Citizen Housing for residents 55 years of age and older.

**B. Required Accessory Uses.**

- (1) In accordance with the Residential Site Improvement Standards, table 4.4, mid-rise apartments shall meet the parking requirements for garden apartment units as follows: 1.8 spaces per one-bedroom unit, 2 spaces per two-bedroom unit and 2.1 spaces per three-bedroom unit, provided that the Planning Board may reduce the required parking based on testimony relative to the parking demand for similar age-restricted housing.
- (2) Both outdoor active and passive recreation space, exclusive of required yard areas.
- (3) Laundry facilities, including both washers and dryers, for the use of residents on each floor of the building, unless a washer and dryer is provided within each unit.
- (4) In addition to any storage provided inside the individual dwelling units, there shall be provided a minimum of 30 square feet of storage designated for each apartment in a convenient storage area located in the building.
- (5) A garbage and recycling area that is surrounded on three sides by a six (6) foot high wall that is similar in appearance to the outside facades of the building.

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(6) An appropriate loading/unloading space that is located near the front of the building for mail-order deliveries and moving trucks, as well as a covered pickup and discharge point for senior transportation buses.

(7) Bicycle racks providing, at a minimum, space for one (1) bicycle for every ten (10) units.

C. Permitted Accessory Uses.

(1) Freestanding buildings to garage vehicles of residents, with each garage space required to provide an outlet sufficient to handle level 2 electric vehicle charging equipment.

(2) Electric vehicle charging equipment and "make ready" spaces that, at a minimum, comply with state statute.

(3) Signs, in accordance with Article XXV of this chapter, as well as one (1) freestanding sign not exceeding 40 square feet in area and one (1) façade sign not exceeding 100 square feet in area.

(4) Fences, in accordance with § 205-93.

(5) Other customary accessory uses and structures that are clearly incidental to the principal building.

D. Conditional Uses.

None.

E. Development Standards.

(1) Minimum lot size of three (3) acres.

(2) Maximum density of 14 units per acre.

(3) No building shall be higher than four (4) stories in height or 50 feet in height from the midpoint of the first-floor elevation to the highest point of the roof, inclusive of parapet walls.

(4) A landscaped buffer strip of 30 feet shall be provided between the building and Route 130 and between the building and any commercial use, provided that the required buffer may be reduced by the Planning Board to a lesser width if the fencing and plantings shown on the plans satisfy the Board and its professionals that a lesser buffer width is adequate.

(5) Parking spaces and driveways shall not be located in a designated buffer area.

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(6) All buildings shall be setback a minimum of 100 feet from Route 130, a minimum of 40 feet from all other property lines, and a minimum of 30 feet from all other public or private roads.

(7) All buildings shall be set back a minimum of ten (10) feet from driveways and parking lots, with the exception of under-building parking and driveways accessing same.

(8) No parking shall be permitted within 30 feet of Route 130 and ten (10) feet of any other property line.

(9) All roof-top equipment shall be shielded from public view.

F. Requirement for Lower Income Units.

(1) A minimum of 25% of the residential units shall be affordable housing subject to the requirements of the Uniform Housing Affordability Controls relative to income limits, apartment rents and bedroom mix.

(2) Those units designated as very low-income, low-income and moderate-income shall be shown on the plans submitted to the Planning Board for approval.

G. Architectural Standards.

(1) The architecture of the building shall conform to the architectural standards utilized in subsection 205-76.1.O. for multifamily buildings in the Transit-Oriented Mixed-Use Development Overlay.

(2) Definitions for words appearing in subsection § 205-76(1)(O) shall be in accordance with § 205-76(1)(C) Definitions.

**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.

**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**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

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**TITLE**

This Ordinance shall be known as may be cited as the  
Ordinance Amending and Supplementing Chapter 205, Land Use  
to Create a New Article XIIB "R-9 Mid-Rise Senior Residential District"

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Michael C. Hritz  
Director of Community Development

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Steve Bloyed  
Director of Public Works

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Justine Progebin  
Business Administrator

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Ronald H. Gordon, Township Attorney  
(Approved as to legal form)