

**TOWNSHIP OF HAMILTON
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE

No. **22-046**

1ST READING October 18, 2022

DATE TO MAYOR Nov. 2, 2022

2ND READING & PUBLIC HEARING Nov. 1, 2022

DATE RESUBMITTED TO COUNCIL _____

WITHDRAWN _____ LOST _____

DATE EFFECTIVE _____

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

TOWNSHIP ATTORNEY

TITLE

ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF HAMILTON, NEW JERSEY, CHAPTER 550, LAND DEVELOPMENT, ARTICLE III, DISTRICT REGULATIONS, § 550-96, MIXED-USE OVERLAY I

Be It Ordained by the Council of the Township of Hamilton, in the County of Mercer and State of New Jersey, that the *Code of the Township of Hamilton, New Jersey, Part III, Land Use Legislation, Chapter 550, Land Development, Article III, District Regulations, § 550-96, Mixed-Use Overlay I*, as amended and supplemented, be further amended and supplemented as follows:

**Chapter 550
LAND DEVELOPMENT
ARTICLE III. DISTRICT REGULATIONS**

.....

§ 550-95. Outdoor Dining.

.....

§ 550-96. Mixed-Use Overlay I.

A. Purpose; location.

- (1) The purpose of the Mixed-Use Overlay I is to provide an alternative development scheme for certain lands within the limits of the RD-Research Development Zone that complements adjacent corporate office/research, multi-family residential and related retail business use; advances principles of smart growth; encourages better movement and transportation of Township residents and employees; promotes pedestrian connectivity; amenitizes and strengthens the Township's economic base; and affirmatively responds to the needs of corporate office/research users in the district.
- (2) The overlay zone encompasses Map 289, Block 2610, Lots 27.01 and 27.02 on the official tax maps of Hamilton Township. Lands subject to the overlay zone may be developed in accordance with existing RD-Research Development regulations or, alternatively, they may be developed in accordance with the standards for mixed use development set forth below.

B. Required Components. Mixed use development shall contain the following:

- (1) An office/research component consisting of one or more buildings on Block 2610, Lot 27.01.
- (2) A multi-family residential component consisting of one or more multi-family residential buildings on Block 2610, Lot 27.02, together with associated amenities and services customarily incidental to such use, including but not limited to a clubhouse, tennis courts, swimming pool, playgrounds and walking trails.

EXPLANATION Matter UNDERLINED thus in this legislation is new matter.
 Matter contained in BRACKETS [thus] is to be omitted from the law.

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C. Development standards for the office/research component.

Development shall be in accordance with the requirements for the RD-Research and Development District as established under Chapter 550 Land Development, unless otherwise superseded by this section.

D. Development standards for the multi-family residential component on Block 2610, Lot 27.02.

- (1) Maximum building height: 4 stories, 60 feet for principal buildings. Accessory buildings shall not exceed 20 feet.**
- (2) Maximum impervious surface coverage: 40%**
- (3) Minimum setback of a principal building to an adjacent lot line: 75 feet**
- (4) Minimum setback of an off-street parking area to an adjacent lot line: 25 feet**
- (5) Minimum setback of an accessory building to an adjacent lot line: 25 feet**
- (6) No multi-family residential building shall be located within 750 feet of the right-of-way of Klockner Road.**
- (7) The total number of multi-family residential units within the residential component shall be less than 6 units per gross acre.**
- (8) Parking for multi-family use shall comply with the requirements of the New Jersey Residential Site Improvement Standards (RSIS).**
- (9) All multi-family residential units shall be limited to studio, one- or two-bedroom units.**
- (10) The minimum distance between multi-family residential buildings shall be 20 feet, except that the average distance shall be no less than 50 feet.**
- (11) A ground sign shall be permitted for the purpose of identifying a multi-family residential development. The sign shall not exceed 30 square feet in area and shall not be located closer than 10 feet from the right-of-way of Klockner Road. The maximum height of the ground sign shall be 6 feet.**

E. Development standards applicable to the overlay zone generally.

- (1) There shall be a minimum 10 foot landscape buffer along either or both sides of the shared lot line separating the office/research and multi-family residential components, except that internal access drives connecting the two components are permitted to traverse said buffer.**
- (2) The multi-family component shall not be required to provide a separate access to a public street (i.e., Klockner Road) but shall instead rely upon a common driveway extending through the office/research component via a shared access arrangement. The right-to such access shall be established via an easement recorded in the Mercer County Clerk's Office or otherwise as provided by law.**

F. Architectural standards for the multi-family residential component on Block 2610, Lot 27.02

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- (1) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior.
- (2) A variety of building heights is encouraged in a single development.
- (3) The exteriors of all buildings in the development, including accessory buildings, shall conform architecturally and be constructed of materials of like character.
- (4) Each building and combined complex of units shall have a compatible architectural theme with variations in design to provide attractiveness to the development, which shall include consideration of landscaping techniques, building or orientation to the site and to other structures, topography, natural features and individual dwelling unit design, such as varying unit width, staggering unit setbacks, providing different exterior materials, changing rooflines and roof designs, altering building heights and changing types of windows, shutters, doors, porches, colors and vertical or horizontal orientation of the facades, singularly or in combination, for each unit.

§ 550-[96]97 through § 550-110. (Reserved)

Any Ordinance or Ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

PRESIDENT

MUNICIPAL CLERK

RECORD OF VOTE

First Reading							Second Reading						
COUNCIL	AYE	NAY	NV	AB	ORD	SEC	COUNCIL	AYE	NAY	NV	AB	ORD	SEC
ANTHONY P. CARABELLI, JR.	✓					✓	ANTHONY P. CARABELLI, JR.						
PASQUALE "PAT" PAPERIO, JR.	✓					✓	PASQUALE "PAT" PAPERIO, JR.						
RICHARD L. TIGHE, JR.	✓						RICHARD L. TIGHE, JR.						
CHARLES F. WHALEN	✓						CHARLES F. WHALEN						
NANCY PHILLIPS	✓						NANCY PHILLIPS						

X - Indicates Vote A.B. - Absent N.V. - Not Voting ORD. - Moved SEC. - Seconded

REJECTED _____

JEFFREY S. MARTIN, MAYOR

DATE

APPROVED _____

RECONSIDERED BY COUNCIL _____

OVERRIDE VOTE

AYE _____

NAY _____