

Explanation: This Ordinance amends the R-65 and CR-130/65 zone districts to recognize and protect pre-existing non-conformities.

**TOWNSHIP OF WARREN  
ORDINANCE NO. 13-18**

**AN ORDINANCE AMENDING CHAPTER XVI ENTITLED "ZONING" OF  
THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF  
WARREN, BY RECOGNIZING AND PROTECTING PRE-EXISTING  
NON-CONFORMING DEVELOPMENT IN THE R-65 AND CR-130/65  
ZONE DISTRICTS**

BE IT ORDAINED, by the Township Committee of the  
Township of Warren, Somerset County, New Jersey, 12 follows:

SECTION 1. Chapter XVI entitled "Zoning" is hereby  
supplemented and amended by amending subsection 16-5.32 to  
read as follows:

16-5.32 Developed Lots in the R-65 and CR-130/65  
Zone Districts.

(a) An existing dwelling located on a lot in that portion of the R-65 Zone District as identified by dot pattern on the Official Zoning Map of the Township of Warren as amended hereby, and having a lot size of thirty nine thousand five hundred (39,500) square feet or greater but less than sixty-five thousand three hundred forty (65,340) square feet may be razed and reconstructed, or further altered and/or enlarged without the need for variance relief; provided, however, that the reconstruction, alteration and/or enlargement conforms to all other zoning standards of the R-65 zone district (other than for lot size).

(b) An existing dwelling located on a lot in that portion of the CR-130/65 Zone District as identified by dot pattern on the Official Zoning Map of the Township of Warren as amended hereby, and having a lot size of thirty nine thousand five hundred (39,500) square feet or greater but less than one hundred thirty thousand (130,000) square feet may be razed and reconstructed, or further altered and/or enlarged without the need for variance relief; provided, however, that the reconstruction, alteration and/or enlargement conforms to all other standards of the CR-130/65 zone district (other than for lot size).

SECTION 2. Subsection 16-3.1 entitled "Official Zoning Map" is hereby further amended and supplemented in accordance with the Zoning Map dated March 21, 2013, on file in the Township Engineer's Office and in this ordinance file in the Township Clerk's Office.

SECTION 3. Conflicts: All other ordinances, parts of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

SECTION 4. Severability: Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

SECTION 5. Interpretation: This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning and land use regulations.

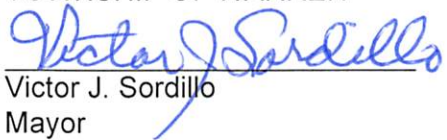
SECTION 6. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 7. This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

ATTEST:

  
Patricia A. DiRocco, RMC  
Township Clerk

TOWNSHIP OF WARREN

  
Victor J. Sordillo  
Mayor

INTRODUCED: August 15, 2013

ADOPTED: September 12, 2013

EFFECTIVE: September 19, 2013