

**EXPLANATION:** This Ordinance amends Chapter XVI entitled "Zoning" by establishing the HNB- Historic Neighborhood Business District.

**TOWNSHIP OF WARREN  
ORDINANCE NO. 14-04**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN AS HERETOFORE SUPPLEMENTED AND AMENDED BY AMENDING SECTION 16-15 ENTITLED "NB-BUSINESS DISTRICT" BY ESTABLISHING THE HNB-HISTORIC NEIGHBORHOOD BUSINESS DISTRICT.**

**BE IT ORDAINED** by the Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey, as follows:

**SECTION 1.** Section 16-2 entitled "Establishment of Districts" of Chapter XVI entitled "Zoning" of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended by the addition of the following to Subsection 16-2.1 entitled "Districts":

HNB – Historic Neighborhood Business District.

**SECTION 2.** Section 16-3 entitled "Official Zoning Map and Interpretation" is hereby supplemented and amended by the amendment of the Official Zoning Map as authorized by Subsection 16-3.1 entitled "Official Zoning Map" to include the HNB-Historic Neighborhood Business District zone as shown on Exhibit A attached hereto, which zone district shall include the following lots:

- a. Block 78, Lot 12
- b. Block 78, Lot 13
- c. Block 80, Lot 1
- d. Block 80, Lot 5

**SECTION 3.** Section 16-15 entitled "NB- Neighborhood Business District" of Chapter XVI entitled "Zoning" of *The Revised General Ordinances of the Township of Warren* is hereby supplemented and amended by the addition of new Subsection 16-15A entitled "HNB-Historic Neighborhood Business Districts," to read as follows:

**16-15A HISTORIC NEIGHBORHOOD BUSINESS DISTRICT**

**16-15A.1 Purpose.** The purpose of the HNB-Historic Neighborhood Business District is to:

- a. Promote the educational, cultural, economic and general welfare through the protection, enhancement and preservation of historic resources within Warren Township.
- b. Preserve and retain a harmonious setting for historic and architecturally significant buildings, structures and places within Warren Township.

- c. Protect the aforesaid historical resources from incompatible land uses.

**16-15A.2 Permitted Uses.** No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Retail uses such as or similar to:

Grocery and drug stores, specialty food and delicatessens, baked goods stores, packaged liquor stores, flower shops, stationery supply stores, gift and pet stores, apparel and sporting goods stores, hardware and hobby shops.

- b. Service uses such as or similar to:

Barber or beauty shops, dry cleaning or tailoring shops, shoe repair and business offices and professional offices, including medicine, dentistry, and veterinarian, banks, real estate, finance and insurance, schools for instruction in music, exercise and career skills.

- c. Restaurants and other eating establishments wherein food and drink are consumed within the principal building. Restaurants shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called snack bars, dairy bars, hamburger stands or hot dog stands or similar uses where customers or patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted.

- d. Child care centers pursuant to N.J.S. 40:55D-66.

**16.15A-4 Conditional Uses.**

- a. Restaurants having a license to sell alcohol to the general public provided such use complies with all lot, area, yard and building requirements as specified by the CB district.
- b. Churches, synagogues and other places of worship including resident housing for employees, education/school buildings and any other accessory structures thereto shall be a permitted conditional use subject to the provisions set forth in subsection 16-5.33 of this chapter.

**16.15A-5. Height, Area and Bulk Requirements.** The height, area and bulk requirements shall be the same as those specified for the NB zone district in the Schedule referenced in Section 16-8.

**16-15A-6. Permitted Modifications.** None.

**16-15A-7. Off-Street Parking Requirements.**

- a. Off-street parking space together with appropriate access thereto shall be provided on the same lot as the building it is intended to serve in accordance with the standards of Section 16-24.
- b. Off-street parking space may be located in the front, side and rear yards provided, however, that no parking area shall be located nearer than five (5) feet to any property line and further provided that complete building perimeter parking is prohibited.

**16-15A-8. Signs.** As specified in Section 16-25.

**16-15A.9. Other Requirements.**

- a. *Open Storage of Materials.* All materials and equipment shall be stored in completely enclosed buildings or otherwise be screened by walls, fences and landscaping to screen such materials and equipment from outside the boundaries of the lot. All open display of products shall be placed no closer to any public street than the distance equal to the required front yard depth.
- b. *Transition Requirement.* A buffer shall be established, along the line of any side or rear lot that is contiguous to any residential zone (unless the side or rear lot line coincides with any major street, as shown on the adopted Master Plan of the Township of Warren), with a width of at least fifteen (15) feet, plus five (5) feet additional width for each ten (10) foot interval or fraction thereof of the height of the principal building which exceeds fifteen (15) feet in height. The buffer area shall be landscaped and fencing provided as required to provide appropriate screening of the operations of the lot from adjoining residential zone.
- c. *Design Requirements.* All renovations, modifications, additions and new construction within the HNB-Historic Neighborhood Business District shall conform to and comply with the standards and requirements of Section 15-7.3 entitled "Town Center and Nonresidential Zone Design Requirements of Chapter XV entitled "Land Use Procedures and Development."

**SECTION 4.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**SECTION 5.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Warren, the provisions hereof shall be determined to govern. All other parts, portions and provisions of *The Revised General Ordinances of the Township of Warren* are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 6.** The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and pursuant to N.J.S.A. 40:55D-62.1 to the owners of all real property as shown on the current tax duplicates located within the district and within the State within 200 feet in all directions of the boundaries of the district.

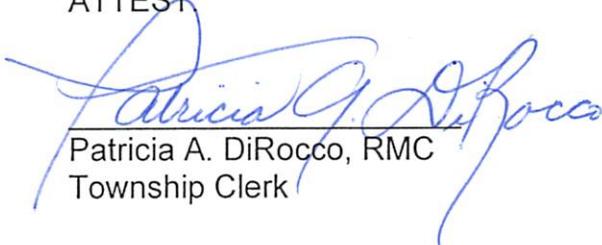
Notice shall also be given by (1) serving a copy on the property owner as shown on the current tax duplicate, or his agent in charge of the property, or (2) mailing a copy by certified mail and regular mail to the property owner at his or her address as shown on the current tax duplicate. In the case of a change involving a military facility situated within or in proximity to the district as provided herein, notice shall be given by serving a copy thereof on the military commander who has registered with the municipality pursuant to N.J.S.A. 40:55D-12.4 or mailing a copy by certified mail to the military facility commander at the address shown on the registration form. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

The Township Clerk shall execute affidavits of proof of service of the notices required by this section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change.

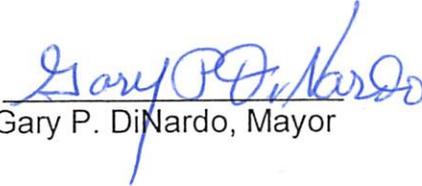
**SECTION 7.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township 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 8.** 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

By:   
Gary P. DiNardo, Mayor

INTRODUCED: JANUARY 23, 2014

ADOPTED: February 20, 2014

EFFECTIVE: February 27, 2014

# Warren Township Zoning Map Amendment

January 16, 2014

Exhibit A

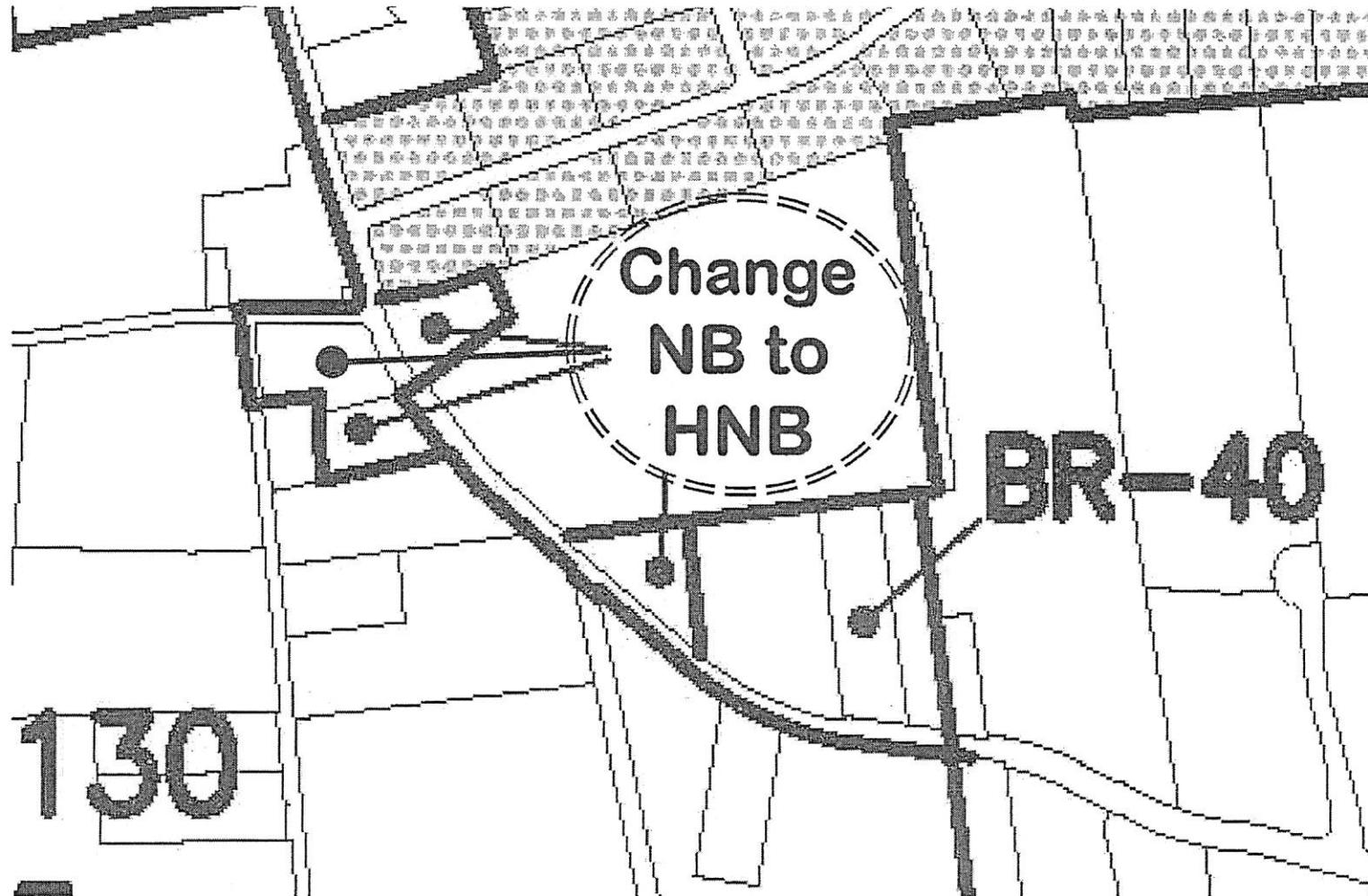


EXHIBIT A

JOHN T. CHADWICK, IV, P.P. 3176 ROUTE 27, SUITE 1A, KENDALL PARK, NJ 08824 ♦ 732-297-7669 ♦ 732-297-8081 FAX ♦ PP LIC No. 995