

**TOWNSHIP OF HARDING  
ORDINANCE #14-2019**

**AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING IN PART ORDINANCE #05-2019 AND SPECIFICALLY CHAPTER 225, ARTICLE XXVIII TO ESTABLISH NEW SECTIONS THAT SETS FORTH THE USE, DENSITY, AND BULK REGULATIONS FOR THE AHO-1 ZONING DISTRICT**

---

**WHEREAS**, the Township Committee previously adopted Ordinance #05-2019 January 18, 2019 which included, in part, creating the Affordable Housing Overlay 1 Zone (AHO-1) for the proposed development of a four-bedroom special needs housing project by Cerebral Palsy of North Jersey (CPNJ) to be located along Route 202 on Block 46.01 Lot 7; and

**WHEREAS**, Ordinance #05-2019 also created Bulk and Supplementary Regulations for the AHO-1 Zoning District; and

**WHEREAS**, it is necessary to make technical revisions to that section of the Ordinance based upon a review by the Township's Zoning Officer.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Harding, in the County of Morris, State of New Jersey, that Ordinance #05-2019 and specifically that portion of the Ordinance entitled "§225-138 AHO-1 Affordable Housing Overlay 1 Zone" be hereby amended as follows [added portions are **bolded and underlined**; deleted portions have ~~strikethrough~~]:

**SECTION 1. §225-138 AHO-1 Affordable Housing Overlay 1 Zone.**

- A. Purpose: The purpose of the AHO-1 Affordable Housing Overlay 1 Zone is to permit the construction of special needs housing on Block 46.01 Lot 7 in the B-2 Business Zone. This implements a portion of the Township's adopted Housing Element/Fair Share Plan. The underlying zoning remains in effect and any use permitted in the B-2 zone continues to be permitted.
- B. Principal Permitted Use: No building, structure or premises shall be used, erected or altered except for the following principal and accessory uses: Income restricted special needs housing. The underlying B-2 uses continue to be permitted.
- C. Accessory Uses Permitted
  - (1) Garages and off-street parking facilities.
  - (2) Administrative offices for an on-site resident superintendent, property manager, or Township personnel.
  - (3) Sewage treatment or conveyance facilities, as appropriate, including one or more pumping stations serving the principal use.
  - (4) Storage and maintenance areas or buildings.
  - (5) Storage areas for solid waste and recycling.
  - (6) Other uses customarily incidental and accessory to the principal use such as fencing and signs
- D. Bulk and Supplementary Regulations: The B-2 bulk regulations in §225-149 **225-146** and §225-150 **225-147** shall apply, except that the minimum side yard setback shall be 30 feet and the minimum rear yard setback shall be 50 feet.

**SECTION 2.** At least three copies of said full Ordinance are on file in the Office of the Municipal

**TOWNSHIP OF HARDING  
ORDINANCE #14-2019**

**AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF NEW  
JERSEY AMENDING IN PART ORDINANCE #05-2019 AND SPECIFICALLY  
CHAPTER 225, ARTICLE XXVIII TO ESTABLISH NEW SECTIONS THAT SETS FORTH THE  
USE, DENSITY, AND BULK REGULATIONS FOR THE AHO-1 ZONING DISTRICT**

---

Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

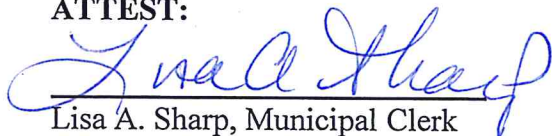
**SECTION 3.** This ordinance shall take effect upon final passage and publication according to law.

**SECTION 4.** The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:550-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:550-16 and with the Township Tax Assessor.

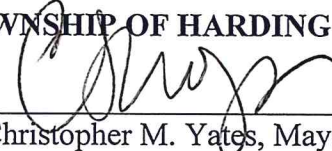
**SECTION 5.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 6.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

**ATTEST:**

  
Lisa A. Sharp, Municipal Clerk

**TOWNSHIP OF HARDING**

By:   
Christopher M. Yates, Mayor

**INTRODUCED:** July 15, 2019

**ADVERTISED:** July 18, 2019

**PUBLIC HEARING:** August 12, 2019

**ADOPTED:** August 12, 2019

**ADVERTISED:** August 15, 2019

**Vote on Adoption:**

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. DiTosto	1st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	2nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>