

TOWNSHIP OF MILLSTONE

ORDINANCE NO. 20-07
INTRODUCTION DATE: 02-19-2020
ADOPTION DATE: 03-18-2020

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-7 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth, State of New Jersey as follows:

CHAPTER XXXV, Land Use and Development Regulations, Article 5, R-130 RURAL RESIDENTIAL ZONE, is revised to add Section 5-7.7 as follows:

5-7.7 MUNICIPALY SPONSORED AFFORDABLE HOUSING. Pursuant to Article 4, Section 4-1.6 municipally sponsored affordable housing construction is a permitted use in all zoning districts in the Township. The following Schedule of Area, Yard and Building Requirements shall apply to the development of municipally sponsored affordable construction in the R-130 RURAL RESIDENTIAL zone district:

Single family detached development:

Minimum Lot Area	6,000 sq. ft.
Minimum Lot Width/Frontage	50 ft.
Principal Building Setbacks	
Front	35 ft,
Rear	20 ft,
Each Side	10 ft.
Total Sides	20 ft.
Accessory Building Setbacks	
Side	5 ft.
Rear	5 ft.
Maximum Lot Coverage (%)	50%

Maximum Building Coverage (%)	25%
Maximum Height	
Feet	30 ft.
Stories	2 Stories

Multi-Family Development:

Minimum Lot Area	30,000 sq. ft.
Minimum Lot Width/Frontage	75 ft.
Principal Building Setbacks	
Front	50 ft.
Rear	20 ft.
Each Side	10 ft.
Total Sides	20 ft.
Accessory Building Setbacks	
Side	5 ft.
Rear	5 ft.
Maximum Lot Coverage (%)	50%
Maximum Building Coverage (%)	30%
Maximum Height	
Feet	30 ft.
Stories	2 Stories

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone’s Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.