TOWNSHIP OF MILLSTONE
ORDINANCE NO. 26-16

AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 7 (OFF-STREET PARKING AND LOADING), SECTION 35-7-3.5 (NUMBER OF REQUIRED SPACES) AND ARTICLE 5 (ZONING DISTRICT REGULATIONS), SECTION 35-5-10.6 (MUNICIPALLY SPONSORED AFFORDABLE HOUSING) OF THE REVISED GENERAL ORDINANCE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

WHEREAS, the Municipal Land Use Law ("MLUL") (N.J.S.A. 40:55D-1 et seq.) enables municipalities to adopt and subsequently amend zoning ordinances relating to the nature and extent of the uses of land, buildings, and structures within a municipality; and

WHEREAS, N.J.S.A. 52:27D-311(h) of the Fair Housing Act directs municipalities to provide incentives to developers through the municipality's zoning powers to facilitate the construction of affordable housing units through inclusionary developments; and

WHEREAS, the Township deems it in the best interests of the Township and its residents to amend the Township's zoning code to address parking for age-restricted affordable units and adjust the principal building setback for Block 51, Lot 1 (also known as the "Allen House III" site) in order to facilitate approvals and construction of age-restricted affordable housing.

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Millstone, County of Monmouth, State of New Jersey as follows (additions are **bold underlined**, and deletions are ~~**bold strikeout**~~):

SECTION I.

CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS) is hereby amended as follows:

Section 35-7-3.5 Schedule 2 Off-Street Parking Space Requirements shall be amended to include the following additional parking requirement:

Schedule 2	
Off-Street Parking Space Requirements	
Use	**Spaces Required**
Dwelling unit	
One family	2
Townhouse (2)	1.8
Garden apartment (2)	1.6
Trailer	2
Age-restricted affordable units	**1.4 spaces per unit**

The remaining requirements set forth in Section 35-7-3.5 Schedule 2 shall remain unchanged.

SECTION II.

Section 35-5-10.6(b) Schedule of Area, Yard and Building Requirements for Municipally Sponsored Affordable Housing in the NC Zone shall be amended to include the following revisions:

Regulation	Requirement (NC)
Multifamily development	
Minimum lot area	30,000 square feet
Minimum lot width/frontage	75 feet
Principal building setbacks	
Front	50 feet **<u>For Block 51, Lot 1: 25 feet from Stagecoach Road right-of-way; 40 feet from Spring Road right-of-way</u>**
Rear	20 feet
Each side	10 feet
Total sides	20 feet

The remaining requirements set forth in Section 35-5-10.6(b) shall remain unchanged.

SECTION III.

Section 35-5-10.6(c) shall be amended as follows:

The real property at Block 51, Lot 1 (located at 453 Stagecoach Road), which is included as a proposed municipally sponsored 100% affordable development in the Township's Round Four Housing Element and Fair Share Plan, is the subject of County right-of-way project that will involve the taking of a portion of the lot's frontage for a new roundabout at the intersection of Stagecoach Road, Valley Road, and Spring Road. Because of the unique geography this will create for the property, the following standards apply specifically to Block 51, Lot 1.

1. The lot shall have two side lot lines and one front lot line, **<u>which constitute the frontages along Stagecoach Road and Spring Road</u>**.

2. Driveway entrance to the site shall be provided from Spring Road.

3. **<u>Because the County's final design is not yet finalized and new rights-of-way are yet to be determined, all dimensions and calculations for bulk standards shall be taken from the lot's current configuration.</u>**

~~**3.**~~ **<u>4.</u>** Stormwater management areas and wastewater treatment may be provided in the front yard area.

~~4.~~ **5.** Garbage enclosures may be located in the front yard only when enclosed by a solid fence **or concrete block** with a gate. The fence shall be of sufficient height and design to fully screen dumpsters from view from the public right-of-way and adjacent properties and shall be aesthetically compatible with the site. The reviewing board may require landscaping to further screen the enclosure and enhance its appearance. If, during the development process, an alternative location outside the front yard is feasible, that location shall be used.

SECTION IV.

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

SECTION V.

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

SECTION VI.

The Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT: This Ordinance amends Chapter 35 (Land Use and Development Regulations (various sections) to clarify that age-restricted residential development can provide for parking at a ratio of 1.4 spaces per unit. This Ordinance additionally amends the requirements for the municipally sponsored affordable housing site at Block 51 Lot 1 (also known as the "Allen House III" site) to adjust certain bulk requirements to allow for the development of age-restricted affordable housing.

PUBLIC NOTICE: This Ordinance was introduced on first reading at the Township Committee meeting on August 19, 2026, wherein a public hearing on the Ordinance will be held on September 16, 2026 at 8:00 p.m. at the Township of Millstone, Municipal Court, Meeting Room, located at 215 Millstone Road, Millstone Township, NJ 08535 or at any meeting to which that meeting may be adjourned, at which time all persons who may be interested therein will be given an opportunity to be heard. A copy of the Ordinance is available, without charge, at the Township of Millstone Municipal Clerk's office, 470 Stage Coach Road, Millstone Township, NJ 08510, between the hours of 8:30 a.m. and 4:00 p.m. It is also available on our website at https://millstonenj.gov/legal-public-notices/. Kathleen Hart, Municipal Clerk