

In (a)2, inserted "care".

19:4-5.28 Low Density Residential zone; lot size requirements

(a) The lot size requirements in the Low Density Residential zone are:

1. Single-family and two-family dwellings:
 - i. Minimum lot area: 7,500 square feet;
 - ii. Minimum lot width: 75 feet; and
 - iii. Minimum lot depth: 100 feet;
2. Townhome dwellings:
 - i. Minimum lot area: 10,000 square feet;
 - ii. Minimum lot width: 100 feet; and
 - iii. Minimum lot depth: 100 feet; and
3. Other permitted uses and special exceptions:
 - i. Minimum lot area: 10,000 square feet;
 - ii. Minimum lot width: 100 feet; and
 - iii. Minimum lot depth: 100 feet.

19:4-5.29 Low Density Residential zone; bulk regulations

(a) The bulk regulations in the Low Density Residential zone are:

1. Single-family and two-family dwellings:
 - i. Maximum lot coverage: 30 percent;
 - ii. Minimum open space: 40 percent; and
 - iii. Yards:
 - (1) Minimum front yard: 25 feet; or in the case where the Chief Engineer determines that the average prevailing setbacks of existing adjacent dwellings are less than 25 feet, the minimum front yard may be reduced accordingly to not less than 20 feet;
 - (2) Minimum side yard: 10 feet; and
 - (3) Minimum rear yard: 20 feet;
2. Townhome dwellings:
 - i. Maximum lot coverage: 30 percent;
 - ii. Minimum open space: 35 percent;
 - iii. Maximum density: 10 dwelling units per acre; and
 - iv. Yards:
 - (1) Minimum front yard: 25 feet; except where the front yard setback of a building facade is staggered, the setback may be reduced to not less than 20 feet with an average setback for the building of 25 feet;
 - (2) Minimum side yard: 20 feet; and

- (3) Minimum rear yard: 25 feet;
3. Other permitted uses and special exceptions:
 - i. Maximum lot coverage: 30 percent;
 - ii. Minimum open space: 35 percent; and
 - iii. Yards:
 - (1) Minimum front yard: 25 feet;
 - (2) Minimum side yard: 20 feet;
 - (3) Minimum rear yard: 30 feet; and
4. Maximum building height: 35 feet.

19:4-5.30 Low Density Residential zone; access to land in other zones

No land which is located in the Low Density Residential zone shall be used for a driveway, walkway or access purpose to any land which is located in any zone created by N.J.A.C. 19:4-5.45 through 5.122.

19:4-5.31 Low Density Residential zone; performance standards

All category A performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Low Density Residential zone.

19:4-5.32 Planned Residential zone; purposes

The Planned Residential zone is designed to accommodate high-density residential development that includes a mix of housing types; small-scale commercial uses that provide for the needs of and increase the convenience to residents; community and institutional uses that are compatible with the character of a residential district; and preserved open space and wetlands.

19:4-5.33 Planned Residential zone; permitted uses

(a) The permitted uses in the Planned Residential zone are:

1. Commercial recreation, indoor;
2. Community residences and shelters;
3. Day care facilities;
4. Essential public services;
5. Health care centers;
6. Marinas;
7. Multi-family dwellings;
8. Offices;
9. Parks or recreation facilities;
10. Personal services;
11. Restaurants, not including drive-in or drive-through facilities;
12. Retail;
13. Senior housing; and
14. Townhome dwellings.

Amended by R.2009 d.40, effective January 20, 2009.
See: 40 N.J.R. 4696(a), 41 N.J.R. 624(b).
In (a)5, inserted "care".

19:4-5.34 Planned Residential zone; special exception uses

(a) The special exception uses in the Planned Residential zone are:

1. Assisted living facilities;
2. Banks;
3. Cultural facilities;
4. Houses of worship;
5. Institutional uses;
6. Nursing or rehabilitation facilities;
7. Primary and secondary schools;
8. Public utility uses, light; and
9. Social services.

19:4-5.35 Planned Residential zone; lot size requirements

(a) The lot size requirements in the Planned Residential zone are:

1. Minimum lot area: one acre; and
2. Minimum lot width: 100 feet.

19:4-5.36 Planned Residential zone; bulk regulations

(a) The bulk regulations in the Planned Residential zone are:

1. Maximum lot coverage: 40 percent;
2. Minimum open space: 30 percent;
3. Yards:
 - i. Minimum front yard: 25 feet;
 - ii. Minimum side yard: 20 feet; and
 - iii. Minimum rear yard: 20 feet; and
4. Maximum density: 25 dwelling units per acre.

19:4-5.37 Planned Residential zone; performance standards

(a) All uses in the Planned Residential zone shall comply with the performance standards of N.J.A.C. 19:4-7 as follows:

1. All category B performance standards shall apply, with the exception of hazardous materials, liquids, and chemicals; and
2. Category A performance standards shall apply for hazardous materials, liquids, and chemicals.

19:4-5.38 Neighborhood Commercial zone; purposes

The Neighborhood Commercial zone is intended to provide uses compatible with the scale and character of the neighboring residential areas, serving both residents and area employees.

19:4-5.39 Neighborhood Commercial zone; permitted uses

(a) The permitted uses in the Neighborhood Commercial zone are:

1. Banks;
2. Business support services;
3. Commercial recreation, indoor;
4. Community residences and shelters;
5. Cultural facilities;
6. Day care facilities;
7. Essential public services;
8. Funeral homes and mortuaries;
9. Health care centers;
10. Houses of worship;
11. Offices;
12. Parks or recreation facilities;
13. Personal services;
14. Restaurants, excluding drive-through or drive-in facilities;
15. Residential dwellings included within a mixed-use structure;
16. Retail;
17. Single-family and two-family dwellings;
18. Social services; and
19. Veterinary facilities.

Amended by R.2009 d.40, effective January 20, 2009.
See: 40 N.J.R. 4696(a), 41 N.J.R. 624(b).

In (a)9, inserted "care"; in (a)15, substituted "included within a mixed-use structure" for "accessory to a permitted use"; in (a)17, deleted "and" from the end; in (a)18, substituted "; and" for a period at the end; and added (a)19.

19:4-5.40 Neighborhood Commercial zone; special exception uses

(a) The special exception uses in the Neighborhood Commercial zone are:

1. Assisted living facilities;
2. Car washes;
3. Fuel service stations;
4. Institutional uses;
5. Movie theaters;
6. Nursing or rehabilitation facilities;

Memorandum

New Jersey Meadowlands Commission

To: Eastbound Rezoning (Block 108.04, Lot 4) SP-683

From: Debra Dworks Date: February 28, 2012

Subject: Closure of File

Rezoning has been approved.

The subject property was rezoned from Environmental Conservation to the Planned Residential zone. The Planned Residential zone was amended to add hotels and motels as a special exception use and a 0.75 floor area ratio for this use.

Notice of Adaption - New Jersey Register, January 3, 2012 (44 N.J.R.119)

I, therefore, recommend that this file be closed.

I agree with this recommendation and am hereby closing this file.



Sara J. Sundell, P.E., P.P.
Chief Engineer

Address: ROUTE 3 E (SERVICE ROAD)

Block: 108.04

Lot: 4

Municipality: Borough of East Rutherford

cc: Allison Koterba