

ORDINANCE #2014-15

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING LAND USE DEVELOPMENT, CHAPTER 145, DELETE SECTIONS 409.N AND 405.C.6, AFFORDABLE AGE RESTRICTED HOUSING AND REPLACE WITH 405.C.6, MIXED USE COMMERCIAL RESIDENTIAL

WHEREAS, the Borough of High Bridge has a constitutional obligation to provide affordable housing; and

WHEREAS, on May 27, 2010 the Borough of High Bridge Planning Board adopted an Amended Housing Element and Fair Share Plan via Resolution #2010-2; and

WHEREAS, on May 27, 2010 the Borough of High Bridge Mayor and Council endorsed the Amended Housing Element and Fair Share Plan via Resolution #88-2010; and

WHEREAS, the Amended Housing Element and Fair Share Plan proposed to fulfill a portion of the Borough's affordable housing obligation with an inclusionary housing project, called the Arbors at High Bridge; and

WHEREAS, the Amended Housing Element and Fair Share Plan stated that the Borough would prepare and adopt the necessary zoning amendments to facilitate the inclusionary housing project; and

WHEREAS, the Mayor and Council of the Borough of High Bridge reviewed and desires to amend and supplement the Borough Code to delete Section 409.N. and Section 405.C.6, Affordable Age Restricted Housing, and replace it with Section 405.C.6, Mixed-Use Commercial Residential.

BE IT ORDAINED, by the Mayor and Borough Council of the Borough of High Bridge, County of Hunterdon, and the State of New Jersey, that Section 409.N. be deleted and Section 405.C.6, Affordable Age Restricted Housing be deleted and replaced with Section 405.C.6, Mixed-Use Commercial Residential to read in its entirety as follows:

6. Mixed-Use Commercial Residential:

- a. The parcel shall be within one (1) quarter mile of a rail station or mass transit stop.
- b. The parcel shall have frontage on Center Street or Mill Street, but shall not have frontage on Main Street.
- c. Minimum lot area shall be 20,000 square feet.
- d. Minimum side yard setback shall be ten (10) feet, each.
- e. Maximum building coverage shall be sixty percent (60%).
- f. Maximum impervious coverage shall be ninety-five percent (95%).

- g. Maximum building height shall be three (3) stories and forty-five (45) feet.
- h. Maximum density shall be thirty-four (34) dwelling units per acre.
- i. Ground floor uses shall be limited to apartments, retail, personal service and/or office uses.
- j. Upper floor uses shall be limited to apartments.
- k. Twenty-five percent (25%) of the total number of apartments shall be reserved for affordable households. These units shall be consistent with the regulations of the New Jersey Council of Affordable Housing (COAH) and the Uniform Housing Affordability Controls (UHAC).
- l. The developer/property owner shall be responsible for retaining a qualified Administrative Agent to manage their affordable housing units.
- m. Residential parking shall be provided in accordance with RSIS, non-residential parking shall be provided in accordance with the Borough's code.
- n. All other bulk requirements shall follow the standards for the DB Zone.

Mark Desire, Mayor

ATTEST:

Diane L. Seals, Municipal Clerk, RMC

Introduced: April 24, 2014

Published: May 1, 2014

Adopted:

Published: