

Ordinance No. 798
Amendments to Zoning Map
Borough of Frenchtown, Hunterdon County

AN ORDINANCE AMENDING THE ZONING MAP OF THE BOROUGH OF FRENCHTOWN TO EXPAND THE R-3 MULTI-FAMILY RESIDENTIAL ZONE AND ADD FIVE NEW INCLUSIONARY RESIDENTIAL ZONES CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE BOROUGH'S ADOPTED 2017 HOUSING ELEMENT AND FAIR SHARE PLAN

BE IT ORDAINED by the Common Council of the Borough of Frenchtown, Hunterdon County, New Jersey, that the Zoning Map of the Borough of Frenchtown, as last amended in May, 2011, is hereby further amended to delete the overlay zoning of certain properties, expand the R-3 Multi-Family Residential Zone and add five (5) new Inclusionary Residential Zones (R-8A, R-8B, R-8C, R-8D and R-8E consistent with and intended to effectuate Frenchtown's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and to implement the terms of the Settlement Agreement entered on February 1, 2017, with Fair Share Housing Center.

The Frenchtown Borough Planning Board has adopted a 2017 Housing Element and Fair Share Plan and a Land Use Plan Element Amendment pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.* This Ordinance implements the recommendations of the 2017 Housing Element and Fair Share Plan and of the Land Use Plan Amendment.

SECTION 1. The following properties are hereby rezoned in the manner described:

1. The R-3 Multi-Family Residential Zone is expanded to encompass certain properties currently zoned R-2 Medium Density Residential and shown on the Borough Tax Map as lying in Block 52 and identified as Lots 2.01, 33, 34, 35, 36, 36.01, 36.02 and 36.03 in Block 52.
2. The Overlay Zones currently shown on Block 3, Lots 1 and 2, Block 10, Lot 1, Block 11, Lot 1, Block 18, Lot 1, and Block 20, Lot 1, are removed from the Zoning Map.
3. Block 3, Lots 1 and 2, and Block 10, Lot 1, are rezoned from their current designations as R-5 Low Impact Industrial and R-2 Medium Density Residential, respectively, to a new R-8A Zone.
4. Block 11, Lot 1, Block 18, Lot 1, and Block 20, Lot 1, are rezoned from their current designations as R-2 Medium Density Residential to a new R-8B Zone.
5. Block 12, Lot 5, currently zoned R-2 Medium Density Residential, is rezoned to a new R-8C Zone.
6. Block 37, Lot 16, currently zoned R-4A, is rezoned to a new R-8D Zone.

7. Block 48, Lot 7, currently zoned R-1 Low Density Residential, is rezoned to a new R-8E Zone.

SECTION 2. The Zoning Map dated September, 2017, attached to and a part of this Ordinance is hereby adopted.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any 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 thereof.

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication as provided by law.

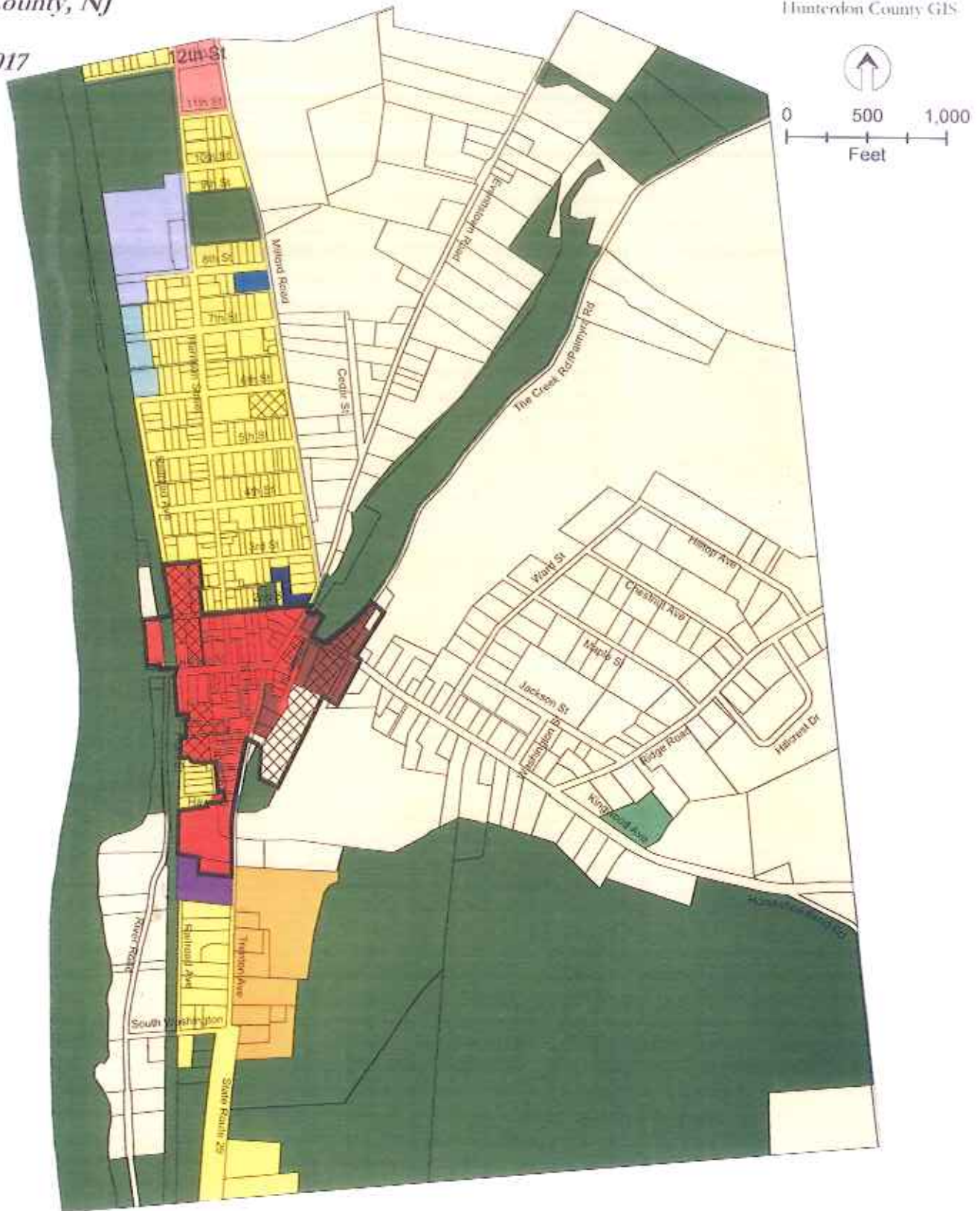
I hereby certify the foregoing to be a true copy of an Ordinance introduced by the Frenchtown Common Council at a meeting held on August 2, 2017.

Brenda Shepherd, RMC, Borough Clerk

Zoning Map
 Borough of Frenchtown,
 Hunterdon County, NJ

Prepared by:
 Elizabeth C. McKenzie, PP, PA
 Data Sources:
 Hunterdon County GIS

September 2017



Legend

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| R-1: Low Density Residential | R-4C: Satellite Commercial | R-8C: Inclusionary Residential |
| R-2: Medium Density Residential | R-5: Low Impact Industrial | R-8D: Inclusionary Residential |
| R-3: Multi-Family Residential | R-7: Open Space/Conservation | R-8E: Inclusionary Residential |
| R-4A: Central Commercial | R-8A: Inclusionary Residential | Potential Redevelopment Overlay |
| R-4B: Transitional Commercial | R-8B: Inclusionary Residential | Village Center Rehabilitation Area Overlay |