

**TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY**

ORDINANCE NO. 2016 - 6

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX, "ZONING", OF
THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER, STATE OF NEW JERSEY AND SPECIFICALLY
SUBSECTIONS 20-17 AND 20-35 REGARDING PRINCIPAL USES IN THE TURNPIKE
COMMERCIAL ZONING DISTRICT AND THE PLANNED UNIT DEVELOPMENT
ZONING DISTRICTS**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR in the County of Mercer and the State of New Jersey, that Chapter XX, "Zoning", of the Revised General Ordinances of the Township of East Windsor is hereby amended and supplemented as follows with respect to Subsection 20-17 regarding principal uses in the Turnpike Commercial zoning district and Subsection 20-35 regarding Permitted Uses in the Planned Unit Development zoning districts.

SECTION 1. Subsection 20-17.1 of the General Ordinances of East Windsor Township, "Principal Uses" in the Turnpike Commercial zoning district, is hereby amended as follows:

- a. Hotels and motels, not including tourist cabins, trailer camps or camp sites.
- [b. Gasoline service stations provided they meet the provisions of subsection 20-16.3b.]
- b. Office buildings meeting the requirements set forth for the TC District in the Schedule of District Regulations.
- c. Restaurants, including cafes, cocktail lounges and taverns excluding drive-in and fast food restaurants.
- [d. Public transportation passenger facilities.]
- d. Office buildings, including medical office.
- e. Day care centers, child care centers, and nursery schools.
- f. Retail sales and service including caterer, bakery, copy store, party supply rental, tuxedo rental shops, florists, stationery stores, bakeries, sporting goods stores, hobby shops and jewelry stores.
- g. Garden center.
- h. Indoor and outdoor recreation and fitness.
- i. Technical and professional schools, training and conference centers.
- j. Financial institutions.

SECTION 2. Subsection 20-35 of the General Ordinances of East Windsor Township, "Permitted Uses" in the Planned Unit Development zoning districts identified in "Table 1 - Commercial and Industrial Uses in Planned Unit Development" is amended as follows:

TABLE 1 - COMMERCIAL AND INDUSTRIAL USES IN PLANNED UNIT DEVELOPMENT

Permitted Uses	Convenience Commercial		Neighborhood Commercial			Community Commercial	
	PUD-1	PUD-2	PUD-3	PUD-4	PUD-5	PUD-6	PUD-7
1. Stores having as their primary function the sale at retail of goods stored or displayed within a building	•	•					•
1a. <u>Specialized Retail; florists, stationery stores, bakeries, sporting good stores, hobby shops, jewelry stores and liquor stores</u>					•	•	
2. Business establishments having as their primary function the rendering of personal services within a building.	•	•	•	•	•	•	•
3. <u>Restaurants, cocktail lounges and taverns [including] excluding drive-in and fast food restaurants [cocktail lounges and taverns].</u>		•					•
3a. Restaurants only.		•		•		•	
4. Office and office buildings.		•	•	•	•	•	•
5. Banks and financial institutions.						•	•
6. Recreation or cultural facilities within a building.	•					•	•
7. Public transportation passenger facilities.					[•]	[•]	[•]
8. Indoor theatres.							•
9. Day care, child care centers, or nursery schools.		•	•				•
10. Schools, including trade, vocational, commercial or business schools, or college or other place of higher education.		•	•			•	•
11. Municipal facilities, but not limited to administrative offices and libraries.		•				•	•
12. Community center.							•
13. Tennis centers and racquetball clubs.							•
14. Art, music and dancing schools.		•	•				•
15. Places of worship.							•

Important Notes:

1. Parcels in PUD-1 are: Block 20.02 Lot 275, Block 20.02 Lot 275.01, Block 14 Lot 988, Block 20.08 Lot 562 and Block 14 Lot 989.
2. Parcels in PUD-2 are: Block 20.01 Lot 9.
3. Parcels in PUD-3 are: Block 20.02 Lot 277.
4. Parcels in PUD-4 are: Block 14 Lot 982.
5. Parcels in PUD-5 are: Block 20.08 Lot 566, Block 20.07 Lot 1, Block 20.07 Lot 564, Block 20.07 Lot 567 and Block 20.07 Lot 567.01.
6. Parcels in PUD-6 are: Block 20.08 Lot 279, Block 20.08 Lot 280, Block 20.08 Lot 282 and Block 20.08 Lot 565.
7. Parcels in PUD-7 are: Block 14 Lot 977, Block 14 Lot 974, Block 14 Lot 978, Block 20.02 Lot 276, Block 20.02 Lot 563, Block 20.02 Lot 569 and Block 20.02 Lot 571, Block 20.02 Lot 276.01.
8. PUD 8 Industrial office areas shall permit those uses listed in Section 20-19.1 of the Township Zoning Ordinance.
Parcels in PUD-8 are: Block 20 Lot 196, Block 20.06 Lot 195, Block 20.06 Lot 195.01, Block 20.06 Lot 191, Block 22 Lot 12, Block 20.01 Lot 23, Block 20.01 Lot 22, Block 20.01 Lot 18, Block 20.01 Lot 21, Block 20.01 Lot 20, Block 20.01 Lot 6, Block 20.01 Lot 5, Block 20.01 Lot 7, Block 20.01 Lot 10, Block 20.01 Lot 11, Block 20.01 Lot 2, Block 20.01 Lot 3, Block 20.01 Lot 8, Block 20.01 Lot 12, Block 20.01 Lot 13, Block 20.01 Lot 14, Block 20.01 Lot 16, Block 20.01 Lot 17, Block 20 Lot 192, Block 20 Lot 194, Block 20.06 Lot 190, and Block 20.06 Lot 6, Block 20.06 Lot 4, Block 20.06 Lot 4.03, Block 20.06 Lot 193, Block 20.01 Lot 19, Block 20.06 Lot 5.
9. All block and lot identification was taken from East Windsor Township Tax Maps dated January 1992.
10. Permitted uses allowed by stores (#1 above) would include retail activities of and similar to the following types of activities: groceries and foodstuffs, drugs and pharmaceuticals, fabric stores, florists, stationery stores, bakery, sporting goods shops, and hobby shops.
11. Permitted uses allowed by business establishments (#2 above) would include service activities of and similar to the following types of activities: barber and beauty shops, tailoring and dressmaking, dry cleaning, shoe repairing, self service laundries, radio and television service, upholsterers, and appliance repair shops.
12. Varying design standards can be used for permitted use 4 in PUD-6, permitted uses 6 in PUD-7, permitted use 7 in PUD-5 and permitted use 8, 12, 13 and 14 in PUD-7. These standards are referenced in PUD Subcommittee Final Report Addendum.

SECTION 3. All ordinances or parts thereof which are inconsistent or conflict with the provisions of this ordinance or any part thereof are hereby repealed to the extent of said inconsistency or conflict.

SECTION 4. If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged to be invalid by a Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause if this ordinance, or any other ordinance which is referred to herein, and to this end, the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance are hereby declared to be severable. Should any clause, sentence or other part of this ordinance be judged invalid by a Court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. This ordinance shall take effect twenty (20) days after the final adoption, publication and the filing of said ordinance with the Mercer County Planning Board, all in accordance with law.

ATTEST:

GRETCHEN MCCARTHY
Municipal Clerk

JANICE S. MIRONOV
Mayor