

**ORDINANCE NO. 2020-04
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

AN ORDINANCE AMENDING CHAPTER XX, “ZONING,” SECTION 20-15, “NC NEIGHBORHOOD COMMERCIAL,” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR.

WHEREAS, the 2019 Master Plan Re-examination Report was prepared by the East Windsor Township Planning Board and adopted on July 25, 2019 in accordance with New Jersey Municipal Land Use Law (MLUL); and

WHEREAS, pursuant to N.J.S.A. 40:55D-89D of the MLUL, the Planning Board identified in Section 6 Item 6 of the 2019 Master Plan Re-examination Report, that “Automobile Service Stations have evolved from smaller facilities providing fuel and vehicle services to the larger contemporary facilities featuring multiple high-volume pump islands with integrated convenience stores,” and further that “such modern Automobile Service Stations can have significantly greater vehicular activity than former stations, along with increased deliveries and potentially increased impacts to the surrounding environs that can intensify when a facility operates 24 hours, 7 days a week;” and

WHEREAS, therefore, the 2019 Master Plan Re-examination Report “recommended to limit new Automobile Service Stations to locations near major highway interchanges and arterial collector intersections along Route 130;” and

WHEREAS, to implement this recommendation, the NC neighborhood Commercial Zone is to be amended to remove automobile service stations as a conditional use.

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR, in the County of Mercer and the State of New Jersey, as follows:

SECTION 1. Section 20-15.3 b. is deleted in its entirety.

SECTION 2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

SECTION 3. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 4. Effective Date. This Ordinance shall take effect upon its passage, publication and filing with the Mercer County Planning Board, and as provided for by law.

ATTEST:

KELLY LETTERA,
Municipal Clerk

JANICE S. MIRONOV
Mayor

Introduced:

Adopted:

Effective: