

2012-20

**AN ORDINANCE AMENDING THE LAND USE REGARDING CONDITIONAL USES AND AMENDING THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968".**

**BE IT ORDAINED** by the Township Committee of the Township of Princeton as follows:

WHEREAS, the Princeton First Aid and Rescue Squad ("PFARS"), is a nonprofit organization providing needed emergency services to the Princeton community; and

WHEREAS, in order for PFARS to continue to provide emergency services to the Princeton Community it needs to expand its current operation; and

WHEREAS, PFARS provides a community benefit.

NOW, THEREFORE, **BE IT ORDAINED** by the Township Committee of the Township of Princeton as follows.

1. Section 10B-272 of Chapter 10B, Land Use, of the "Code of the Township of Princeton, New Jersey, 1968" is supplemented and amended by adding the following NEW section as follows

**Sec. 10B- 272.72.     Emergency services provider facility.**

(a) A new or the expansion of an existing volunteer or paid emergency service provider facility shall be a conditional use in the R-7 zone provided the following conditions are met:

(1) One (1) means of access must be provided from a secondary arterial or major collector roadway as classified in the Princeton Community Master Plan.

(2) A minimum lot size of thirty thousand (30,000 s.f.) square feet must be provided.

(3) The FAR may not exceed seventy (70%) percent.

(4) All setbacks shall be a minimum of twenty-five (25') feet unless the property abuts:

(a) A residentially zoned property or use in which case the setback shall be thirty-five (35') feet.

(b) A nonresidential zone property or use in which case the setback may be reduced to five (5') feet

(5) Building height is limited to thirty-five (35') feet.

(6) Where a residential use abuts an emergency service provider a landscape buffer of at least ten (10') feet must be provided. This buffer shall include a six foot high fence and evergreen plantings to screen the use.

(7) Up to four (4) supportive housing units may be provided for emergency service volunteers not including any bunk space devoted to on-duty personnel

(8) One (1) parking space shall be provided for each supportive housing unit and two (2) parking spaces for each ambulance. If parking is provided off-site it shall be within two hundred (200') feet of the site and a copy of any lease, easement or license agreement for such parking shall be submitted at the time of any application.

2. Section 10B-320 of said Code is amended to modify (1) by adding nonprofit first aid and rescue squad facility with supportive housing for emergency service volunteers are permitted in the R-7 zone only in accordance with Section 10B-272.72 and volunteer fire companies are permitted in the other zones indicated by an \*.

An \* shall be placed in the R-A to R-M zone chart.

3. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, section, paragraph, sentence or clause is adjudged to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

4. Effective Date. This Ordinance shall take effect upon its passage, publication, and the filing of a copy of the same with the Mercer County Planning Board, all of which is required by law.

I, Kathleen K. Brzezynski, Deputy Clerk of the Township of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by Township Committee at its meeting held November 19, 2012

A handwritten signature in cursive script that reads "Kathleen K. Brzezynski".

Kathleen K. Brzezynski  
Deputy Clerk