ORDINANCE NO. 2026-10

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX. STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXI (21) ZONING

WHEREAS, the Township of Piscataway wishes to amend and supplement Chapter XXI Zoning:

BE IT ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XXI Zoning, is hereby amended and supplemented to read as follows:

Section 1

Section 21-401, Zones Created, shall be amended as follows:

Block 1301, Lot 1.03 shall be designated AH-4, Affordable Housing 4

Block 5201, Lots 9, 10, 11, 15, 16, 17, 18.01,19.01 and the unimproved portion of Rothe Place shall be designated AH-5, Affordable Housing 5

Block 2101, Lots 8, 9, 9.01 and 9.02 shall be designated AH-6, Affordable Housing 6

Section 2

Section 21-402, Zoning Map, shall be supplemented to add the following zoning categories: AH-4, Affordable Housing 4; AH-5, Affordable Housing 5, and AH-6, Affordable Housing 6.

Section 3

A new section shall be included and shall read as follows:

21-33.1 Development Standards and Requirements in the AH-4, Affordable Housing 4 Zone

21-33.2 Permitted Uses and Zone Standards

A. Permitted principal use: A maximum of 420 Townhomes, stacked Townhomes and apartments consisting of multi-family rental housing units, including up to 336 market-rate rental units and 84 affordable low, very low and moderate income units consistent with the Fair Housing Act (P.L. 2024, c. 2)

B. Required on site improvements (which shall be considered permitted accessory uses and structures) shall include a club house building including a rental/sales office, active and passive recreational facilities, including tot-lots, fitness trail with workout stations, in ground pool for adults and young children, open space/buffer areas and bicycle racks.

C. On-site parking,

On-site parking shall comply with the design standards of the Piscataway Township Sile Plan Ordinance, except as may be permitted in this section. The minimum number of spaces required by the Residential Site Improvements Standards shall be provided.

Parking areas or parking access aisles shall not be closer than 15 feet to any principal building, no closer than thirty-five (35) feet to any front property line, nor closer than ten (10) feet to any side property line, provided the principal building is not greater than three stories. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking spaces shall be located in close proximity to the entranceway of each principal building. Electric vehicle charging stations shall be provided in accordance with (P.L. 2021.c.171).

D. Design Standards including required setbacks shall be as follows:

Maximum Gross Density	11 units/acre
Minimum Lot Frontage	350 feet
Minimum Affordable Housing Requirement:	20 Percent
Minimum Setback to Public Right-Of -Way:	35 feet
Minimum Setback to Property Linc:	
• Principal Building	35 feet
• Accessory Building	50 feet
Maximum Building Height:	
• Residential Buildings	50 feet (4 stories)
• Residential Garages	20 feet (1 ½ stories)
• Club Facility & Rental Office	25 feet (1 story)
• Maintenance Buildings	25 feet (1 ½ stories)
Maximum Number of Units/Building	24 units
Minimum Building to Building Setback:	
• Front to Front	40 feet
• Rear to Rear	40 feet
• Side to Side	25 feet
Minimum Building Setback to Street/Parking Area:	
• Building Setback to Main Access Drive	20 feet
• Building Front Setback lo Parking Area/Aisle	20 feet
• Building Side Setback to Parking Area/Aisle	10 feet

E. Signage.

Entrances: Two monument signs shall be constructed, with one at each entrance (Lakeview Avenue and New Brunswick Avenue). These monument signs may be either one-sided or two-sided. The message portion of each sign may include letters, numbers, logos or graphic elements and shall be a maximum of 100 square feet per side.

Clubhouse: One monument sign shall be constructed in front of the clubhouse and may either be one-sided or two-sided. The message portion of the sign may include letters, numbers, logos or graphic elements and shall be a maximum of 32 square feet per side.

Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.

Building Identification: The numbering of buildings shall comply with section 14-3 of the Township Municipal Code.

F. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

Section 4

A new section shall be included and shall read as follows:

21-34.1 Development Standards and Requirements in the AH-5, Affordable Housing 5 Zone

21-34.2 Permitted Uses and Zone Standards.

A. Permitted principal use. 35 multi-family rental housing units including 28 market rate rental units and 7 affordable low, very low and moderate income units consistent with the Fair Housing Act (P.L. 2024, c. 2).

B. Required on-site improvements (which shall be considered permitted accessory uses and structures) shall include an outdoor recreational area for adults and children and bicycle racks.

C. On-site parking.

On-site parking shall comply with the design standards of the Piscataway Township Sile Plan Ordinance, except as may be permitted in this section. Parking areas or parking access aisles shall not be closer than four (4) feet to any principal building, nor closer than seven (7) feet to any property line. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking spaces shall be located in close proximity to the entranceway of the principal building.

Parking shall be provided in accordance with the Residential Site Improvement Standards. Electric vehicle charging stations shall be provided in accordance with (P.L. 2021.c.171).

D. Design Standards including required setbacks shall be as follows:

Minimum Lot Area	53,000 square feet
Minimum Lot Frontage	170 feet
Minimum Gross Density	28 units/acre
Minimum Affordable Housing Requirement	20 Percent
Minimum Setback to Public Right-of-Way	50 Feet

Minimum Setback to Property Line:

- Principal Building - South Washington Ave.75 feet
- Principal Building Turner Place 60 Feet
- Principal Building – side yard 20 feet

- Principal Building – rear yard 75 feet
- Accessory Building 5 feet

Maximum Building Height:

- Residential Buildings 50 Feet (4 Stories)

Maximum Number of Units/Building 35 Units

Minimum Building Setback to Street/Parking Area:

- Building Side Setback to Parking Area/Aisle 5 Feet

Parking Stall Setback – South Washington Ave. 7 Feet

Parking Stall Setback – Turner Place 13 Feet

Maximum Building Coverage 20%

E. Signage.

a. Monument signs are only permitted in a front yard.

b. One monument sign shall be permitted for each frontage.

c. Monument signs shall be a maximum 12 feet long with a maximum height of 5 feet.

d. Monument signs shall have minimum setback of 10' to the property line.

e. Monument signs shall complement the architecture.

f. Monument signs shall be externally illuminated. Backlit 'halo' style lighting is also permitted.

g. Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.

h. Building Identification: The numbering of the building shall comply with Section 14-3 of the Township Municipal Code.

F. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

Section 5

A new section shall be included as section 21-35 as follows:

21-35.1 Development Standard and Requirements in the AH-6, Affordable Housing 6 zone

21-35.2 Permitted Uses and Zone Standards

A. Permitted principal use: A maximum of 220 multi-family rental housing units including 176 market rate rental units and 44 affordable low, very low and moderate income units consistent with the Fair Housing Act (P.L. 2024, c. 2).

B. Required on site improvements (which shall be considered permitted accessory uses and structures) shall include a clubhouse area including a rental office; passive and active recreational uses including gym/workout area, dog park, sports courts, swimming pools, BBQ areas, outdoor dining areas, fire pits, tot lots, fitness trail, bicycle racks, maintenance building and such other amenities that are usual and customary for a residential development of this size and type. Recreational accessory uses may be included within a building, on the roof, where appropriate, or elsewhere on site for the exclusive use of residents of the development and their guests.

C. On-site parking. On-site parking shall comply with the design standards of the Piscataway Township Sile Plan Ordinance, except as may be permitted in this section. The minimum number of spaces required by the Residential Site Improvements Standards shall be provided. Parking areas or parking access aisles shall not be closer than 20 feet to any principal building, no closer than thirty-five (35) feet to any front property line, nor closer than ten (10) feet to any side property line. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking spaces shall be located in close proximity to the entranceway of each principal building. Electric vehicle charging stations shall be provided in accordance with (P.L. 2021.c.171).

D. Design Standards including required setbacks shall be as follows:

Minimum Tract Area	8 Acres
Minimum Gross Density	27 units/acre
Minimum Lot Width	320 feet
Minimum Affordable Housing Requirement	20 Percent
Minimum Setback to Stelton Road Right-of-Way	50 Feet
Minimum Setback Covered Porch to Stelton Road Right-of-Way	40 feet
Minimum Setback to side and rear Property Lines	40 feet
• Accessory Building	30 feet

Maximum building height:

a. Building(s) within transitional zone (Height measured per Section 21-3.b) (Within 150' from existing Stelton Road ROW)

1. Front units facing Stelton Road (2.5 Stories) 35 feet

2. Other units in transition zone (3 Stories) 55 feet

b. Balance of site (Height measured as specified herein)

(Beyond 150' transitional zone)

1. North side of building(s) facing Stelton Road

(4 Stories total-3 stories over parking) 50 feet

2. Balance of building(s)

(5 Stories Total-4 stories over parking) 59 feet

3. Accessory/maintenance building 25 feet ( )

(1.5 Stories)

Building height for the balance of the site shall be measured as follows:

Building height shall mean the vertical dimension measured from the finished floor of the building lobby to the surface of the flat roof of the building. The building height shall not include air conditioning equipment, air handling equipment, elevator penthouses, skylights and solar collector systems and other customary roof mounted utilities. Provided that such equipment shall not be greater than 12 feet in height nor closer than 12 feet from each roof edge. All rooftop equipment shall be shielded by an aesthetic false wall/and or mansard roof not greater than 7 feet higher than the maximum permitted building height. Roof amenities shall comply with building height standards.

Maximum Number of Units/Building	175 Units
Minimum Building Setback to Street/Parking Area	
• Building Setback to Main Access Drive	20 Feet
• Building Front Setback to Parking Area/Aisle	10 Feet
• Building Side Setback to Parking Area/Aisle	10 Feet Minimum Roadway
Width:	
• Main Access Drive (Divided)	20 feet (each way)
• Main Access Drive (Individual)	30 feet
• Parking Access Aisle	24 feet (90° parking stalls) Off-
Street Parking Requirements:	
• Resident Parking	Residential Site Improvement Standards
• Parking Area/Aisle Setback to Property	10 feet Line
• Parking stall Size (Standard)	9'X18'

- Tandem parking may be permitted within a parking garage if assigned to the same

tenant.

E. Signage.

a. Monument signs are only permitted in the front yard.

b. One monument sign shall be permitted for each driveway.

c. Monument signs shall be a maximum 12 feet long with a maximum height of 5 feet.

d. Monument signs shall have minimum setback of 20'from the edge of the roadway.

e. Monument signs shall complement the architecture.

f. Monument signs shall be externally illuminated. Backlit 'halo' style lighting is also permitted.

g. Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.

h. Building Identification: The numbering of buildings shall comply with Section 14-3 of the Township Municipal Code.

F. Fences: Fences shall be subject to Section 21-619 of the Township Zoning Code, except sports court fencing shall be a maximum of 8 feet.

G. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

ORDINANCE NO. 2026-10

MICHELE LOMBARDI, Council President

Attest:

MELISSA A. SEADER, Township Clerk

Adopted, First Reading: March 12, 2026
Publication Date: March 22, 2026

Adopted, Second Reading: April 14, 2026
Publication Date: April 19, 2026

BRIAN C. WAHLER, Mayor

Date: 4-15-26

CERTIFIED AS TO FORM AND LEGALITY:

JAMES F. CLARKIN III, ESQ.
Assistant Township Attorney