

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON ADOPTING THE
MRAH-1 MIXED RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT
PROVIDING FOR A RESIDENTIAL DEVELOPMENT ON BLOCK 2.01, LOTS 9.01
AND 11, PERMITTING A TOTAL OF 233 DWELLING UNITS IN ACCORDANCE
WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS UNDER
THE NEW JERSEY FAIR HOUSING ACT, N.J.S.A. 52:27D-301, ET SEQ.***

Ordinance #08-2026

WHEREAS, the Township of Readington ("Township") filed a Complaint for Declaratory Judgment on January 30, 2025, under Docket No. HNT-L-75-25 titled "In the Matter of the Township of Readington ("Complaint") New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (FHA) and voluntarily entered the Affordable Housing Dispute Resolution Program ("Program"); and

WHEREAS, on April 22, 2025, the Hon. William G. Mennen, J.S.C., entered an order establishing the Township Fourth Round present need at 50 and prospective need at 50; and

WHEREAS, the Township timely adopted and filed its proposed Fourth Round Housing Element ("HEFSP") on June 27, later amended on August 26, 2025; and

WHEREAS, the Township received a Program recommendation from the Hon. Thomas C. Miller, A.J.S.C. (ret) dated February 2, 2026; and

WHEREAS, the FHA requires that all implementing ordinances for the Township's affordable housing compliance be adopted by March 15, 2026; and

WHEREAS, the Township seeks to comply with its obligations under the FHA to retain immunity from exclusionary zoning and builder's remedy litigation;

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that a new Section 148-27.22 is hereby created as follows:

SECTION I

A new Section 148-27.22 is hereby created as follows:

MRAH-1 Mixed Residential Affordable Housing -1 District

- A. Applicability.** The use, bulk, design and performance standards of the MRAH-1 Mixed Residential Affordable Housing-1 ("MRAH-1") District shall supersede any conflicting provisions of the Chapter 148, Readington Township Land Development Ordinance "LDO"), except that until such time as a Building Permit for the first affordable units permitted hereunder has been issued, the MRAH-1 District shall constitute an overlay zoning district, so that the uses permitted in the underlying Research Office (RO) District are also permitted in accordance with the terms of the LDO. Upon issuance of said Building

Permit the underlying uses permitted in the RO District shall no longer be permitted in the MRAH-1 District. Development with the MRAH-1 District shall comply with all subdivision and site plan standards contained in the LDO, unless modified herein.

B. Purpose. The MRAH-1 District is intended to provide for the development of a residential community consisting of single-family detached homes, townhomes and multifamily rental apartments, and supportive housing, along with recreational improvements and ancillary facilities. The MRAH-1 zoning is enacted to provide for the creation of an inclusionary residential development within the meaning of the Mount Laurel doctrine. The MRAH-1 District is located on Block 2.01, Lots 9.01 and 11, comprising approximately 105.65 acres. The zoning map of the Township shall be revised upon adoption of this ordinance in accordance with Exhibit “A” annexed hereto.

C. Affordable Housing Required

- (1) A minimum of 25% of the total number of dwelling units will be available for occupancy by very-low-, low- and moderate-income households, including some with special needs or veteran status. Very low-income is defined by the Fair Housing Act (households earning 30% or less of the region’s median income).
- (2) Minimum number of affordable dwelling units: 55 family rental units and five special needs units. Special needs units shall have no less than two bedrooms, such that each bedroom is eligible for a credit towards Readington’s affordable housing obligation, thus generating 10 affordable housing credits.
- (3) Development of affordable dwellings shall comply with the Amended New Jersey Fair Housing Act (FHA) N.J.S.A. 52:27D-301 et seq. 2024 amendment: P.L. 2024 c.2, Housing Affordability Controls rules at N.J.A.C. 5:80-26 (UHAC) and the Readington Township Affordable Housing Ordinance. This includes but is not limited to income and bedroom distribution, phasing and affirmative marketing. As it relates to very low-income units, at least 13% of all affordable units shall be very low-income.

D. Comprehensive Development Required. Any development pursuant to the MRAH-1 District regulations shall provide for the complete and comprehensive development of the zone, such that the entire zone shall be considered one tract.

E. Permitted principal uses.

- (1) Detached single-family dwellings.
- (2) Multifamily residential dwellings, including apartment dwellings and stacked townhouses.
- (3) Clubhouses/common facilities to service the residents of the development.
- (4) Private open space, recreation and related facilities.

F. Permitted accessory uses.

- (1) Home occupations and home professional offices, as defined and regulated by the provisions of this Chapter 148.
- (2) Parking areas and electrical vehicle charging stations consistent with New Jersey Residential Site Improvement Standards (“RSIS,” N.J.A.C. 5:21-1 et seq.).

- (3) Active and passive common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, pickleball, tot lots, walking paths, fitness trails and bikeways.
- (4) Patios, balconies, decks, porches, and privacy walls intended to serve the residents.
- (5) Private and public utility structures.
- (6) Stormwater basins and related facilities.
- (7) Trash and recycling enclosures, as required.
- (8) Fences and walls MRAH-1 District.
- (9) Certain authorized improvements on common area property (including recreation facilities) MRAH-1 District.
- (10) Temporary construction trailers, sales trailers and model homes.
- (11) Accessory uses customarily incidental to a permitted principal use.
- (12) Signage as regulated in Section 148-27.22.K.(3) of the MRAH-1 District. No permanent signs shall be located within three feet of the tract boundary.
- (13) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (14) Private garages and off-street parking
- (15) Site furnishings (seating, trash and recycling enclosures, etc.).
- (16) Conservation, open space and public purpose uses.

G. Tract requirements. Net Lot Area, as defined in the Section 148-9, shall not apply to any tract/lot area calculation.

- (1) Minimum tract size: All lands within the tract (approximately 105.65 gross acres), prior to any dedication or the like, shall be included as part of a development application for development provided for herein. All proposals for land use and development within the MRAH-1 District shall be fully articulated within a single development application.
- (2) Development of the tract shall be substantially consistent with the "Concept Plan – Readington Reserve," prepared by K Hovnanian Homes, dated January, 2026 (the "Concept Plan"), which is attached as Exhibit "B", but may vary from the Concept Plan as may be reasonably necessary as the engineering of the project proceeds from the conceptual stage to a completely engineered project.
- (3) Maximum number of dwelling units permitted: 233 dwellings.
- (4) Building Coverage. The maximum total coverage by buildings shall not exceed 15% of the total (gross) area of the tract.
- (5) Impervious Coverage. The maximum total impervious surface shall not exceed 30% of the total (gross) area of the tract.

(6) Minimum tract boundary setback and buffer: 100 feet.

H. Internal Subdivision of Within the MRAH-1 District. The following requirements shall apply to the subdivision of parcels for internal development sections and recreational facilities including common area open space.

(1) Minimum building setback from parking aisles, or internal circulation roadways: 10 feet

(2) Minimum lot area for stacked townhouse development: eight acres

(3) Minimum lot area for multi-family rental development: 4.5 acres

I. Area and yard requirements.

(1) Single-family detached dwellings.

(a) Minimum lot area: 7,000 square feet.

(b) Minimum lot frontage: 50 feet.

(c) Minimum lot depth: 100 feet.

(d) Minimum side yard: 5 feet one side/15 feet combined.

(e) Minimum front yard: 25 feet.

(f) Minimum rear yard: 20 feet.

(2) Stacked townhouses.

(a) Maximum dwelling units per building: 12

(b) Minimum principal building setback from internal (subdivision) lot line: 20 feet

(c) Minimum distances between buildings:

i. Side-to-side: 20 feet

ii. Side-to-back: 35 feet

iii. Back-to-back: 40 feet

(3) Multifamily apartments/special needs housing.

(a) Maximum dwelling units per building: 30

(b) Minimum distances: 10 feet from street right-of-way, driveway or parking area.

(c) Minimum distances between buildings: 25 feet

(4) Permitted building encroachments for residential buildings.

(a) Entry steps, covered entries, porches and decks projecting no more than six feet from an exterior building wall are permitted to encroach up to four feet in a front, rear or side setback.

(b) Building overhangs, bay windows and chimneys, roof trim and soffits projecting no more than two feet from an exterior building wall are permitted in a front, rear

or side setback.

- (c) Decks projecting no more than 10 feet from the building face are permitted in the rear yard setback, but in no case shall the encroachment exceed five feet.
- (5) Building height: Building height shall be measured as the vertical distance from the average finished ground level adjoining the building at all exterior walls to the average height of the highest roof surface.
 - a. Single-family detached home: 42 feet.
 - b. Stacked townhouse building: 55 feet.
 - c. Multifamily building: 50 feet for a 3-story building and 60 feet for a 4-story building.
 - d. Clubhouse/common building: 40 feet.
 - e. Building height exclusions: The following roof-related elements such as chimney flues, stair or elevator penthouses, HVAC equipment, and other similar building elements are permitted above the maximum permitted building height, provided that such elements do not exceed a height of seven feet above a roof and are no closer than 15 feet from the edge of a roof.

J. Parking and circulation.

- (1) Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the RSIS.
- (2) On-street parking shall be permitted throughout the development, subject to RSIS.
- (3) All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.

K. Open space.

- (1) Minimum: 50% of the tract area. Open space may include privately-owned common areas and dedicated public open space.
- (2) Permitted open space uses:
 - (a) Conservation.
 - (b) Passive recreation.
 - (c) Active recreation.
- (3) The stormwater management and other utility systems may be located in open space, and the land area of any detention or retention basin shall be counted toward the minimum open space area requirements.
- (4) Should any lands be dedicated to the Township, physical access shall be provided to said open space. If such access is via a private improvement, the access shall be maintained by the owner of the access improvement. Any lands dedicated to the Township or other governmental entity shall not reduce the amount of land used in the calculation of building coverage, or impervious coverage.

L. Design standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-51.

(1) Building design.

- (a) Buildings shall have a gable or hipped roof.
- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 5/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Balconies and patios shall be designed as integral subcomponents of the building facade. Cantilevered balconies are not permitted.
- (f) Townhouse unit facades facing streets shall be offset from each other by at least two feet (projection or recess) every 60 feet.
- (g) Apartment storage. For each apartment, there shall be provided a minimum of 100 cubic feet of storage.
- (h) No more than six identical structures shall be visible from one road. Alterations on different buildings to achieve a non-identical appearance may include different color siding or different siding patterns (for example, horizontal vs. board & batten vs. shake siding).

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the tract boundary lines, minimize "sky glow" and prevent glare at any location on or off the tract boundary. LED fixtures are required for energy efficiency and uniform illumination and shall not exceed a color temperature of 2,700k.
- (b) Parking lots shall be illuminated with an average of no less than 0.2 horizontal footcandles. The ratio between maximum foot-candles and average foot-candles shall be no greater than 4:1.
- (c) Illumination at tract boundary lines shall not exceed 0.1 footcandle, excluding streets, driveways and intersections.
- (d) Light fixture mounting height shall not exceed 16 feet in parking lots and 12 feet for pedestrian walkways and residential use areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs.

- (a) Community identification. A maximum of one permanent freestanding community

identification sign located at each entrance to the overall community from any adjoining public roadway. These signs shall be illuminated externally. Community identification signs shall be set back at least three feet from any lot line, shall not exceed 60 square feet in sign area, and shall not exceed eight feet in height. Community identification signs may be mounted on brick or masonry walls or buildings.

- (b) Community/recreation/clubhouse building. The community/recreation/clubhouse building may have one wall or ground identification sign not exceeding 20 square feet in sign area and six feet in height.
 - (c) Neighborhood identification signs. A maximum of two permanent neighborhood identification signs shall be allowed on each roadway frontage from which vehicular access is derived to each of three identifiable “neighborhoods” within the MRAH-1 District. Neighborhoods may include the single-family component, the townhouse component, and the apartment component. A neighborhood sign shall not exceed six square feet in sign area and shall not exceed six feet in height. A neighborhood sign shall be set back from any lot line by at least three feet.
 - (d) Residential building identification: Each townhouse and multifamily apartment building may have up to two attached building identification signs. The maximum sign area of each shall not exceed six square feet. Such signs shall be appropriately integrated within the architecture of the buildings.
 - (e) Temporary sales signage shall be permitted to assist the general public in accessing the subject property, and to promote safe travel to the sales and model area. In addition to permanent signs above in (a) thru (d), temporary sales signage shall include “Coming Soon” signs (maximum 32 s.f.), sales area directional and ID signage (maximum 20 s.f.), model ID signs (maximum 3 s.f.), and other directional and wayfinding signage (maximum 4 s.f.) to provide guidance for members of the public. These signs shall be permitted to be double-sided to guide traffic movements to and from the sales and model area.
- (4) Open space.
- (a) Configuration, location and extent of open space shall be substantially consistent with the Concept Plan.
 - (b) Plans shall be provided for all common open space and recreation areas, clearly depicting all improvements and structures, for approval as part of the site plan application process.

M. Other Regulations. Development in the MRAH-1 District shall be subject to the following regulations, requirements, and standards:

- (1) All new utility piping, conduits and structures shall be installed underground to the extent feasible. Certain structures, including but not limited to transformers, hot boxes, and utility boxes, shall be permitted to be installed above grade as required by the utility companies which shall also control placement of meters.
- (2) Natural gas home generators shall be permitted for single-family homes, subject to any Township permitting requirements generally applicable throughout the Township.

- (2) All dwelling units shall be served by public water and sanitary sewer systems.
- (3) Garbage refuse storage and recyclable collection areas suitable for containerized collection shall be provided for the multifamily rental portion of the development. Curb-side collection of garbage and recycling will be provided for the single-family homes and stacked townhomes.
- (4) RSIS shall govern all design requirements for the MRAH-1 District, including but not limited to parking, roadways, sidewalks, pavement, and shall take precedence over anything to the contrary contained in the Township's LDO. De minimis exceptions to RSIS shall be permitted.
 - (a) In accordance with RSIS regulations, parking stalls shall be 9' x 18' and parking aisles shall be at least 24' wide. Accessible spaces shall be eight feet wide, with a five-foot-wide aisle, or eight feet wide with an eight-foot -wide aisle for van accessible spaces.
- (5) All detention basins and stormwater management facilities located within the MRAH-1 District shall comply with all applicable regulations under the Flood Hazard Control Act, N.J.S.A. 58: 16A-50 et seq., and the New Jersey Stormwater Management Act, N.J.S.A. 7:8 et seq. If any wetlands areas are utilized for stormwater management, the regulations of the New Jersey Department of Environmental Protection shall apply, and any inconsistent provisions of the applicable Readington Township ordinance shall not apply. Trees, shrubs, and other vegetation may be planted on the slopes or banks and the floor of detention basins or facilities, provided the plantings are maintained appropriately. All detention and retention basins with permanent dry-weather pools of water shall have a water depth to minimize propagation of mosquitoes and be provided with mechanical aeration for water quality. Stormwater management facilities may be located within the front yard of the tract boundary, so long as they are outside of NJDEP regulated areas and no closer than 30 feet to the tract boundary line.
- (6) Tree replacement requirements specified in section 148-79.12 of the Township Land Use Ordinance shall apply with the following amendments: (a) replacement deciduous trees shall be a minimum of 2-2.5" caliper; (b) replacement evergreen trees shall be a minimum of 6 feet in height; and (c) if the required replacement trees cannot be fulfilled on-site, the developer will make a payment to the Township's tree fund based on Table "A" in Section 148-79.12.A, but in an amount not to exceed Fifty Thousand Dollars (\$50,000.00). No other provisions of Chapter 148 Article VIIB (Tree Removal and Replacement) shall be applicable to the MRAH-1 District including, without limitation, any requirement to obtain tree removal permits.
- (7) Development within the MRAH-1 District shall not be restricted by the presence of steep slopes, provided that all soil erosion control measures are complied with during construction activities and all stormwater management requirements are met.
- (8) Stream delineation, water body identification, stream corridors, and any surface features that exist onsite are subject to New Jersey Department of Environmental Protection regulations. The Township may require conservation easements based on delineation of critical areas pursuant to NJDEP regulations, and approved by NJDEP, but in no case shall land area be restricted from development by the Township in addition to land area restricted by virtue of NJDEP regulations/determinations.

- (9) The provisions of LDO Section 148-59 (Open Space Requirements) shall not be applicable to development of the MRAH-1 District to the extent that they would impose restrictions greater than those imposed by NJDEP regulations.
- (10) All road moratoriums and any other street opening limitations within a Municipal Road adjacent to the MRAH-1 District that may restrict utility access or road access for the development of the zone shall not be applicable. The developer(s) shall bear full responsibility for the restoration of any existing road that is disturbed to its original condition, or better, immediately after disturbance in accordance with Township or NJRSIS standards.
- (11) Notwithstanding the LDO definition of a retaining wall as having a maximum permitted height of two feet, a retaining wall in the MRAH-1 District shall be permitted to be constructed up to 10 feet in height to accommodate proposed site grades and any proposed stormwater management facilities. In the event that a retaining wall is required beyond 10 feet in height, the retaining wall system shall be configured as a multi-tiered/terraced wall with five feet of horizontal separation between the faces of retaining walls to allow for plantings to soften/mitigate the perception of the wall height. No fence, wall or hedge may be placed within 25 feet of any driveway or street intersections at public street rights-of-way lines or within any required sight triangle easement.
- (12) Development of the MRAH-1 District shall not be subject to the Landform Protection ordinance (Section 148-60.1). Retaining walls may be utilized in the construction of stormwater management facilities, but in no case shall be located closer than 30 feet to the tract boundary line.
- (13) Unless modified by the provisions herein, development within the MRAH District shall comply with the regulations, standards and procedures of articles V, VI, VII, VIIIA, VIIIB, X, XI, XII, XIII and XIV of Chapter 148.

SECTION II

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION III

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

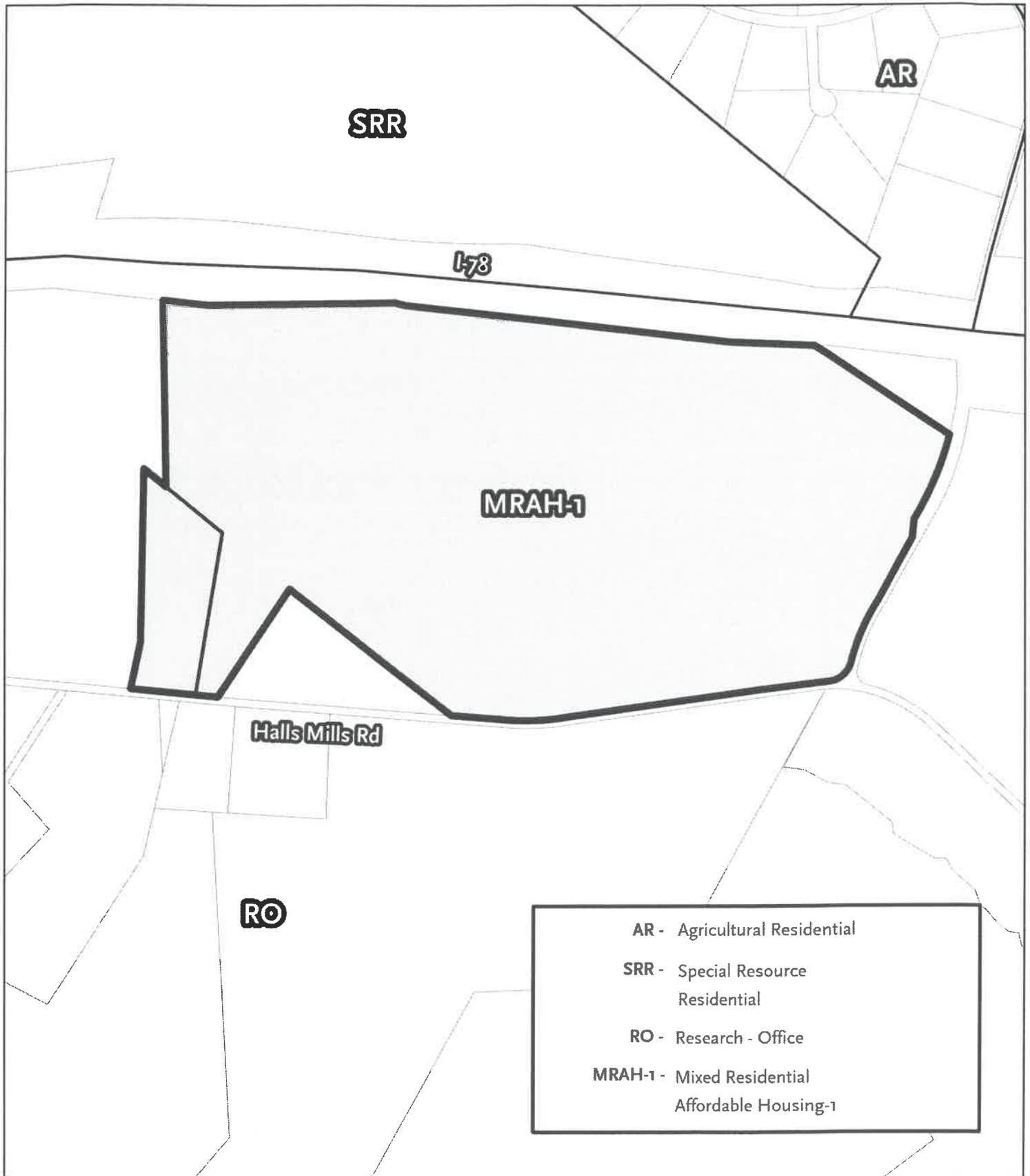
SECTION IV

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON *MARCH 2, 2026* AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON *MARCH 16, 2026* AT *6:30 P.M.* AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

ANN MARIE LEHBERGER, *RMC*
MUNICIPAL CLERK

EXHIBIT A
Zoning Map Amendment



0 200 400 800 Feet

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture



ZONING MAP AMENDMENT
§148-27.22 MRAH-1 Mixed Residential Affordable Housing-1
 Block 2.01, Lots 9.01 and 11

LOCATION:
 Readington Township, Hunterdon County, NJ

DATE:
 February 2026

EXHIBIT B
CONCEPT PLAN



Ownership of Design:
 All concept plans are the intellectual sole property of K. Hovnanian Homes LLC and its affiliates. They may not be used by any other parties, for any purpose without the specific written consent of K. Hovnanian Homes LLC and/or its affiliates.

Note:
 1. This document is NOT a survey and is to be utilized for illustrative purposes only.

2. Boundary information shown herein is based on a Wetlands Plan prepared by Control Point Associates, Inc. Accuracy not confirmed.

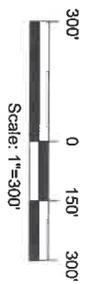
3. Topography shown herein has been downloaded from the NOAA Dataviewer (2 foot contour interval). Topography provided for conceptual purposes only. Accuracy not confirmed.

4. This Conceptual Plan DOES NOT meet the specific standards of other current zoning.

SANITARY SEWER DEMAND

Type of Use	Maximum # of Units	CFD/Unit (GPD/Day)
Manufactured	1	1,350
1 Bedroom Single Home	150	1,350
2 Bedroom	30	1,775
3 Bedroom	12	1,500
STUDENT / Multi-Residential	60	1,500
Childcare	25	1,875
Single Family Detached		
Residential	90	29,850
3-Story Stacked Townhomes	26	4,375
Rowtown	26	17,100
Childcare	25	2,100
TOTAL PROJECTED LUMP DEMAND		64,925
TOTAL SEWER ALLOWANCE FOR PROPERTY		68,000

96 Single Family Lots
 72 Stacked Townhomes (3 Story)
 60 Affordable Homes (Rental 28%)
228 TOTAL HOMES



CONCEPT PLAN
 Halls Mill Farm
 Township of Readington
 Hunterdon County, NJ

KHovnanian Homes

May 22, 2025