



THE

MADISON

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LAURENCE HARBOR, N.J.

PRICE FIVE CENTS

Heads Local Democratic Slate



Leonard Hornster

Leonard Hornster, 33 years of age, is employed by the N. J. Bell Telephone Company in Newark, N. J. He is an active member and former State Delegate for four years and a shop steward for two years for Local 827, I.B.E.W., Newark, N.J. and a Veteran of the U. S. Marine Corps during the Korean conflict. He is married and the father of two girls, Barbara and Kathleen. Mr. Hornster is presently serving as president of the Cliffwood Beach Democratic Club. He is also a member of the Madison Township Young Dems.

Hornster has been active in civic affairs since moving to the Knoll-croft section of Cliffwood Beach. He has been a supporter

of Youth recreational activities and active in community work. He has been and will continue to be outspoken and opposed to the poor service and the increased rates of the local Water Co. He has been in regular attendance and constant critic of the actions of the present republican majority.

Hornster and the Democratic Party feel the upset election of the Republican Party was a "fluke". Most residents are already sorry about the results of the last general election. Hornster and the Democratic screening committee are confident the people of Madison Township will return the governing seats to the better party, the Democratic Party.

Hornster stated the record of the Democratic Party in office was a record of accomplishment and progress. In contrast, the record of all past Republican administrations has seen nothing. The short short duration of Republican control has already indicated the attitude and inability of the Republican Party. Residents will not support their free granting of development approvals, their outward rewarding of patronage appointments. Above all, the residents will oppose the obvious disregard toward increased costs and taxes.

The Democratic party is confident the independent and democratic voters will elect Leonard Hornster.

The annual dinner-dance will be held April 18, 1964 at Saint Bernadette's, in Madison Park. A cocktail hour will be held from 6:30 p.m. until 7:30 p.m. Dinner will be served at 7:30 p.m.

Rehearsals

Mrs. Marian Schladebeck, publicity chairlady for the Madison Township High School P.T.A. and Teacher's Association "Variety Show" announced today that rehearsals will be held on the following dates: -

Monday, April 20 at 7:30 p.m. for chorus, meeting at the Madison Township High School Choral Room.

Tuesday, April 21 at 7:30 p.m. for the specialty acts in the high school auditorium and finally on Thursday evening at 7:00 p.m. April 23 a full dress rehearsal in the auditorium.

The annual "Variety Show" which promises to be one of the highlights of the season will be for the benefit of the Madison Township High School Scholarship Fund.

There will be two performances only, one on Friday evening, April 24 and the other on Saturday evening, April 25. Why not plan to attend the show and help a very needy cause.

For tickets or additional information please contact Miss Ruth Samsel at the Madison Township High School by calling Parkway 1-5500. Tickets may also be purchased from any high school teacher.

Square Dance Set

The Texas Bit and Bridle 4-H Club is planning a square and social dance Friday, April 17, with Peter F. Martens Jr., Middlesex County 4-H agent, as caller.

The dance will be held at the Middlesex and Monmouth Friendship Association Hall, West Texas as Road, Route 527, and members of fellow 4-H clubs and area young people are invited.

Plans are underway for the horse show the club will co-sponsor with the Cranbury Canters 4-H Club on June 7 at Thompson Park.

Receive Awards

The pistol team of the Madison Township Police Department and two individual members of the force received awards recently at the awards dinner of the Tri-County Police Revolver League.

Receiving first place award in the B-division competition was Lt. George Hillard, while Patrolman Joseph Cavasin was awarded 2nd place in D-division competition. Both men were presented trophies by Edison Township Police Lieutenant Joseph Merker, president of the league.

The police pistol team was presented a trophy for first place in the C-division competition. In other developments, Patrolman Raymond Heuer of the township police force was elected League Statistician for an additional year.

The session was held at the Cranwood Restaurant in Garwood.

TAKE FIVE
REV. JAMES SILVER
Pastor Laurence Harbor
Community Church

"You shall love your neighbor as yourself." Matthew 22:39

Will Rogers is credited with saying that he never met a man that he didn't like. He must have been a very special person, because for most of us there are people who get under our skin. There is something about them we just don't like. It may be a habit of theirs or simply the way they smile, or walk, or eat. But whatever it is, they get on your nerves.

Having hostility for another isn't right. Often the root of the trouble, although it may sound strange, is jealousy of one kind or another. God doesn't approve of our anger for another person. Moreover, when we are this way, we usually succeed in making ourselves feel miserable also.

In a situation like this, I don't know anything that can help as much as prayer. The thing to do is to pray that God will take away the resentment and help you appreciate and understand what kind of person they are and why they are that way. Many times they are having problems we aren't aware of. Then too, we may find something of real value once we get past the surface impression. And when we pray, we must continue to do it. Generally these things are not solved overnight.

God created us to live in harmony with one another. Unless we do we all suffer for it.

Prayer: O Lord, help me to have love even for those I feel are unlovely. Amen.

Plan Kindergarten Meeting For Parents

An evening planned especially for parents of children who will enter the Kindergartens of Schools 18, 19 and 20 in September will take place Monday, April 20 at 8:30 p.m.

School 18, Bushnell Rd., Sayre Woods South, will be the site of the program which consists of informative talks by kindergarten teachers Mrs. Shirley Berkowitz, Mrs. Marlene Gartenberg, Mrs. Phyllis Babb, School Nurses will discuss school health. Mrs. Anna Rice and Mrs. Doris McGuire will answer questions of parents concerning the new entrants.

Mrs. Hilda Mesnick, president of the PTA will comment on the role of the organization. The program has been planned by the pre-school committee headed by the co-chairmen Mrs. Audrey Bobbi and Mrs. Lois Koeth. Principals and kindergarten teachers who attend will be introduced.

Cake Sale

The Madison Park Republican Club will have a cake sale this Saturday, April 18th, at the J.C. Penney store in the Sayrewood Shopping Center on Route 9 beginning at 10 a.m.

Editorials

The People Have Spoken, Or Have They?

The voters of Madison Township in two elections turned out to defeat the proposed school budget for the year 1964-65. In accordance to law the budget was presented to the Township Council who "chopped" the highest recorded budget by some \$125,000.

During the school board campaign, we heard of cuts promised from anything in the neighborhood of \$200,000 to over \$350,000.

We certainly agree that the Board of Education was riding high as far as school budgets go. We can't however agree with the Board of Education on the present reductions in all.

We can't see why in the world the Board of Education should "chop" the annual increment of teachers by some \$25 each. Why not explore other fields?

Why not do away with the Board of Education publication "Under-the-Board" or whatever you call it, certainly there are enough newspapers reporting activities of the Madison Township Board of Education? This would save an additional \$3,000 or do you feel that you need your own propaganda sheet?

What about the salary of the Madison Township Truant Officer? Couldn't this be chopped? Perhaps it would be less expensive if a Madison Township Police Officer was named Truant Officer, it's done in other communities you know?

What about the annual Board of Education Convention to Atlantic City? Couldn't we just save a little money on that? After all you were elected to the Board of Education and it is a non-paying position? Didn't you refuse to allow a coach to attend a convention because of expenses?

How about "unloading" the Madison Township Board of Education busses? We're certain that this would help reduce expenses.

We are certain that the voters of Madison Township have spoken, but we don't believe that the elected Board of Education was listening, when they spoke.

We don't feel that there is a resident in Madison Township that actually voted against teacher salaries. We do feel that they voted against the little "doo-dads" and "extra's" which the Board of Education failed to cut.

Very Worthy Cause

Friday and Saturday, April 24th and April 25th will mark the annual performance of the Madison Township High School Scholarship Fund "VARIETY SHOW" to be presented at the high school.

The "Variety Show" is presented by the Madison Township High School P.T.A. and the Teachers Association, proceeds from the affair will go towards the Madison Township Scholarship Fund.

In many other communities, industry contributes heavily to support of various scholarships to be awarded to deserving graduating pupils. In Our Town there is a definite lack of industry.

Therefore, the necessity of making the "Variety Show" a huge success. Tickets may be obtained from any of the High School teacher or members of the Madison Township P.T.A. for the sum of only \$1.00.

For additional information please call Miss Ruth Samsel at the Madison Township High by calling Parkway 1-5500.

Please aid this very worthy cause

Seniors To Present "Brigadoon"



"HOOT MAN" HE'S GOT PANTS UNDER THE KILTS: (Right to Left) Wally Boyle inspects kilts worn by Jeff Mallen in preparation rehearsal for Senior production of "Brigadoon" to be held on April 17 and 18th at the Madison Township

High School Auditorium. Valerie Krasnowski, George Bailey and Nancy Green look on. Some how we feel that Scotch will never taste the same.

The halls of Madison Township High School resound these days with the rousing strains of "Down On MacConnachy Square" as the chorus rehearses for the spring production of "Brigadoon."

This first musical production in the short history of the high school will be presented on April 17th and 18th at 8:15 P.M. in the High School auditorium.

"Brigadoon," called a whimsical, musical fantasy, was also a

"first" for its now famous writers, Alan Jay Lerner and Frederick Lowe. It ran for 537 performances on Broadway and was the first big record setting musical by this versatile team.

Brigadoon is the name of a magical village in the Scottish highlands which appears out of the mist every hundred years. All elements of life are lived in this one day before the town disappears into the mist for another 100 years. The memorable music from the production includes such favorites as "Go Home With Bonnie Jean", "The Heather On the Hill" and "Come To Me, Bend To Me".

David J. Diehl, vocal music instructor at the High School, is the musical director of the play. He is assisted by Peter Kavolius, who has directed successful dramatic productions at the high school, with the staging. Thirty members of the Madison Township High School Band under the direction of Joseph Kaschak will provide the musical accompaniment. The cast has been rehearsing nightly for the past eight weeks as well as giving six hours of each day during their Spring vacation.

Nancy Green, who played the role of Anne Frank in a school production two years ago, has the role of Feona in "Brigadoon". Wally Boyle, also a senior who has sung for years with dance bands, plays the part of Tommy. Senior Jeff Mallen, will make his acting debut playing the role of Charley. The only nonsinging role, Jeff Douglas, will be played by George Bailey, another senior who is an honor student and all-round athlete. Small, but dynamic Valerie Krasnowski plays the other feminine lead, Meg Brockie.

Although it is termed a Senior Class production, "Brigadoon" is being worked on by a large number of people, all of whom are not seniors. Set design, construction, costuming and all behind-the-scenes work is being performed through the concentrated efforts of many students under the supervision of a large number of the high school faculty.

As Mr. Kavolius has said, "The experience received by all who participate in the presentation of "Brigadoon", whether they sing the lead or work behind the scenes, adds immeasurably to the dimensions of each youngster's education."

Tickets on sale in the lobby of High School daily from 1 to 3 P.M. They may also be purchased from any senior or at the door. Admission, \$1.

Heads Olympic Fund Drive

Vito Racine, chairman of the Middlesex County Olympic Fund Raising Committee, announced that Richard Pine of Cheesequake has been appointed chairman of the Madison Township drive for voluntary contributions to the United States Olympic team which will compete in Tokyo next October.

Kenneth L. "Tug" Wilson, president of the United States Olympic Committee said that the cost of preparing, selecting, transporting, feeding and housing, equipping the Olympic teams, in addition to sponsoring a rigorous pre-games conditioning program,

approximates \$2,100,000. "This entire sum must be financed, free from any control, entirely through voluntary contribution," said Wilson.

The United States Olympic Committee has the responsibility of organizing and sending 28 teams of men and 11 teams of women in 28 sports, totaling more than 1,100 individuals to represent the nation in the Olympics.

Wilson said that in many countries participation in the Olympics is so highly regarded that the expense is borne by the government. In the United States the U. S. Olympic Committee raises the necessary funds by popular subscription thereby financing the teams which will compete in the Olympics on a purely democratic basis. "This is the American way," declared Wilson.

Pine, who is a former president of the Board of Education and presently the board's athletic chairman, will choose local leaders, who will solicit funds at the various political, civic and social gatherings throughout Madison.

Dance Set

Patrolman Richard Owens, chairman of the 7th Annual P.E.A. Police Dance and Ball to be held at St. Ambrose Auditorium in Sayre Woods South announced "last call" for tickets to the affair.

Owens reminded residents that the date for the annual affair is drawing near (Saturday, May 2nd) and there are still a few tickets available from off-duty patrolmen. There will be absolutely no tickets sold at the door.

Dancing and refreshments with music for the affair furnished by the popular "Diamonds". Get your tickets now, don't be disappointed.

Hobby Show

Applications are now being accepted from township residents for the Outdoor Art Exhibit and Hobby Show to be held on June 7 in the Madison Park School.

Sponsored by the Madison Park Republican Club, the show is the first of its kind to be held in this community and is aimed at creating and stimulating an active interest in arts and crafts.

The types of exhibits acceptable are: art, woodwork and wood carvings, needlework, weaving, models, sculptures, mobiles and the like. Applications can be obtained from Frank Cochran chairman of the Special Activities Committee, 25 Harvard Rd., Madison Park.

Ticket Sale

It was announced today that tickets for the Annual Communion Breakfast to be sponsored by the Rosary-Altar Society of St. Lawrence Church will go on sale Sunday after all the masses.

Tickets for the annual affair may also be obtained from any of the members. Please get your tickets early in order to avoid disappointment.

Dem Card Party Planned

The Madison Park Women's Democratic Club will sponsor their Fifth Annual Card Party at Buddy's Bar and Grill, Johnson's Lane, Sayreville on May 20th.

Tickets may be obtained from any of the members or by calling Mrs. PETER TAURIELLO at Parkway 1-4124.

We understand that there will be a variety of prizes awarded, make up your own table, but COME ON DOWN and join the fun.

County Clerk Association Install New Officers



NEW OFFICERS: Oscar Kaus of Edison Township, president of the Municipal Clerks Association of New Jersey administers oath of office to newly elected president Ernest W. Butcher, Monroe Township of the Middlesex County Clerks Association. (left to right) Harold Smith, Kaus, William

Ducca, Highland Park; Mrs. Mary M. Brown, Madison Township, former president clerk's association; Butcher, Harold Augustine, Perth Amboy. The annual affair was held at the Oak Hills Manor, Metuchen.

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(Registered)

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| <div style="text-align: center;"> <p>SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS</p> <p>ZONING ORDINANCE OF THE TOWNSHIP OF MADISON</p> <p>MIDDLESEX COUNTY, NEW JERSEY</p> </div> | | | | | | | | | | | | | | |
|---|---------------------|---------------|---------------------|---------------|-----------------------------|---------------|-------------------------|-----------|-------------------------|-----------|---------------------------------|----------------|---------|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| ZONE | MINIMUM SIZE OF LOT | | | | MINIMUM REQUIRED YARD AREAS | | | | | | MAXIMUM PERCENT OF LOT COVERAGE | MAXIMUM HEIGHT | | MINIMUM GROSS FLOOR AREA IN SQUARE FEET |
| | INTERIOR | | CORNER | | FOR PRINCIPAL BUILDINGS | | | | FOR ACCESSORY BUILDINGS | | | IN STORIES | IN FEET | |
| | AREA IN SQUARE FEET | WIDTH IN FEET | AREA IN SQUARE FEET | WIDTH IN FEET | FRONT YARD | ONE SIDE YARD | TOTAL OF TWO SIDE YARDS | REAR YARD | SIDE YARD | REAR YARD | | | | |
| R-40 | 40,000 | 200 | 40,000 | 200 | 50 | 25 | 75 | 50 | 25 | 25 | 10 | 2 1/2 | 35 | 1,600 |
| R-20 | 20,000 | 100 | 25,000 | 125 | 50 | 20 | 50 | 50 | 20 | 20 | 15 | 2 1/2 | 35 | 1,600 |
| R-15 | 15,000 | 100 | 17,250 | 115 | 40 | 15 | 40 | 35 | 15 | 15 | 20 | 2 1/2 | 35 | 1,400 |
| R-10 | 10,000 | 100 | 10,500 | 105 | 30 | 15 | 40 | 25 | 15 | 10 | 20 | 2 1/2 | 35 | 1,200 |
| R-7 | 7,500 | 75 | 9,000 | 90 | 30 | 12.5 | 25 | 25 | 12.5 | 10 | 20 | 2 1/2 | 35 | 1,100 |
| C-1 | 10,000 | 100 | 12,500 | 125 | 20 | --- | --- | 20 | 10 | 20 | 50 | 2 | 28 | 1,000 |
| C-2 | 3 Acres | 200 | 3 Acres | 200 | 75 | 20 | 50 | 50 | 20 | 50 | 30 | 1 | 15 | 5,000 |
| C-3 | 2 Acres | 150 | 2 Acres | 150 | 60 | 30 | 60 | 30 | 60 | 30 | 30 | --- | 50 | 10,000 |
| M-1 | 1 Acres | 100 | 1 Acres | 100 | 50 | 25 | 50 | 50 | 25 | 50 | 30 | --- | 50 | 5,000 |
| M-2 | 2 Acres | 100 | 2 Acres | 100 | 50 | 25 | 50 | 50 | 25 | 50 | 30 | --- | 50 | 20,000 |

THIS SCHEDULE CONSTITUTES A PART OF ARTICLE V OF THIS ORDINANCE

LEGAL NOTICES

AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS THE ZONING OF LAND AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE; ESTABLISHING A BOARD OF ADJUSTMENT; FIXING PENALTIES FOR VIOLATIONS; AND PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES.

Be it ordained by the Mayor and Township Committee of the Township of Madison, Middlesex County, New Jersey, that the short form of title by which this Ordinance shall be known shall be "THE ZONING ORDINANCE OF THE TOWNSHIP OF MADISON", which provides as follows:

ARTICLE I. PURPOSE

To be the intent of this Ordinance to promote the general welfare of the Township of Madison by these regulations:

- To guide and regulate the orderly growth, development, and redevelopment of the Township of Madison in accordance with a comprehensive plan and with long-term objectives, principles, and standards deemed beneficial to the interests and welfare of the people.
- To preserve the established character and the social and economic well-being of both private and public property.
- To promote, in the public interest, the utilization of land for the purpose for which it is most appropriate.
- To secure safety from fire, panic, and other dangers, and to provide adequate light, air, and convenience of access.
- To prevent overcrowding of land and buildings, and to avoid undue concentration of population.
- To lessen and, where possible, to prevent traffic congestion on public streets and highways.
- To conserve the value of the buildings and to enhance the value of land throughout the Township.

ARTICLE II. DEFINITIONS.

In this Ordinance, the words and terms in this Ordinance are defined as follows:

- WORDS AND PHRASES.

Words used in the present tense include the future.

The singular number includes the plural, and the plural includes the singular. The word "LOT" includes the word "PLAT".

The word "BUILDING" includes the word "STRUCTURE".

The word "ZONE" includes the word "DISTRICT".

The word "OCCUPIED" includes the words "DESIGNED AND THE PHRASE 'INTENDED TO BE OCCUPIED'.

The word "USE" includes the words "ARRANGED," "DESIGNED AND THE PHRASE "INTENDED TO BE USED", the word "SHALL" is always mandatory.

2. ACCESSORY USE OR BUILDING, a subordinate use or building, the purpose of which is incidental to that of the main use or building on the same lot.

3. ALTERATIONS, applied to a building or a structure, this means a change or rearrangement in the structural parts of existing facilities, or an enlargement, whether by the extension of a side, or an increase in its area, or a move from one location or position to another.

4. AUCTION MARKET. Any premises upon which are held at periodic times, auction sales of personal property.

5. BASEMENT. A story partly underground and having less than one-half (1/2) of its height above the average level of the finished grade of the building.

6. Building - Any structure having a roof supported by columns, piers, or walls, including tents, lunch wagons, trailers, dining cars, camp cars, or other structures on wheels - or having other means of transport, and any platform, terrace or porch, having a vertical face higher than three (3) feet above the level of the ground from which the height of the building is measured.

7. DELETED

8. BUILDING HEIGHT. Is the vertical dimension measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

9. BUILDING LINE. A line formed by the intersection of a horizontal plane at average grade level and a vertical plane that coincides with the exterior walls of the building on one side, in case of a cantilevered or projected section of a building, the vertical plane will coincide with the most projected surface. All yard requirements are measured to the building line.

10. CELLAR. A story partly underground and having less than one-half of its height above the average level of the finished grade of the building.

11. CERTIFICATE OF OCCUPANCY. A certificate issued by the building inspector and endorsed by the zoning inspector upon completion of the construction of a new building or upon a change in the building, which certifies that all requirements of this Ordinance, or such adjustments thereof which have been granted by the Board of Adjustment, and all other applicable requirements, have been complied with.

12. DUAL ROAD. A street, as defined by this Ordinance in which the lanes for traffic in opposing directions are separated by a median strip, center line and other form of barrier, which cannot be crossed except at designated locations.

13. DWELLING UNIT. Is one or more rooms designed to provide living facilities for one family, including equipment for cooking, or provisions for the same.

14. DWELLING ONE-FAMILY. A detached building designed for or occupied exclusively by one (1) family.

15. DWELLING TWO-FAMILY. A building designed for or occupied exclusively by two (2) families living independently of each other.

16. DWELLING MULTI-FAMILY. A building designed for or occupied exclusively by three (3) or more families living independently of each other.

17. FAMILY. One or more persons related by blood or marriage occupying a dwelling unit and living as a single, non-profit housekeeping unit.

18. FARM. Any parcel of land, three (3) acres or larger in size, which is used in the raising of agricultural products, livestock, poultry or dairy products as a major source of income.

19. FARM BUILDING. Any building used for the housing of agricultural equipment, produce, livestock, or poultry or for the incidental or customary processing of farm products; provided that such building is located on, operated in conjunction with, and necessary to, the operation of a farm as defined by this article.

20. GARAGE, PRIVATE. A building or part thereof used as an accessory to the main building which provides for the storage of motor vehicles, in which no occupation, business or service is conducted for profit.

21. GARAGE, PUBLIC. A building or part thereof, other than a private garage, used for the storage, care or repair of motor vehicles for profit, including the sale of motor vehicles, fuels, or accessories, or the hiring of same.

22. GASOLINE FILLING STATIONS. Any area of land, including the structures thereon, that is used for the sale of gasoline or other vehicle fuel, oil, or lubricating substances, including the sale of motor vehicle accessories and facilities for polishing, greasing, washing, spraying, dry cleaning, repairing, or otherwise cleaning or servicing such motor vehicles.

23. GOLF COURSE. An area of fifty (50) or more contiguous acres containing a full size professional golf course, at least nine (9) holes in length, together with the necessary and useful accessory uses and structures such as, but not limited to: Club House facilities; dining and refreshment facilities; swimming pools; tennis courts and the like, provided that the operation of such facilities is incidental and subordinate to the operation of the golf course.

24. GRADE, FINISHED. The completed surfaces of lawns, walks and roads brought to grade as shown on official plans or designs relating thereto.

25. GROSS FLOOR AREA. The sum of the gross horizontal area of the floor or several floors of an enclosed building measured between the inside face of exterior walls.

26. GRADE, FINISHED. The completed surfaces of lawns, walks and roads brought to grade as shown on official plans or designs relating thereto.

27. LOT, CORNER. A parcel of land at the intersection of two or more intersecting streets.

28. LOT COVERAGE. The percentage of the lot area which is covered by building area.

29. LOT DEPTH - The shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line providing that in triangular lots having no rear lot line the distance shall be measured to a line drawn parallel to the front lot line which shall be not less than 10 feet in length.

30. LOT FRONTAGE. A lot line or portion thereof which is co-existent with a street line. In the case of a street of undefined width, the lot line shall be assumed to parallel the centerline of the street at a distance twenty-five (25) feet therefrom. In the case of corner lots, the smaller of the two lot lines co-existent with street lines shall be considered the front lot line.

31. LOT INTERIOR. A lot line other than a corner lot.

32. LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the street line which constitutes the rear line of the required front yard space.

33. MIGRANT LABOR CAMP. One or more vehicles, buildings, or structures located upon a lot, used for temporary, or migrant farm workers in connection with any farm work or place where farm work is being performed, whether or not rent is paid in connection with the use or occupancy of such premises.

34. MOTEL. A building containing rooms used, rented, or hired out to be occupied for sleeping purposes by guests who are traveling, and other similar purposes are provided within the building or as an accessory building.

35. NONCONFORMING BUILDING. A building which in its design, dimensions or location upon a lot does not conform to the regulations of this Ordinance for the zone in which it is located.

36. NONCONFORMING LOT. A lot or parcel which does not have the minimum width or depth or contains the minimum width or depth in the zone in which it is located, or the use to which it is being put.

37. NONCONFORMING USE. Use of a building or of land that does not conform to the regulations of the zone in which it is located.

38. OCCUPANCY. The specific purpose for which land or a building is used, designed or maintained.

39. PARKING SPACE. An off-street space, suitable for the parking of a vehicle nine (9) feet wide and twenty (20') long, exclusive of passageways and driveways appurtenant thereto or giving access thereto.

40. PARKING LOT, COMMERCIAL. Any lot which is devoted to the parking of automobiles in return for a fee which is not directly operated by a use permitted in the zone in which located.

41. PLANNING BOARD. Shall mean the Planning Board of the Township of Madison.

42. PRINCIPAL BUILDING. A building in which is conducted the major principal use of the lot on which said building is situated.

43. PROFESSIONAL OFFICE. The office of a member of a recognized profession as hereinafter indicated when conducted by a resident property, shall be conducted by a member of the residential family entirely within a residential building and shall include only the offices of Doctors, Ministers, Dentists, Architects, Professional Engineers, Lawyers, and other similar professional occupations. The issuance of a state or local license for regulation of a profession or occupation need not be deemed determinative of professional standing.

44. SIGN, AREA OF. The area in which a sign is located, or the object for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

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provided that the land is owned by (1) or more of the collective owners.

C. Parking areas and driveways required for multi-family dwellings, commercial or industrial uses shall be adequately illuminated during operating hours which occur after sunset. Any adjacent residential zones shall be adequately shielded from the glare of said illumination and the use of automobile headlights.

D. The limitations on signs as set forth for the various zones by this Ordinance shall not apply to any sign or directional device erected by the Federal, State, County, or Township Government, or agency thereof, nor to any "No Trespassing" or "No Hunting" signs erected in accordance with the applicable statutes of the State of New Jersey.

E. The limitations on sign area as set forth by this Ordinance for the business and light industry zones shall not apply to parking lot markers, directional signs, and entrance and exit signs which are erected on the premises provided that each such sign shall not exceed (2) square feet in area and do not contain any advertising of the use on the premises, and further provided that the number and location of said signs are approved by the Planning Board.

F. No persons, firm or corporation shall strip, excavate or otherwise remove top soil for sale or for use other than on the premises from which the same shall be taken, in connection with any construction or alteration of a building on such premises and excavating or grading incidental thereto.

G. An accessory building attached to the principal building shall comply in all respects with the yard requirements of this Ordinance in respect to the principal building. Detached accessory buildings shall be located to the rear of the front building and shall not be located on the same lot as the principal building, and if located in a side yard area shall conform to the side yard requirements in respect to the principal building.

H. No yard or other open space provided for this Ordinance, the Township of Madison is hereby divided into the following zones:

1. LIST OF ZONES. For the purposes of this Ordinance, the Township of Madison is hereby divided into the following zones:

R-20 Residential Zone
R-10 Residential Zone
R-15 Residential Zone
R-10 Residential Zone
R-7 Residential Zone
C-1 Commercial Zone
C-2 Marine Commercial Zone
C-3 Marine Development Zone
M-1 Light Industrial Zone
M-2 Industrial Zone

2. ZONING MAP. The aforesaid zones are hereby established by the designations, locations and boundaries thereof, as set forth and indicated on the zoning map dated April 16, 1964. Said map shall be known as designated as the "Zoning Map of the Township of Madison, Middlesex County", and is hereby declared to be incorporated herein and made a part of this Ordinance.

3. ZONE BOUNDARIES. Where uncertainty exists as to any of said lot boundaries as shown on said map, the following rules shall apply:

1. Where boundaries are intended to follow the center line of streets, railroad rights-of-way, streams, and lot or property lines as they exist on plats of record at the time of the passage of this Ordinance, such boundaries shall be fixed by dimensions as shown on the Zoning Map.

2. Where boundaries are not fixed by dimensions and where they approximately follow lot lines, and where they do not scale more than ten (10) feet distant therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.

3. Where boundaries divide a zone boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing thereon.

ARTICLE IV. SCHEDULE.

1. The "Schedule of Area, Yard, and Building Requirements" attached hereto regulating the uses of lands and buildings, area, yard and building requirements and all other matter contained therein, as indicated for the various zones established by this Ordinance, is hereby declared to be incorporated herein and made a part of this Ordinance.

2. The requirements listed for each zone, as designated reading from right to left across and Schedule, are hereby expressly prescribed for said zones, subject to the other provisions of this Ordinance, and shall be deemed to be the minimum requirements in each instance of their application.

ARTICLE V. GENERAL REGULATIONS.

1. No building shall hereafter be erected and no existing building shall be moved, structurally altered, added to, enlarged, or rebuilt, nor shall any new building, structure, or use be used for any purpose other than those included among the uses listed as permitted uses in each zone by this Ordinance and meeting the requirements as set forth by the "Schedule of Area, Yard, and Building Requirements" attached hereto, and constituting a part of this Ordinance. No building shall have any use or occupancy which is not specifically permitted by this Ordinance.

2. The provisions of this Ordinance shall not apply to utility distribution or collection lines for water, gas, sewerage, electric, telephone services which are located in the public street or which provide service to private property.

3. Every principal building shall be built upon a lot with frontage upon a public street which has been improved in accordance with the appropriate Township standards or for which such improvement has been insured by the posting of a performance guarantee pursuant to the Land Subdivision Ordinance of the Township of Madison.

4. No lot shall have erected upon it more than one principal residential building except in the case of multi-family dwelling projects as permitted by this Ordinance.

5. Off-street parking space shall be provided as specified in the Ordinance and shall be provided with necessary passageways and driveways. All such space shall be deemed to be required space on the lot on which the same is situated and shall not thereafter be encroached upon or reduced in any manner. Such parking areas shall be surfaced with a dustless, durable, all-weather pavement and except when provided in connection with a one family or two family uses, clearly marked for car spaces and shall be adequately drained, subject to the approval of the township engineer.

A. Parking facilities may be located in any yard space but shall not be closer than twenty (20) feet from any street line, except when provided in conjunction with one-family or two-family residential uses.

B. The collective provision of off-street parking facilities by two (2) or more buildings or uses located on adjacent lots is permitted provided the total of such off-street parking facilities shall not be less than the sum of the requirement for the various individual uses computed separately in accordance with the standards contained in this Ordinance, and further

provided that the total number of dwelling units on the lot shall not exceed one (1) for each one hundred thousand square feet of lot area and that each such accessory dwelling unit shall contain not less than six hundred (600) square feet of gross floor area.

E. Signs in accordance with the following regulations:

(1) One (1) non-illuminated residential sign, situated within the property lines and not exceeding seventy-two (72) square inches on any one side.

(2) One (1) non-flashing sign on each street which the use adjoints advertising a farm or nursery activity situated not less than ten (10) feet from any street or property line and not exceeding ten (10) square feet on any one side.

(3) One (1) temporary sign pertaining to the lease or sale of the same lot or construction of the building on which it is placed. Such signs shall be non-flashing, shall be situated within the property lines and not exceed eight (8) square feet in total area.

(4) One (1) non-flashing sign on each street on which such uses are identifying a church, public building, playground or other such permitted use and not exceeding ten (10) square feet in area on any one side and not less than ten (10) feet from any street or property line.

(5) One (1) non-flashing sign identifying a permitted golf course and not exceeding ten (10) square feet in area on any one side and located not less than twenty (20) feet from any street or property line.

F. Private garage space for the storage of motor vehicles.

G. Other customary accessory uses as permitted in the R-20 Zone in Article VII, Paragraph 1, and not include any activity commonly conducted as a business. Any such accessory building or use shall be located on the same lot as the principal building.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

B. Hospitals, philanthropic or educational uses, subject to the standards and conditions set forth in Article XIV, Paragraph 3B.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

1. Professional offices - one (1) space for each one hundred (100) square feet of gross floor area devoted to such office use.

ARTICLE VII. R-15 RESIDENTIAL ZONE.

1. PERMITTED USES.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 1.

2. PERMITTED ACCESSORY USES.

A. Private garage space for the storage of one (1) motor vehicle for each five thousand (5,000) square feet of lot area but not more than four (4) such spaces.

B. Signs as specified for the R-20 Zone in Article VII, Paragraph 2B.

C. Customary farm buildings as permitted in the R-20 Zone in Article VII, Paragraph 3.

D. Other customary accessory uses as permitted in the R-20 Zone in Article VII, Paragraph 3.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

B. In such cases as a lot in this zone does not have public water and public sewerage facilities available to it or such facilities are not connected with the requirements of the R-20 Zone insofar as lot area and frontage is concerned. All other regulations for this zone shall be complied with.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 5.

ARTICLE IX. R-10 RESIDENTIAL ZONE.

1. PERMITTED USES.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 1.

2. PERMITTED ACCESSORY USES.

A. Private garage space for the storage of one (1) motor vehicle for each five thousand (5,000) square feet of lot area but not more than four (4) such spaces.

B. Signs as specified for the R-20 Zone in Article VII, Paragraph 2B.

C. Customary farm buildings as permitted in the R-20 Zone in Article VII, Paragraph 3.

D. Other customary accessory uses as permitted in the R-20 Zone in Article VII, Paragraph 3.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

which are not conducted as a business subject to the conditions specified in Article V, Paragraph 16.

D. Municipal Parks, playgrounds, and other municipal buildings and uses as are deemed appropriate and necessary by the Township Council.

E. Other public buildings of a governmental or cultural nature.

F. Customarily and conventionally farming operations except the keeping or raising of livestock, fowl, and fur bearing animals, and provided that no roadside stand or other building shall be used to sell farm products at retail from the premises.

G. PERMITTED ACCESSORY USES.

A. A professional office in a dwelling, when conducted by a resident thereof, provided that the space devoted to such office does not exceed forty (40) percent of the gross floor area of the structure.

B. Private garage space for the storage of one (1) motor vehicle for each eight thousand (8,000) square feet of lot area, but not more than four (4) such spaces.

C. Signs as specified for the R-20 Zone in Article VII, Paragraph 2B, and:

(1) One (1) non-flashing sign to identify a permitted professional office which does not exceed two (2) square feet on any one (1) side.

D. Customary farm buildings for the storage of farm equipment or products, located on the same lot as the principal use.

E. Other customary accessory uses as permitted in the R-20 Zone in Article VII, Paragraph 2B, and:

APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 3.

B. Quasi-public buildings and recreational areas subject to the standards and conditions set forth in Article XVIII, Paragraph 3C.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

B. In such cases as a lot in this zone does not have public water and public sewerage facilities available to it or such facilities are not connected with the requirements of the R-20 Zone insofar as lot area and frontage is concerned. All other regulations for this zone shall be complied with.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 5.

ARTICLE IX. R-10 RESIDENTIAL ZONE.

1. PERMITTED USES.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 1.

2. PERMITTED ACCESSORY USES.

A. Private garage space for the storage of one (1) motor vehicle for each five thousand (5,000) square feet of lot area but not more than four (4) such spaces.

B. Signs as specified for the R-20 Zone in Article VII, Paragraph 2B.

C. Customary farm buildings as permitted in the R-20 Zone in Article VII, Paragraph 3.

D. Other customary accessory uses as permitted in the R-20 Zone in Article VII, Paragraph 3.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. As specified for this zone in the Schedule, Article IV of this Ordinance, unless modified in accordance with the standards set forth in Article XVIII, Paragraph 3A, of this Ordinance.

B. In such cases as a lot in this zone does not have public water and public sewerage facilities available to it or such facilities are not connected with the requirements of the R-20 Zone insofar as lot area and frontage is concerned. All other regulations for this zone shall be complied with.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 5.

ARTICLE X. R-7 RESIDENTIAL ZONE.

1. PERMITTED USES.

A. Same as specified for the R-20 Zone in Article VII, Paragraph 1.

2. PERMITTED ACCESSORY USES

signs must be mounted not less than seven (7) feet above the ground and shall not obstruct vision in any way. D. Other uses of the property shall be incidental to the operation of the business use, subject to the approval of the Planning Board as outlined in Paragraph 5E.

E. Customary agricultural accessory uses permitted in the R-40 Zone in Article VI, Paragraph 2.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Public utility installations subject to the standards and conditions set forth in Article XVI, Paragraph 2A of this Ordinance.

B. Multiple dwelling groups - garden apartments.

C. Gasoline filling stations subject to the standards and conditions set forth in Article XVI, Paragraph 3C of this Ordinance.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified in the Schedule, Article IV of this Ordinance.

B. Other PROVISIONS AND REQUIREMENTS.

A. Off-street parking space shall be provided as follows:

(1) For retail business uses - one (1) space for each one hundred (100) square feet of gross floor area.

(2) For personal service establishments - one (1) space for each two hundred (200) square feet of gross floor area.

(3) For business and professional offices, banks, fiduciary institutions (400) square feet of gross floor area.

(4) For assembly halls, theatres, restaurants, bars or other eating and drinking establishments - one (1) space for four (4) public seats (based upon seating capacity).

(5) For bowling alleys - five (5) spaces for each alley.

(6) For public utility installations - one (1) space for each two (2) employees during a normal work day shift.

(7) For other permitted uses - one (1) space for each two hundred (200) square feet of gross floor area.

Parking areas established in accordance with Paragraph 5B, above, may be located in any required yard space except that such parking areas shall not be closer than twenty (20) feet to any street line or boundary of a residential zone.

(2) Where there are two (2) driveways of not less than twenty (20) feet or more than thirty (30) feet in width, for means of ingress and egress for such parking areas shall be permitted for each three hundred (300) feet of frontage of a public street. No driveway shall be located closer than one hundred (100) feet in the intersection of two (2) public streets. Acceleration and deceleration lanes shall be provided.

C. Truck loading and unloading areas shall be provided in sufficient amount to permit the transfer of goods and products in other than a public street or for parking area.

D. Wherever the property line of a lot in the C-3 Zone abuts or is across a street from a residential zone, except in the case of multiple dwelling groups a buffer area shall be established which shall include an area of land two hundred (200) feet in width as measured from said street or property line. Within said buffer area, no use, activity, or sign shall be established other than the following:

(1) Such driveways as are necessary to provide proper means of ingress and egress for the parking areas, subject to the restrictions set forth in Paragraph 5B of this Article.

(2) Directional signs in conjunction with said driveways which are necessary for the proper guidance and control of vehicular traffic provided that not more than one (1) such sign is erected in conjunction with each driveway and further provided that the signs conform with the appropriate restrictions set forth in Paragraph 3C of this Article.

Within said buffer area, a solid and continuous landscape screen shall be planted and maintained. Said landscaping shall consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within growing seasons, a screen of not less than ten (10) feet in height, and of such density that light will be reduced to not less than seventy-five (75) per cent of the glare of automobile headlights emitted from the premises throughout the full course of the drive.

(3) Landscaping as described above shall not be located closer than twenty-five (25) feet from a street line or closer than ten (10) feet from a property line.

The required height of the landscape screen as required above shall be measured in relation to the elevation of the adjacent parking area. In such cases as the ground elevation of the location at which the screen is to be planted is less than the elevation of the edge of adjacent parking area, the required height of the screen shall be increased in an amount equal to said difference in elevation. In the event that the ground elevation of the location at which the screen is to be planted is greater than the elevation of the edge of adjacent parking area, the required height of the screen shall be reduced in an amount equal to said difference in elevation, provided that in no case shall the required height be reduced to less than two (2) feet.

The entire buffer strip shall be graded and planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clear of all debris and rubbish.

In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced by the owner within one year after notice from the Zoning Officer.

The certificate of occupancy for the use on the premises shall not be issued until such time as the landscaping requirements as set forth in this paragraph are installed in accordance with the plan approved by the Planning Board pursuant to Paragraph 5E, of this Article or, in the event that the season is not appropriate, until a performance bond is posted with the Township Committee in an amount equal to the estimated cost of the landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equal to twenty-five (25) per cent of the total estimated cost to insure that the installed landscaping complies with the requirements set forth above at the completion of the second growing season.

E. Application for a zoning permit for a use permitted by this Article shall be made to the Zoning Officer. Material to be submitted with the application shall include a detailed site plan which shall show such information as boundaries of the tract, all applicable dimensions and areas as set forth in the Schedule, a plan of the proposed landscaping, and all proposed structures and all existing structures within five hundred (500) feet of the tract, signs, fences and walls, landscaped areas, parking areas and means of ingress and egress therefrom, and maximum seating or usage capacities. Before approving any such application, the Zoning Officer shall forward same to the Planning Board for review. The Planning Board shall have forty-five (45) days of the receipt of such application, find and determine whether the applicant has complied with the above stated standards and requirements and shall further determine, whether the approval of same will be detrimental to the public health, safety and general welfare of the Community, whether or not such application is in accordance with the Master Plan of the Township; and whether the approval of same will impair the general character of the Township; said findings and determinations shall be submitted in writing to the Zoning Officer. No Zoning Permit shall be issued by

the Zoning Officer prior to the expiration of the aforesaid forty-five (45) day period. If no written report is submitted during the period, the Zoning Officer may thereupon issue such permit if the application is in compliance with the standards and requirements hereinabove set forth. If an applicant seeks to change, vary, or amend the conditions of any previously approved application, said applicant shall follow the same procedure as if filing an original application.

ARTICLE XIV M-1 LIGHT INDUSTRIAL ZONE

1. PERMITTED USES.

A. Manufacturing of light machinery, comprising any of the following: car-buretors and small machine parts; cash registers; sewing machines; and typewriters, calculators and other office machines.

B. Fabrication of metal products, comprising any of the following: baby carriages, bicycles, and other vehicles; metal foil - tin, aluminum, gold; metal furniture, museum, or ornaments; sheet metal products, and toys.

C. Fabrication of paper products, comprising any of the following: Bags, book binding; boxes and packaging material; office supplies; and toys.

D. Fabrication of wood products, comprising any of the following: Boxes; boxes; cabinets and woodworking; furniture; and food.

E. Food and associated industries, comprising any of the following: bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing; and manufacturing of spirituous liquor.

F. Laboratories comprising any of the following: biological; on the premises, electronic pharmaceuticals; and general.

G. The warehousing or storage of goods and products provided no goods are sold from the premises.

H. Other permissible industries, comprising any of the following: concrete and plastic products; electric light and power and other utility company installations; electronic products; farm machinery - sales and service; glass and glass products; manufacturing; jewelry manufacturing; including gem polishing; laundering and cleaning establishments; leather goods manufacturing; except curing, tanning and finishing of hides; motion picture exchange; photographic products manufacturing; photo finishing; pottery and ceramic products manufacturing; printing plants; sporting goods manufacturing; thread and yarn manufacturing.

I. In addition to the above listed uses, any use which is not inconsistent with the above may be permitted, provided that at no time shall any use permitted in this Article cause or result in:

(1) Dissemination of dust, smoke, smog, gas, fumes, or dust from the industrial processes of the proposed use. Said report shall be based upon the completion of Industrial Atmospheric Pollution Survey Forms of the State Department of Health and other appropriate investigations of the Township Board of Health.

(2) Hazard of fire or explosion or other physical hazard to any adjacent building or property.

(3) Any use which is not in conformity with the standards and conditions set forth in this Article.

2. PERMITTED ACCESSORY USES.

A. Private garage space necessary to service vehicles on the premises.

B. Dwelling units in conjunction with any industrial use to be used solely for the housing of caretakers, guards, or other custodial employees.

C. Off-street parking space for employees and visitors.

D. Signs shall be permitted on the premises which shall not exceed in the aggregate, fifteen (15) per cent of the area of the front facade of the building and further provided that not more than twenty-five (25) per cent of the allowable sign area shall be located within the required front yard area. Such signs may be illuminated but shall not be of the flashing type.

E. Customary agricultural accessory uses as permitted in the R-40 Zone in Article VI, Paragraph 2.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Commercial recreation and airports.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. One (1) off-street parking space shall be provided for each employee on the maximum work shift or one (1) space for three hundred (300) square feet of gross floor area, whichever is greater.

B. Parking areas may be located within the required yard area provided that they are at least fifty (50) feet from a street line or the boundary of a residence zone. Ingress and egress shall be provided by not more than two driveways, each not less than twenty (20) feet in width. No driveway shall be located closer than one hundred (100) feet of the intersection of two public streets nor within one hundred (100) feet of an existing driveway or private parking area.

C. Each use located in this zone shall provide sufficient truck loading and unloading facilities on the same lot, in other than the required front yard area, so as to permit the transfer of goods and products to and from a public street.

D. Each industrial use established in this zone shall set aside twenty (20) per cent of the area of the tract devoted to such use which shall be devoted to such use which shall be planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clear of all debris and rubbish.

In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced by the owner within one year after notice from the Zoning Officer.

The certificate of occupancy for the use on the premises shall not be issued until such time as the landscaping requirements as set forth in this paragraph are installed in accordance with the plan approved by the Planning Board pursuant to Paragraph 5E, of this Article or, in the event that the season is not appropriate, until a performance bond is posted with the Township Committee in an amount equal to the estimated cost of the landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equal to twenty-five (25) per cent of the total estimated cost to insure that the installed landscaping complies with the requirements set forth above at the completion of the second growing season.

F. The following uses are expressly prohibited in this zone:

(1) Residential Dwelling Units except as permitted by Article XIV, Paragraph 1.

(2) Commercial structures or uses of any type.

(3) Any other industrial use or activity, not specifically prohibited by Paragraph 5 of this Article, which complies with the standards of performance set forth in Paragraphs 3C and 5D of this Article.

2. PERMITTED ACCESSORY USES.

A. Same as permitted in the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Same as specified for the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. One (1) off-street parking space shall be provided for each employee on the maximum work shift or one (1) space for three hundred (300) square feet of gross floor area, whichever is greater.

B. Parking areas may be located within the required yard area provided that they are at least fifty (50) feet from a street line or the boundary of a residence zone. Ingress and egress shall be provided by not more than two driveways, each not less than twenty (20) feet in width. No driveway shall be located closer than one hundred (100) feet of the intersection of two public streets nor within one hundred (100) feet of an existing driveway or private parking area.

C. Each use located in this zone shall provide sufficient truck loading and unloading facilities on the same lot, in other than the required front yard area, so as to permit the transfer of goods and products to and from a public street.

D. Each industrial use established in this zone shall set aside twenty (20) per cent of the area of the tract devoted to such use which shall be devoted to such use which shall be planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clear of all debris and rubbish.

In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced by the owner within one year after notice from the Zoning Officer.

The certificate of occupancy for the use on the premises shall not be issued until such time as the landscaping requirements as set forth in this paragraph are installed in accordance with the plan approved by the Planning Board pursuant to Paragraph 5E, of this Article or, in the event that the season is not appropriate, until a performance bond is posted with the Township Committee in an amount equal to the estimated cost of the landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equal to twenty-five (25) per cent of the total estimated cost to insure that the installed landscaping complies with the requirements set forth above at the completion of the second growing season.

F. The following uses are expressly prohibited in this zone:

(1) Residential Dwelling Units except as permitted by Article XIV, Paragraph 1.

(2) Commercial structures or uses of any type.

(3) Any other industrial use or activity, not specifically prohibited by Paragraph 5 of this Article, which complies with the standards of performance set forth in Paragraphs 3C and 5D of this Article.

2. PERMITTED ACCESSORY USES.

A. Same as permitted in the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Same as specified for the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. One (1) off-street parking space shall be provided for each employee on the maximum work shift or one (1) space for three hundred (300) square feet of gross floor area, whichever is greater.

B. Parking areas may be located within the required yard area provided that they are at least fifty (50) feet from a street line or the boundary of a residence zone. Ingress and egress shall be provided by not more than two driveways, each not less than twenty (20) feet in width. No driveway shall be located closer than one hundred (100) feet of the intersection of two public streets nor within one hundred (100) feet of an existing driveway or private parking area.

C. Each use located in this zone shall provide sufficient truck loading and unloading facilities on the same lot, in other than the required front yard area, so as to permit the transfer of goods and products to and from a public street.

D. Each industrial use established in this zone shall set aside twenty (20) per cent of the area of the tract devoted to such use which shall be devoted to such use which shall be planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clear of all debris and rubbish.

In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced by the owner within one year after notice from the Zoning Officer.

The certificate of occupancy for the use on the premises shall not be issued until such time as the landscaping requirements as set forth in this paragraph are installed in accordance with the plan approved by the Planning Board pursuant to Paragraph 5E, of this Article or, in the event that the season is not appropriate, until a performance bond is posted with the Township Committee in an amount equal to the estimated cost of the landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equal to twenty-five (25) per cent of the total estimated cost to insure that the installed landscaping complies with the requirements set forth above at the completion of the second growing season.

F. The following uses are expressly prohibited in this zone:

(1) Residential Dwelling Units except as permitted by Article XIV, Paragraph 1.

(2) Commercial structures or uses of any type.

(3) Any other industrial use or activity, not specifically prohibited by Paragraph 5 of this Article, which complies with the standards of performance set forth in Paragraphs 3C and 5D of this Article.

2. PERMITTED ACCESSORY USES.

A. Same as permitted in the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Same as specified for the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance.

5. OTHER PROVISIONS AND REQUIREMENTS.

A. One (1) off-street parking space shall be provided for each employee on the maximum work shift or one (1) space for three hundred (300) square feet of gross floor area, whichever is greater.

B. Parking areas may be located within the required yard area provided that they are at least fifty (50) feet from a street line or the boundary of a residence zone. Ingress and egress shall be provided by not more than two driveways, each not less than twenty (20) feet in width. No driveway shall be located closer than one hundred (100) feet of the intersection of two public streets nor within one hundred (100) feet of an existing driveway or private parking area.

C. Each use located in this zone shall provide sufficient truck loading and unloading facilities on the same lot, in other than the required front yard area, so as to permit the transfer of goods and products to and from a public street.

D. Each industrial use established in this zone shall set aside twenty (20) per cent of the area of the tract devoted to such use which shall be devoted to such use which shall be planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clear of all debris and rubbish.

In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced by the owner within one year after notice from the Zoning Officer.

The certificate of occupancy for the use on the premises shall not be issued until such time as the landscaping requirements as set forth in this paragraph are installed in accordance with the plan approved by the Planning Board pursuant to Paragraph 5E, of this Article or, in the event that the season is not appropriate, until a performance bond is posted with the Township Committee in an amount equal to the estimated cost of the landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equal to twenty-five (25) per cent of the total estimated cost to insure that the installed landscaping complies with the requirements set forth above at the completion of the second growing season.

F. The following uses are expressly prohibited in this zone:

(1) Residential Dwelling Units except as permitted by Article XIV, Paragraph 1.

(2) Commercial structures or uses of any type.

(3) Any other industrial use or activity, not specifically prohibited by Paragraph 5 of this Article, which complies with the standards of performance set forth in Paragraphs 3C and 5D of this Article.

2. PERMITTED ACCESSORY USES.

A. Same as permitted in the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

A. Same as specified for the M-1 Light Industrial Zone in Article XIV, Paragraph 1.

4. AREA, YARD AND BUILDING REQUIREMENTS.

A. As specified for this zone in the Schedule, Article IV of this Ordinance.

5. OTHER PROVISIONS AND REQUIREMENTS.

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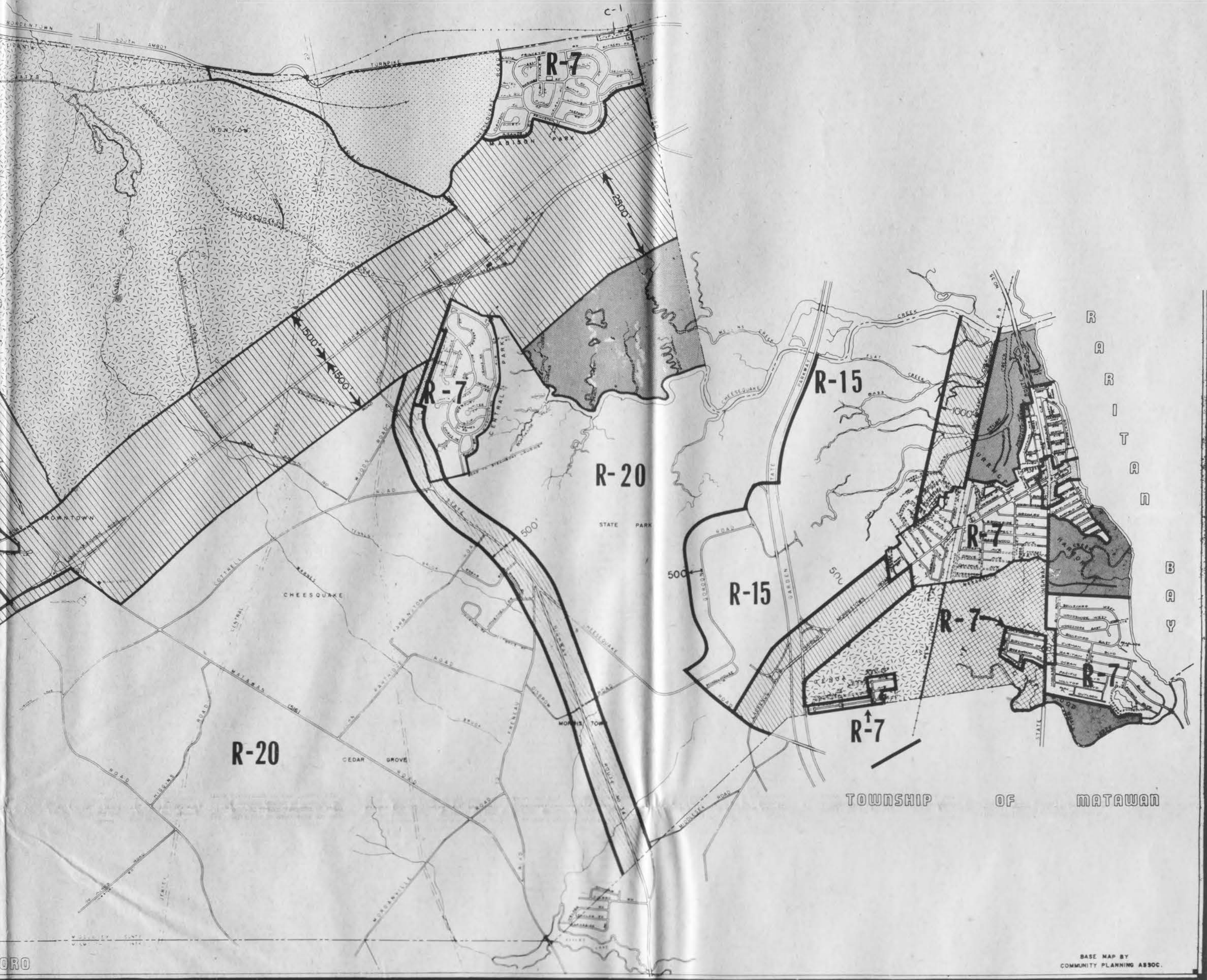
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BOROUGH OF SAYREVILLE



TOWNSHIP OF MADISON

MIDDLESEX COUNTY, N.J.

ZONING MAP

| | | |
|------|--------------------------|-----|
| R-40 | RESIDENTIAL ZONE | |
| R-20 | RESIDENTIAL ZONE | |
| R-15 | RESIDENTIAL ZONE | |
| R-10 | RESIDENTIAL ZONE | |
| R-7 | RESIDENTIAL ZONE | |
| | COMMERCIAL ZONE | C-1 |
| | MARINE COMMERCIAL ZONE | C-2 |
| | HIGHWAY DEVELOPMENT ZONE | C-3 |
| | LIGHT INDUSTRIAL ZONE | M-1 |
| | INDUSTRIAL ZONE | M-2 |



FREDERICK H. KURTZ ASSOC.
ENGINEERS & SURVEYORS
SOUTH AMBOY, N. J.

Handwritten signature
N.J.P.E. 11298

E. EUGENE GROSS ASSOCIATES
CONSULTANTS IN CITY PLANNING

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bers of said Board may be removed for cause, upon written charges and

Nothing contained in this section shall be construed as abating any action or proceeding now pending under or by virtue of any Zoning Ordinance or amendment or supplement thereto herein repealed; or as discontinuing, abating, modifying or altering any penalty accrued or to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the Township of Madison under any such Ordinance or provision thereof in force and effect at the time of passage of this Ordinance.

known as the Old Bridge-matuaun road) and from said beginning point running; thence (1) Southwesterly, along the centerline of the Old Bridge-Englestown Road, following its various courses, to the dividing line between Monroe Township and Madison Township, (said dividing line being also known as the centerline of the Matchaponix Brook); thence (2) Northerly and Easterly, along the dividing line between Madison Township with the Borough of Spotswood, East Brunswick Township, and the Borough of Sayreville, to the centerline of Deep Run thence (3)

way Route 9, to the centerline of the Old Water Works Road; thence (3) Southwesterly, along the centerline of the Old Water Works Road, to the centerline of Cheesapeake Road; thence (4) Northwesterly, along the centerline of Cheesapeake Road, to the centerline of the South Amboy-Bordentown Turnpike; thence (5) Northeasterly, along the centerline of the South Amboy-Bordentown Turnpike, to the place of beginning.

SEVENTH ELECTION DISTRICT Polling Place: Madison Park School, Harvard Road, Madison Park.