Seniors To Present "Brigadoon"

Old Bridge -Madison Park-Sayre Woods South-Cliffwood Beach-Cheesequake-Browntown-Central Park-Laurence Harbor



THE



teachers Mrs. Shirley Berko-witz, Mrs. Marlene Garten-berg, Mrs. Phyllis Babb. School

Nurses will discuss school health.

Mrs. Anna Rice and Mrs. Doris

McGuire will answer questions of

parents concerning the new en-

8:30 p.m.

trants.

VOL. 29, No. 1

THURSDAY, APRIL 16, 1964 LAURENCE HARBOR, N.I.

Rehearsals 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 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

Letters

Dear Sir. In reference to your recent editorial concerning the water rates in Laurence Harbor - 1 would like to advise you that a new organization - The "Laurence Harbor - Cliffwood Beach Non-Partisan Committee for Water" has been formed to try to rectify what appears to be an unjust decision of the Public Utilities Commission.

The purposes of this organiza- the council, will be introduced. ion are twofold; first, to work for a reduction in the present water rate to a fair level and second, to try to bring about an improvement in the quality of the water distributed inthis area. I will state clearly that we are in no way opposed to guarantee- Madison Park Volunteer FireCo. ing a fair rate of return for the water company, in fact we recognize the necessity of such a return on invested money in order to facilitate the additions and repairs necessary to produce we feel that a one hundred per cent increase, as granted, is far a qualified member, in excess of these requirements, aims this organization needs the full participation and cooperation held two drills for night memof the residents serviced by the bers and three drills for day Laurnece Harbor Water Company. Since without this cooperation it is clearly "too late to residents of the area - particuholler". We feel that only through larly those who work nights or such an organization as this, rep- are on shift work to consider joinresenting all the members of the ing the company, and help the community can we ask the Public community by active participation Utilities Commission for a modi- in this essential branch of publicfication of its decision to one protection. more favorable to the people. size that this organization does Mr. E. Gallery, Chairman. not endorse any irresponsible_ action but rather feels that a Township Committee, rational approach to the problem The "water problem" has been

of Youth recreational activities and active in community work. He has been and will continue to be outspoken and opposed to the Teacher's Association "Variety 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 Republican Party was a "fluke". Most residents are already sorry about the results of the last general election. Hornster and the Democratic screen-ing committee are confident the The annual "Variety Show" people of Madison Township will return the governing seats to the highlights of the season will be for better party, the Democratic the benefit of the Madison Town-Party.

Hornster stated the record of Fund. the Democratic Party in office

ministrations has seen nothing. The short short duration of Republican control has already indicated the attitude and inability member and former State of the Republican Party, Residents will not support their free granting of development apof patronage appointments. Above all, the residents will oppose the obvious disregard to- Sauare Dance Set ward 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 caller. Bernadette's, in Madison Park. A cocktail hour will be held from 6:30 p.m. until 7:30 p.m. Beach. He has been a supporter Dinner will be served at 7:30 p.m.

Democratic Dance

ship Democratic Organization ters 4-H Club on June 7 at have been announced by John A. Thompson Park. Phillips, municipal chairman.

day at 6:30 p.m. at St. Berna- Receive Awards dette's Hall, Madison Park. Township Councilmen Harry Messenger and Victor O'Brien will be the guests of honor. Leonard Hornster, Democratic candidate for the unexpired term on

Mrs. Marian Schladebeck, pub-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 Madi-son 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

which promises to be one of the ship High School Scholarship

There will be two performances was a record of accomplishment only, one on Friday evening, April and progress. In contrast, there- 24 and the other on Saturday cord of all past Republican ad- 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 provals, their outward rewarding purchased from any high school teacher.

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

The dance will be held at the Middlesex and Monmouth Friendas Road, Route 527, and members of fellow 4-H clubs and area young

people are invited. Plans are underway for the Final plans for the annual din- horse show the club will coner-dance of the Madison Town- sponsor with the Cranbury Can-

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

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 n m the co-chairmen Mrs. Audrey School 18, Bushnell Rd., Sayre Bobbi and Mrs. Lois Koeth. Prin-Woods South, will be the site of cipals and Kindergarten teachers the program which consists of who attend will be introduced informative talks by kindergarter

PRICE FIVE CENTS

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 ship Association Hall, West Tex- 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-he-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 the date for the annual affair is chopped? Perhaps it would be less expensive



"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

The halls of Madison Town- doon." This first musical pro- cal, musical fantasy, was also a no High School resound these duction in the short history of "first" for its now famous writship High School resound these duction in the short history of days with the rousing strains of the high school will be presented ers, Alan Jay Lerner and Fred-"Down On MacConnachy Square" on April 17th and 18th at 8:15 P.M. erick Lowe. It ran for 537 peras the chorus rehearses for the spring production of "Briga-""Brigadoon," called a whimsi-

Heads Olympic Fund Drive

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.

president of the United States Olympic Committee said that the of preparing, selecting, COSL transporting, feeding and housing, equipping the Olympic teams, in addition to sponsoring a rigorous pre-games conditioning program,

Dance Set

Patrolman Richard Owens, chairman of the 7th Annual P.B.A. purely democratic basis. "This Police Dance and Ball to be held Wilson. at St. Ambrose Auditorium in SayreWoods South announced dent of the Board of Education "last call" for tickets to the and presently the board's athaffair

Owens reminded residents that leaders, who will solicit funds at the various political, civic and drawing near (Saturday, May 2nd) social gatherings throughout and there are still a few tickets Madison

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

> formances 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 entire sum must be financed, 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

Although it is termed a Senior

behind-the-scenes work is being

performed through the concen-

trated 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 immeasurable to the

dimensions of each youngster's education."

Vito Racine, chairman of the approximates \$2,100,000. "This free from any control, entirely through voluntary contribution, said Wilson. The United States Olympic Committee has the responsibility of organizing and sending 28

women in 28 sports, totaling more Kenneth L. "Tug" Wilson, than 1,100 individuals to represent the nation in the Olympics. tries 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 fi-

munity. Very truly yours,

***EDITORS NOTE:**

of Madison Township. It seems thority. dent of Laurence Harbor, includ- the hell were you a couple of ing duly elected members of the years ago?"

THE MADISON AMERICAN

(Registered)

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Mail Address: Box 231, Laurence Harbor



fusic will be provided by Danthe B-division competition was ny Holiday.

Teen-Age Dance

At the April meeting of The three new members were accepted: Mr. A. Martin, 22Clem-son Road; Mr. Ed. Margie, 15 Clemson Road; Mr. William Sullivan, 147 Princeton Road. Having completed his period of prothese improvements. However, bation Mr. George Aurora, 34 Clemson Road, was inducted as

Chief N. Gelalia reported that In order to accomplish these during the month of March the company answered eleven calls, members.

The Fire Company again asks

Teen-Age dance for April will I particularly want to empha- be held on April 24, announced

will produce results which are in of deep concern to the residents the best interest of the com- of Madison Township for a number of years. The truth of the matter is that residents did not George R. Koehler ban together to protest the rates Chairman for the Committee of other areas. United WeStand-Divided We Fall.

It is our opinion that the water The "water rates" in the Laur- rates in the Harbor are no more ence Harbor area are certainly atrocious than the rates charged no higher than in other areas by our very own Municipal Au-

rather strange to this publisher We are certainly glad to welthat when the water rates in come your voice to the "chorus" Central Park and Madison Park of angry protests in regards to were raised considerably, we water rates in Madison Townheard no protests from any resi- ship, but frankly speaking "where

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 s 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 con-tinue 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.

if a Madison Township Police Officer was available from off-duty patrolnamed Truant Officer, it's done in other communities you know?

What about the annual Board of Education Convention to Atlantic City? Couldn't we your tickets now, don't be disjust 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 con- Applications are now being acvention because of expenses?

How about "unloading" the Madison Town- Hobby Show to be held on June ship Board of Education busses? We're 7 in the Madison Park School, certain that this would help reduce expenses. Republican Club, the show is the

We are certain that the voters of Madison first of its kind to be held in this community and is aimed at Township have spoken, but we don't believe creating and stimulating an acthat the elected Board of Education was tive interest in arts and crafts. listening, when they spoke.

We don't feel that there is a resident in Madison Township that actually voted against and the like. Applications can be 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 wil 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 Sansel at the Madison Township High by calling PArkway 1-5500.

Please aid this very worthy cause

men. There will be absolutely no tickets sold at the door.

Dancing and refreshments with music for the affair furnished by the popular "Diamonds". Get appointed.

Hobby Show

cepted from township residents for the Outdoor Art Exhibit and

Sponsored by the Madison Park The types of exhibits acceptable are: art, woodwork and wood carvings, needlework, weaving, models, sculptures, mobiles obtained from Frank Cochran be a variety of prizes awarded,

Madison Park.

Ticket Sale It was announced today that who is an honor student and alltickets for the Annual Communion round athlete. Small, but dyna-

Breakfast to be sponsored by mic Valerie Krasnowskiplays the the Rosary-Altar Society of St. other feminine lead, Meg Brockie. Lawrence Church will go on sale Class production, "Brigadoon' Sunday after all the masses. Tickets for the annual affair is being worked on by a large may also be obtained from any of number of people, all of whom the members. Please get your are not seniors. Set design, tickets early in order to avoid disconstruction, costuming and all appointment.

teams of men and 11 teams of

Wilson said that in many coun-

nancing the teams which will

compete in the Olympics on a

is the American way," declared

Pine, who is a former presi-

letic chairman, will choose local

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

Tickets on sale in the lobby of High School daily from 1 to 3 P.M. They may also be purchased from chairman of the Special Activities make up your own table, but Committee, 25 Harvard Rd., COME ON DOWN and join the any senior or at the door. Admission, \$1.

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

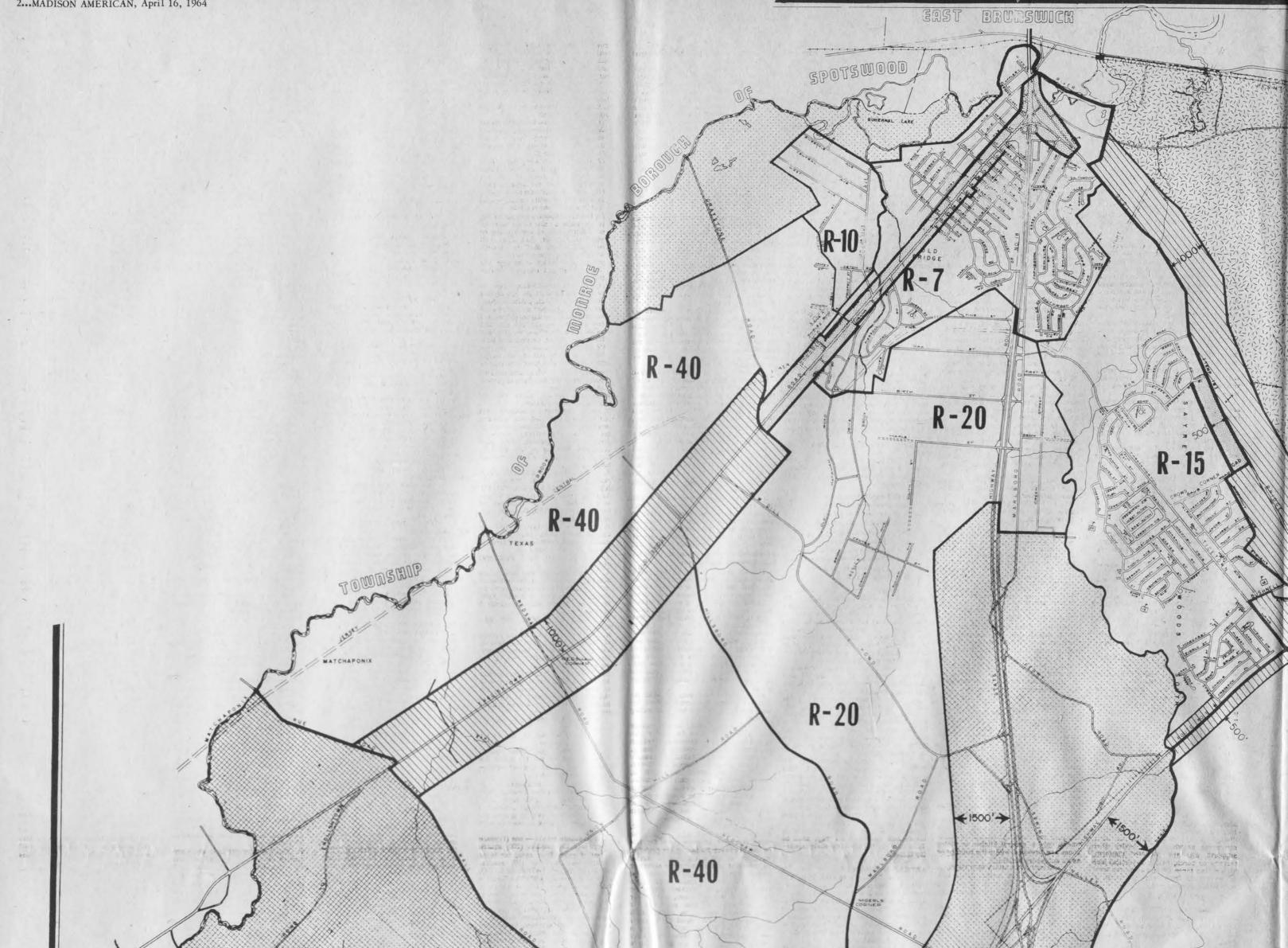
Ducca, Highland Park; Mrs. Mary M. Brown, Madison Township, former president clerk's association; Butcher, Harold Augustine, Perth The annual affair was held at the Oak Amboy. Hills Manor, Metuchen.

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TOWNSKIP

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ZONE	MINIMUM SIZE OF LOT			MINIMUM REQUIRED YAFD AREAS					MAXIMUM	MAXIMUM	HEIGHT GROSS			
	INTERIOR LOTS		CORNER LOTS		FOR PRINCIPAL BUILDINGS		INGS	FOR ACCESSORY BUILDINGS		OF		-	FLOOR	
1.0	AREA IN SQUARE FEET	WIDTH IN FEET	AREA IN SQUARE FEET	WIDTH IN FEET	FRONT	ONE SIDE YARD	TOTAL OF TWO SIDE YARDS	REAR YARD	SIDE	REAR	- LOT COVERAGE	IN	IN	AREA IN SQUARI FEET
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	21/2	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 - I	00 0,0 0	100	12,500	125	20			20	10	20	50	2	28	1,000
c - 2	3 Acres	200	3 Acres	200	75	20	50 -790	50	20	50	30	* 1	15	5,000
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TOWNSHIP OF

MARLEO

LEGAL NOTICES

AN ORDINANCE LIMITING AND RES-TRICTING TO SPECIFIED DISTRICTS OR ZONES THE USES 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 IN-CONSISTENT ORDINANCES.

Be it ordained by the Mayor and Town-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 It is the intent of this Ordinance to

promote the general welfare of the Township of Madison by these regulations: 1. To guide and regulate the orderly growth, development, and redevelopment of the Township of Madison in accordance with a comprehesive plan and with longterm objectives, principles, and standards deemed beneficial to the interests and

welfare of the people. To protect the established character and the social and economic wellbeing 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, 4. 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 con-centration of population. 5. To lessen and, where possible,

to prevent traffic congestion on public streets and highways. 7. To conserve the value of the buildings and to enhance the value of

land throughout the Township.

ARTICLE IL DEFINITIONS. Certain words, phrases 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 "PLOT". The word "BUILDING" includes the word "STRUCTURE". The word "ZONE" includes the

word "DISTRICT". The word "OCCUPIED" includes the word "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, ordinate use or building, the purpose of which is incidental to that of the main use or building on the same lot. 3. ALTERATIONS. As applied to a

building or a structure, this means a change or rearrangement in the structural parts of existing facilities, or an enlarge-ment, whether by the extension of a side, or by an increase in height, or by 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 more 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 supports and any unroofed 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

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 living or sleeping purposes temporarily located in the locality whether the same with the necessary and usual accessory uses and structures such as, but not limited to: Club House facilities: dining and refreshment facilities; swimm foundation. Pools: tennis courts and the like, provided that the operation of such facilities is plot of ground upon which two or more trailer coaches occupied for dwelling incidental and subordinated to the operation of the golf course. 24. GRADE, FINISHED. The comor sleeping purposes are located, regardless of whether or not a charge is made

pleted surfaces of lawns, walks and roads brought to grade as shown on official plans or designs relating thereto. 25.

GROSS FLOOR AREA. The sum arranged, intended or for which it is of the gross horizontal areas of the or may be occupied or maintained. floor or several floors of an enclosed building measured between the inside occupied space on the same lot face of exterior walls. line of walls separating two (2) units, having a clear ceiling height of four (4) feet, but no more than ten (10) per cent of the floor area shall have a ceiling neight less than the prescribed ceiling height for the type of building concerned yard area, in the building code; any cellar, base-

line and the front line of the building projected to the side lines of that lot. Setback line shall be synonymous with the rearmost limit of the required front

ment, garage space, accessory building across the full width of the lot and lying or porch is not to be included in compu-between the rear line of the lot and the

ting gross floor area. 26. JUNK OR SALVAGE YARD. Any area and/or structure used or intended to be used for the conducting and operating of the business of selling, buying, storing or trading in, used or discarded metal, of trading in, used of discarded metal, glass, paper, cordage or any used or disabled fixtures, vehicles or equipment of any kind. The storage or other use of not more than three (3) temporarily

disabled vehicles in conjunction with a public garage shall not be considered a junk vard. LOT. A parcel or area of land, the dimensions and extent of which are

determined by the latest official records or by the latest approved map of a subdivision of which the lot is a part. 28. LOT AREA. An area of land which is determined by the limits of the lot lines bounding that area expressed in terms of square feet. Any portion of a lot included in a street right-of-way shall not be included in calculating lot

area. LOT, CORNER. A parcel of land at the junction of and fronting on two or more intersecting streets. 30. LOT COVERAGE. The percentage of the lot area which is covered

by building area.

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

designations, locations and boundaries thereof, as set forth and indicated or 32. LOT FRONTAGE. A lot line the zoning map dated | April 16th, 1964. or portion thereof which is co-existent with a street line. In the case of a Said map shall be known as usership as the "Zoning Map of the Township as the "Zoning Map of the Township street of undefined width, said lot line of Madison, Middlesex County", and is hereby declared to be incorporated herein shall be assumed to parallel the centerline of the street at a distance twenty-five (25) feet therefrom. In the case and a part of this Ordinance. of corner lots, the smaller of the two certainty exists as to any of said boundaries as shown on said map, the lines co-existent with street lines

shall be considered as the frontage, 33, LOT, INTERIOR, A lot other than a corner lot. 34. LOT WIDTH. The horizontal dis-

road rights-of-way, streams, and lot or property lines as they exist on plats of tance between the side lot lines measured at right angles to its depth, and a point constitutes the rear line of the required front yard space, 35, MIGRANT LABOR CAMP, One or more vehicles, buildings, or structures

used as living quarters by seasonal, 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, 36, MOTEL, A building containing rooms used, rented, or hired out to be occupied for sleeping purposes by guests where only a general kitchen or dining room are provided within the building or as an accessory building. 37. NONCONFORMING BUILDING, A ARTICLE IV SCHEDULE.

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, 38. NONCONFORMING LOT, A lot or

parcel which does not have the minimum indicated for the various zones established width or depth or contain the minimum by this Ordinance, is hereby declared to area for the zone in which it is located, be expressly incorporated herein and a or the use to which it is being put. 39. NONCONFORMING USE. Use of building or of land that does not conform to the regulations of the zone in which it is located 40. OCCUPANCY, The specific pur-

some device used for the purpose of provided that the land is owned by one (1) or more of the collective transporting such unit from place to place whether by motive power or other C. Parking areas and driveways reneans, or any unit used for temporary

53. TRAILER COACH PARK. Any

which land or a building is designed,

USE. The specific purpose for

YARD, FRONT. An open, un-

56. YARD, REAR, A yard extending

nearest line of any building. The depth of a rear yard shall be measured at right

angles to the rear line of the lot, or if the lot is not rectangular, then in the

general direction of its side building lines

57. YARD, SIDE. An open, unoccupied space between the side line of the lot and

from the front yard to the rear yard, or

in the absence of either of such yards, to the street or rear lot lines as the case

may be. The width of a side vard will

measured at right angles to the side

58. ZONING PERMIT. A permit

stating that the purpose for which a building

or land is to be used is in conformity

requirements under this Ordinance for

vith the uses permitted and all other

zone in which it is located or is to be

1. LIST OF ZONES. For the pur-

Madison is hereby divided into the

poses of this Ordinance, the Township

R-40 Residential Zone

R-20 Residential Zone

R-15 Residential Zone

R-10 Residential Zone

R-7 Residential Zone

C-1 Commercial Zone

M-2 Industrial Zone

following rules shall apply:

C-2 Marine Commercial Zone

ones are hereby established by the

ZONE BOUNDARIES. Where un-

A. Zone Boundary lines are intended follow the center line of streets, rail-

record at the time of the passage of this

lines are fixed by dimensions as shown

on the Zoning Map. B. Where such 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

land be designed, used or intended to be

used for any purpose other than those

included among the uses listed as per-

mitted uses in each zone by this Ordinance and meeting the requirements as set forth

by the Schedule appended hereto and constituting a part of this Ordinance. Nor

shall any open space contiguous to any building be encroached upon or reduced

in any manner, except in conformity to

the yard, lot area, building location, percentage of lot coverage, off-street

parking space, and such other regulations designated in said Schedule and this Ordinance for the zone in which such

building or space is located. In the event

of any such unlawful encroachment or reduction, such building shall be deemed to be in violation of the provisions of

occupancy for such building shall there-

shall not apply to utility distribution or

collection lines for water, gas, sewerage,

electric and telephone services which

are located in a public street or which

built upon a lot with frontage upon a public street which has been improved

in accordance with the appropriate Town-

ship standards or for which such improve-ment has been insured by the posting of

a performance guarantee pursuant to the Land Subdivision Ordinance of the Town-

more than one principal residential build-

ing except in the case of multi-family

dwelling projects as permitted by this

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 en-

croached upon or reduced in any manner.

Such parking areas shall be surfaced with

a dustless, durable, all-weather pave-

ment and except when provided in con_

nection with a one family or two family

uses, clearly marked for car spaces and

shall be adequately drained, subject

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.

No lot shall have erected upon it

3. Every principal building shall be

provide service to private property.

The provisions of this Ordinance

this Ordinance and the certificate

upon become null and void.

ship of Madison.

Ordinance.

C. On unsubdivided land where a zone

specifically shown otherwise.

ing thereon.

mit

Ordinance, unless such zone bour

M-1 Light Industrial Zone

the nearest line of a building and exten

line of the lot.

located.

ZONES.

following zones:

for such accomodations.

55.

quired for multi-family dwellings, commercial or industrial uses shall be adequately illuminated during is on blocks, posts or any other type of hours which occur after sunset. Any adjacent residential zones shall be adequately shielded from the glare of said illumination and from that of automobile headlights.

The limitations on signs as forth for the various zones by this Ordinance shall not apply to any or directional device erected by 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 principal building, extending the full width of the lot and situated between the street Jersey. 7. 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 sign and entrance and exit signs which erected on the premises provided that each such sign does not exceed two (2) square feet in area and does 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. 8. 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 except in connection with the construction or alteration of a building on such premises and excavating grading incidental thereto.

9. An accessory building attached t the principal building shall comply in a 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 line of the principal buildi and if located in a side yard area shall conform to the side yard requirement in respect to the principal building.

ARTICLE III. ESTABLISHMENT OF 10. No yard or other open space pro-ided about any buildings for the purposes of complying with the provisions of this Ordinance, shall be considered as Ordinance, providing a yard or open space for an

other building. 11. In the case of irregularly shaped lots, the minimum lot width requirements as specified in the Schedule shall be measured at the rear line of the required front yard area provided that in no case shall the frontage or the distance betwee side lot lines be reduced to less than seventy-five (75) per cent of the mini _ C-3 Highway Development Zone num frontage requirement.

12. All yard areas facing on a pub street shall be considered as front yards and shall conform to the minimum front yard requirements for the particular zone. 2. ZONING MAP. The aforesaid 13. At the intersection or intercep of two or more streets, no hedge, or wall, other than a single post or trenot exceeding one (1) square foot is cross-section area, which is higher that three (3) feet above curb level, nor any obstruction to vision, shall be permit in the triangular area formed by the tersecting street lines and a line] ing points each thirty (30) feet dista said intersection along said str lines.

14. Corner lots shall provide the ninimum front yard requirements the respective zone for both intersecting

15. Where a building lot has frontage upon a street which on the master pla or official map of the Township of Madiso is contemplated for right-of-way widen the required front yard shall be measured

from such proposed future right-of-wa 16. All quasi-public uses such a but not limited to, churches and scho and other similar places of worship instruction, shall have a minimum requirement of two (2) acres. The will comply with all other requireme of the zone in which it is located.

boundary divides a lot, the location of such of the zone in which it is located. 17. Commercial uses in the C-1, C-or C-3 Zones may display goods to sales purposes or store goods for sa on the premises outside of the princip. undary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearstructure in which such use is carrie on, provided that such outdoor selli storage areas shall not encroach The "Schedule of Area, Yard, and Building Requirements" attached hereto regulating the uses of lands and buildings, any of the required yard areas or the required off-street parking areas for the zone in sector the zone in which located, and furthe provided that the area set aside for area, yard and building requirements and all other matter contained therein, as such outdoor selling or storage shall not exceed an area equal to the gross floor area of the principal building. In the calculation of the percentage of the 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 which are not conducted as a business

D. Municipal Parks, playgrounds, and

by the Township Council. 3. E. Other public buildings of a govern-

F. Customarily and conventional

farming operations except the keeping

or raising of livestock, fowl, and

fur bearing animals, and provided that no roadside stand or other build-

ing shall be used to sell farm products

2. 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) per cent of the gross floor area

storage of one (1) motor vehicle for each eitht thousand (8,000) square

feet of lot area, but not more than

four (4) such spaces. C. Signs as specified for the R-40 zone in Article VI, paragraph 2E,

(1) One (1) non-flashing sign to identify a permitted professional office which does not exceed two

office which does not exceed two (2) square feet on any one (1)

D. Customary farm buildings for the

storage of farm equipment or products, located on the same lot as the princi-

E. Other customary accessory uses as

permitted in theR-40 Zone in Article

B. Private garage space for

Article V, Paragraph 16.

mental or cultural nature.

at retail from the premises.

of the structure.

and;

side

pal use.

REQUIREMENTS.

1. PERMITTED LSES.

Article VII, Paragraph 2C.

Article VI, Paragraph 2F.

D. Other customary accessory uses as permitted in the R-40 Zone in

3. OTHER USES PERMITTED UPON

A. Same as specified for the R-20 Zone in Article VII, Pafagraph 3. 4. AREA, YARD AND BUILDING

A PPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

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.

B. In such cases as a lot in this zone

does not have public water and public

sewerage facilities available to it of

for other reasons it is not connected

to such facilities, the lot shall comply

with the requirements of the R-20 Zone insofar as lot area and frontage

is concerned. All other regulations

Zone in Article VII, Paragraph 5.

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

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)

B. Signs as specified for the R-20

C. Customary farm buildings as per

mitted in the R-20 Zone in Article VII,

D. Other customary accessory uses as permitted in the R-40 Zone in

APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT.

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

B. In such cases as a lot in this zone

does not have public water and public

sewerage facilities available to it or

for other reasons it is not connected to

such facilities, the lot shall comply 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

Same as specified for the R-20

Same as specified for the R-20 Zone

in Article VII, Paragraph 1 and: (1) Two-family dwellings. 2. PERMITTED ACCESSORY USES.

A. Same as specified for the R-15 Zone in Article VIII, Paragraph 2.

3. OTHER USES PERMITTED UPON

Same as specified for the R-20

APPLICATION TO THE BOARD

ADJUSTMENT FOR A SPECIAL PERMIT

Zone in Article VII, Paragraph 5.

ARTICLE X. R-7 RESIDENTIAL ZONE. 1. PERMITTED USES.

PROVISIONS AND

OF

in Article VII, Paragraph 2B.

PERMITTED ACCESSORY USES

ARTICLE IX. R-10 RESIDENTIAL ZONE

1. PERMITTED ISES

such spaces.

Paragraph 2C.

OTHER

REQUIREMENTS.

Article VI, Paragraph 2F.

such spaces.

permitted

ject to the conditions specified in

following regulations: (1) One (1) non-illuminated resi-

dental name plate 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 on which the use adjoins advertising a farm or nursery activity situated not less than ter (10) feet from any street or property line and not exceeding ten (10) square feet in area 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 withing the property lines of the premises to which it relates and shall not exceed eight (8) square feet in total area. (4) One (1) non-flashing sign on each street on which the use adjoins 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 located not less than ten (10) feet from any street or property line. (5) One (1) non-flashing sign identify-ing 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 and buildings provided such uses are incidental to the principal use and do 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. Public utility installations subject to the standards and condition forth in Article XVIII, Paragraph 3A,

of this Ordinance. B. Hospitals, philanthropic eleemosynary 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 edule, Article IV of this Ordinance unless modified in accordance with the standards set forth in Article XVIII

SR in accordance with paragraph 6 of this Article. 5. OTHER PROVISIONS AND RE-OUIREMENTS.

A. Any structure used for the raising of livestock, fowl, or fur bearing animals shallpnot be located closer than one hundred (100) feet to any street or property line. B. Off-street parking space, together

with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve is located, in accordance with the following minimum standards:

(1) One-family dwellings--one (1) space. (2) Schools -- two (2) spaces for each staff member. (3) Churches and other public

auditoriums -- one (1) space for each four (4) public seats equivalent accom

(4) Other public buildings-one (1) space for each four hundred (400) square feet of gross floor area. (5) Public recreational areas and golf courses -- two (2) spaces for each one (1) acre devoted to such

(6) Roadside stands -- one (1) space for each two hundred (200) square feet of gross floor area, but in no case less than ten (10) spaces. EQUIVALENT RATABLES RATIO This provision is intended to induce ure developers of land, in this zone. produce and construct neede ustrial and commercial tax ratables before seeking approval to erect or construct an equivalent amount of residential use ratables, based upon the premise that industrial and com-

for this zone shall be complied with. 5. OTHER PROVISIONS AND REQUIREMENTS. al development sho Same as specified for the R-20

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(20)

Parking areas established in

accordance with the above standards

may be located in any required

yard area except that no parking

area shall be located within twenty

for each two hundred (200) feet of frontage upon a public street. Where

the property fronts upon a State High-

lanes shall be provided.

r public parking area.

Paragraph 5D.

ing operations.

ises.

time

1. PERMITTED USES.

way, acceleration and deceleration

C. Sufficient truck loading and unload-ing areas shall be provided so as to

permit the transfer of goods and products in other than a public street

D. Wherever the property line of a lot in the C-2 Zone abuts or is across

the street from a residential zone, a buffer area shall be established which

shall include an area of fifty (50

street or property line. Said buffer area shall in all other respects comply

with the standards and requirements

set forth for such areas in the C-3

Commercial Zone in Article XIII,

ARTICLE XIII C-3 HIGHWAY DEVELOP-

A. Customary and conventional farm-

B. Retail stores, shops, and markets

provided that: (I) All goods or products fabricated

or processed incidental to such use shall be sold at retail on the prem-

(2) Such fabricating or processing as

is done on the premises shall not require the employment of more than

five (5) persons employed at any one

(3) Such fabricating or processing

shall be confined to the first floor and basement of the premises and

no supplies, materials or goods shall

be stored out-of-doors. C. Personal services establishments

such as, but not limited to, barber and beauty shops, tailoring and dressmak-

ing shops employing not more than

five (5) persons, dry-cleaning and laun-

dry collection shops, provided no more

than one-third (1/3) of floor space is utilized for processing; self-service

laundries (provided public sewerage facilities are available), shoe repair

D. Business and professional offices,

E, Restaurants, lunchrooms, bars and other eating and drinking establish-

shops and appliance repair shops.

banks and fiduciary institutions.

MENT ZONE.

feet in width as measured from

feet of any street line or ndary of a residential zone.

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

other municipal buildings and uses as ARTICLE XI. C-I COMMERCIAL ZONE. are deemed appropriate and necessary 1. PERMITTED USES. PERMITTED USES.
 A. All uses permitted in the R-20 Zone in Article VII, Paragraph 1.
 B. Retail business and personal ser-dependent during the series of the ser B. Not more than two (2) driveways of not less than twenty (20) feet or more than thirty (30) feet in width vice establishments which are clearly of a neighborhood service character, for means of ingress or egress for such parking areas shall be permitted

such as, but not limited to, the follow-(1) Stores selling groceries, meats, baked goods, and other such food

items. (2) Drug and pharmaceutical stores.

Hardware and household supply stores.

(4) Package liquor stores. (5) Stationery, tobacco and news-paper stores.

(6) Luncheonettes and confectionery tores.

(7) Barber and beauty shops.

(8) Shoe repair shops.(9) Tailor shops, dry cleaning pickup shops, and self-service laundries

provided public sewerage facilities are available. (10) Professional offices, banks, and

uciary institutions. (11) Funeral Homes. PERMITTED ACCESSORY USES. A. Same as specified for the R-20 ne in Article VII. Paragraph 2 B. Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted

business use. C. Off-street parking space for the use of patrons and employees of a permitted business use. D. Signs as specified for the R-20 Zone in Article VII, Paragraph 2B.

VI, Paragraph 2G. 3. OTHER USES PERMITTED UPON A PPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT (1) For business uses--one (1) sign may be placed or inscribed u the front facade of a building A. Same as specified for the R-40 Zone in Article VI, Paragraph 3. each permitted use or activity. Said signs shall not exceed an area of B. Quasi-public buildings and recreation areas subject to the standards one (1) square foot for each one (1) foot in width of the front of the and, conditions set forth in Article XVIII, Paragraph 3C. 4. AREA, YARD AND BUILDING REQUIREMENTS. building or portion thereof devoted to such use or activity and shall not be located closer than A. As specified for this zone in the fourteen (14) feet to any street Schedule, Article IV of this Ordinance line. Such signs may be ill unless modified in accordance with the standards set forth in 3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD Article XVIII. 5. OTHER PROVISIONS AND ADJUSTMENT FOR A SPECIAL PERMIT. A. Gasoline filling stations subject to the standards and conditions set A. Off-street parking space together forth in Article XVII, Paragraph 3E. B. Public utility installations subject to the standards and conditions

with appropriate access thereto shall be provided on the same lot as building it is intended to serve ir forth for the R-40 Zone in forth in Article XVI Paragraph 2A the R-40 Zone in of this Ordinance. Article VL Paragraph 5B, and: AREA, YARD AND BUILDING (1) Professional offices -- one (1) space for each one hundred (100) REQUIREMENTS. A. For uses permitted in the R-25 Zone, as specified for that zone in square feet of gross floor area devoted to such office use.

Article VII, Paragraph 4. B. For business uses, as specified in the Schedule, Article IV of this Ordinance for the C-1 Zone. ARTICLE VIII. R-15 RESIDENTAL ZONE. Same as specified for the R-20 5. OTHER PROVISIONS AND REQUIREMENTS. Article VII, Paragraph 1. PERMITTED ACCESSORY USES Private garage space for

A. Off-street parking space shall be provided for non-business use as specified for the R-20 Zone in storage of one (1) motor vehicle for each five thousand (5,000) square feet Article VIII, Paragraph 5A. B. Business uses shall provide one(1) of lot area but not more than four (4) off-street parking space for each two hundred (200) square feet of gross B. Signs as specified for the R-20

Zone in Article VII, Paragraph 28. floor area. C. Customary farm buildings as C. The following uses are specifically in the R-20 Zone in prohibited in this zone:

 Hotels and Motels.
 Coal, lumber or building material storage yards.

ARTICLE XII. C-2 MARINE COM-MERCIAL ZONE. 1. PERMITTED USES.

A. Retail stores and shops where goods are sold or personal services are rendered that are clearly related to the marine activities in the area, provided that all goods or products fabricated or processed incidental to such use shall be sold at retail on

the premises. B. Other commercial uses which are clearly related to the marine and resort activities in the area such as the sale, rental, storage, or repair of boats, boat engines, and related equipment and supplies, and marine motor fuel stations and other such uses. C. Swimming and bathing facilities

said canopy for each store or occuincluding the maintenance of swim-ming pools and bathing beaches and pant in the center. Said signs shall not exceed four (4) square feet in other uses incidental therete area on each of two sides, shall not be less than eight (8) feet above the walks. Such signs may be illuminated. E. Motels and Hotels. Commercial parking lots. PERMITTED ACCESSORY USES. (3) Identification - Signs, Free-stand signs may be erected to identify A. Private garage space for the stora shopping center or other permittee use and list individual occupants pro-B. Off-street parking space for the use of patrons and employees. C. Signs which relate to the business vided that not more than (1) such sign shall be erected for each three hundr (300) square feet plus one (1) square being conducted on the premises and which meet the following specificafoot for each two thousand, five hu dred (2,500) square feet of gross floor tions: area in the principal building or build-ings in excess of fifty thousand (50,000) (1) One (1) sign may be placed or inscribed upon the facade of the building for each permitted use or activity. Such signs shall not exceed square feet. Such signs may be illum inated but shall not exceed the height an area of two (2) square feet for each one (1) foot in width of the front of the building or portion thereof devoted to such use or activity. Said signs may be of the principal building, shall not be located within fifty (50) feet of a public street or parking area driveway, or within one hundred (100) feet of the boundary of a residence zone and shall in no way interfere with the safe func-3. OTHER USES PERMITTED UPON illuminated. (2) One (1) free-standing sign may tioning of any traffic control signal be erected for each permitted use or activity which shall not exceed or directional device. (4) Direction Signs (Ingress). One free A. Same as specified for the R-20 Zone in Article VII, Paragraph 3. 4. AREA, YARD AND BUILDING standing sign may be erected at each fifty (50) square feet in area on driveway which provides a means of in-gress or the off-street parking facilany one side. Such signs shall not be placed closer than twenty (20) Deet to any street line, shall no exceed a height of twenty-five (25) ities on the premises. Such signs shall relate only the name of the use or facility and appropriate traffic instruc-tions shall not exceed twenty (20) square feet in area for each of two feet or be mounted less than seven feet above the ground. Such signs may be illuminated. faces and shall be mounted so as not to obstruct vision for a height of (3) In no case shall the combined area of a facade sign and one (1) side of a free-standing sign relating seven (7) feet above ground level and shall not exceed eleven (11) feet in to the same business or activity exceed one hundred (100) square height. In such cases as directional signs *ingress) are located within a buffer area as established by Parafeet in area.

ments. F. Public assembly halls, theatres, bowling alleys and other forms of commercial recreation, provided they are carried on entirely within an enclosed building. G. Automobile Sales Rooms. H. Private schools conducted for prof-I. Telephone exchange and offices; tel-

egraph and express offices and other public utility installations. J. Commercial parking lot for private passenger vehicles but not for the stor-age of vehicles for sale or for hire.

2. PERMITTED ACCESSORY USES.

age of commercial vehicles.

A. Private garage space for the stor-

B. Off-street parking for the use of

patrons and employees. C. Signs which relate to the business being conducted on the premises and which meet the following specifications: (1) Store Signs (Facade), One (1) sign

may be placed or inscribed upon each facade of a building for such occupant

provided that such sign shall not ex-ceed an area equal to twenty-five (25)

per cent of the area of the facade or

portion thereof devoted to said occu-pant. Such signs may be illuminated

but shall not project more than twelve (12) inches in front of the facade not

extend above the top or beyond the ends

(2) Store Signs (Canopy). In the case

of a shopping center wherein walk-ways are roffed over with a perman-

ently installed rigid canopy or other structural devide, one (1) sign may be

hung vertically from the underside of

of the facade.

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 surface of the building on any side. In case of a cantilevered or projected section 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 con-struction of a new building or upon a change in the occupancy of a building certifies that all requirements 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 island or 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 illding 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 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, dairy 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,

operation of a farm as defined by this article. 20. GARAGE, PRIVATE, A building or space used as an accessory to the main building which provides for the storage of motor vehicles, in which no occupation, business or service is con-

ducted 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 substance, 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.

pose for which land or a building is used, designed or maintained, PARKING SPACE. An off-street space available for the parking of a motor vehicle nine (9) feet wide and twenty (20'0") long, exclusive of passageways and driveways appurtement thereto or giving access thereto.

PARKING LOT, COMMERCIAL. 42. 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, PLANNING BOARD, Shall mean Planning Board of the Township of 43.

Madison. PRINCIPAL BUILDING, A building 44. in which is conducted the main or principal use of the lot on which said building is situated.

45. PROFESSIONAL OFFICE. The ffice of a member of a recognized profession as hereinafter indicated when nducted on a residential property, shall be conducted by a member or members 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 any gainful occupation need not be deemed

determinative of professional standing. 46. SIGN. Any device, structure, or object for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

47. SIGN, AREA OF. The area in-cluded within the frame or edge of the sign. Where the sign has no such frame or edge, the area shall be defined by an enclosed four-sided (straight sides) geonetric shape which most closely outlines said sign.

STORY. A story is that part of 48. building between the surface of any floor and the next floor above it, or in its absence, the finished ceiling or root above it. A "split-level" story shall be considered a second story if its floor level is six (6) feet or more above the level of the line of the finished floor next below it except a cellar. Any floor under a sloping roof at the top of a build-ing which is more than two (2) feet below top plate shall be counted as a story, and if less than two (2) feet below the top plate, it shall be counted as a half-story. A basement shall be counted as a story. 49. STREET. A public thoroughfare hih has been or will be dedicated or deeded to the public for public use and which has been improved and accepted in accordance with Township Ordinances. 50, STREET LINE. The street line is that line determining the limit of the

to the approval of the township enginehighway rights of the public, either exist-ing or contemplated. Where a definite right-of-way width has not been er. established, the street line shall be assumed to be at a point thirty (30) feet from the center line of the exist ing pavement or surface.

51. STRUCTURE. Structure means B. The collective provision of off-street parking facilities by two (2) combination of materials to form a construction that is safe and stable and or more buildings or uses located on includes among other things: stadiums, platforms, radio wowers, sheds, storage adjacent lots is permitted provided the total of such off-street parking facilities shall not be less than the bins, swimming pols, and fences which are more than four (4) feet in height and more than fuffy (50) per cent solid. 52. TRAILER COACH, Any dwelling unit which is equipped with wheels or sum of the requirement for the various individual uses computed separately in accordance with the standards contained in this Ordinance, and further

part of this Ordinance. 2. The requirements listed for each occupied by buildings and r off-street parking area, the area of suc outdoor selling or storage areas sha zone, as designated reading from right to left across and Schedule, are hereby be included in the same manner as th expressly prescribed for said zones, subject to the other provisions of this Ordinance, and shall be deemed to be area of the principal building. The area to be used for any such outdoor selling storage areas shall be approp im requirements in each set forth at the time of application instance of their application. oning permit. Any subsequent establis ARTICLE V. GENERAL REGULATIONS. 1. No building shall hereafter be erected and no existing building shall

ment or relocation of such areas sha be subject to the issuance of a supple mentary zoning permit. Nothing in this mentary zoning permit. Nothing paragraph shall be construed to perm be moved, structurally altered, added to, enlarged, or rebuilt, nor shall any the outdoor storage of goods in trans or goods intended for sale at other that oint of storage. 18. The following uses and activitie

are specifically prohibited in any and al ship of Madison: zones in the Tow A. Auction Markets.

B. Trailer coach parks, C. Junk yards, automobile wrecking yards or disassembly yards, or th sorting or baling of scrap meta paper, rags, or other scrap material D. Any use which emits excessive o

objectionable amounts of dust, fumer ise, odor, smoke, vibration or was products.

E. The use of any premises or build ing in such a manner that the health morals, safety or weifare of the com ARTICLE VI. R-40 RESIDENTAL ZONE

The following regulations shall app to all R_40Zones: PERMITTED USES

A. Customary and conventional farm ing operations. B. One-family dwelings.

C. Churches and similar places worship, parish holses, convents, as cemeteries, subjec to the condition specified in Article V, Paragraph 1 D. Public and quasi-public schools at institutions of higher learning white are not conducted as a business, subje o the conditions specified in Artic V, Paragraph 16. E. Municipal parks, playgrounds and other such municipal buildings and uses as are deemed appropriate and necessary by the Township Com of the Township of Madison. F. Other public buildings of a govern nental or cultura nature. G. Golf courses as defined by th PERMITTED ACCESSORY USES A. Customary farm buildings for u storage of products or equipment, for the processing of farm product and which are ocated on the sam parcel as the principal use. B. Roadside stands, in connection with a farm operation, for the purpose of display and sale of farm products b display and safe of farm products owner on the premises. C. Migrant housing facilities to b used only on a seasonal basis for migratory farm vorkers shall be per

migratory farm orkers shall be per-mitted when the buildings are on the farm property ad migrant workers perform their lapor for the occupants of the farm provided said buildings comply with the existing statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning State Board of Health concerni migrant housing and further provide said buildings an located at a distan at least two hundred fifty (250 feet from any street or adjoining property line or by reason of topography or oher natural features on the premise; said buildings are completely non-visable from said street or propery line. D. Accessory wellings designed for the permanent lousing of domestic or schold employees or farm workers

time medium density residential development in this zone, in order to serve the economic welfare, health and safety of the Township.

B. "Equivalent amount of residential use ratables" means an equal ratio of the true value of industrial and amercial ratables to that of any proposed residential use ratables.

C. Provision is hereby made to encourage the erection and construction of equivalent value industrial and commercial tax ratables prior to the erection and construction of medium density residential uses in this zone upon compliance with the following equirements. (1) Any applicant for a major sub-

division approval of medium density residential uses in this zone shall first submit detailed plat plans to the Planning Board showing the proposed industrial and/or commercial atables which are to be erected in a properly zoned area. The plat plans submitted shall comply with the requirements of the Subdivisior Ordinance governing the submission of major sub-division plans to the Planning Board. (2) If the Planning Board determines hat the proposed industrial and/or commercial uses will be for the economic benefit of the Township and that they will not conflict with or impair, the intent or zone plan of this Ordinance, the Planning Board may recommend the approval of an equivalent amount of residential use ratables to be located in this zone, but in accordance with the Area Yard and Building Requirements specified for the R-15 Residential Zone in the Schedule, Article IV of this Ordinance (3) The Planning Board shall not recommend approval of any major subdivision of residential uses pursuant to this section until either the proposed industrial or commercial ratables are substantially completed, or until good and sufficient guarantees or performance bonds have been deposited with or posted with the Township Clerk, so to assure the actual co of the aforesaid industrial or commercial ratables. The amount of said guarantees or bonds shall be determined by the Township Engineer and approved as to form by the Township Attorney prior to the issuance, of any zoning permit or building permits and prior to approval of any subdivision of equivalent residential uses. (4) The Planning Board or the Town-ship Governing body may impose any other conditions that they may

reasonably deem necessary to accomplish the purposes and intent of this Ordinance. (5) The Planning Board and the Township Governing body may deny any application made pursuant to this section that would in their judgment be detrimental to the health, safety and general welfare of the Township.

ARTICLE VII. R-20 RESIDENTIAL ZONE 1. PERMITTED USES.

 A. One-family dwellings.
 B. Churches and similar places of worship, parish houses, convents and cemeteries, subject to the conditions specified in Article V, Paragraph 16. C. Public and quasi-public schools and institutions of higher learning

Zone in Article VII, Paragraph 3. 4. AREA, YARD AND BUILDING REQUIREMENTS. A. As specified for this zone in the 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. B. For two-family dwellings, the minimum lot area shall be increased to fifteen thousand (15,000) square

feet and the minimum frontage to on hundred fifty (150) feet. All other All other regulations as set forth in the Schedule this zone shall be complied with. C. In cases where a lot in this zone does not have public water and public sewerage facilities available to it or for other reasons is not connected to such facilities, the lot shall comply with the requirements of the R-2 Zone insofar as lot area and frontage is concerned. In the case of two-family dwellings, the minimum lot area and frontage shall be provided for each dwelling unit. All other regulations for this zone shall be complied with. This provision shall not apply to exist-ing lots of record, which front on an accepted public street. 5. OTHER PROVISIONS AND

3. OTHER USES PERMITTED UPON APPLICATION TO THE BOARD OF ADJUSTMENT FOR A SPECIAL PERMIT. A. Gasoline filling stations subject to the standards and conditions set

forth in Article XVIII, Paragraph 3A of this Ordinance. B. Commercial amusement uses subject to the standards and conditions

set forth in Article XVIII, Paragraph 3F of this Ordinance. C. Commercial advertising signs, subject to the conditions set forth in

Article XVIII, Paragraph 3G of this Ordinance. 3D. "Public utility installations subject

to the standards and conditions set forth Article XVI. Paragraph 2A of this ordinance. 4. AREA, YARD AND BUILDING

REQUIREMENTS. A. As specified in the Schedule,

Article IV of this Ordinance OTHER PROVISIONS AND REQUIREMENTS.

A. Off-street parking space shall be provided as follows:
(1) For retail business and service

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

(2) For Marinas--one (1) space for each berth provided at the facility. (3) For swimming and bathing facilities -- one (1) space for each three (3) persons. Maximum capacity is to be determined upon application to the Board of Adjustment, based upon the total maximum capacity of the facility. Maximum capacity is to be set and determined by the Board of Adjustment upon application, as set forth Article VII, Paragraph 3. (4) For restaurants -- one (1) space

for each four (4) public seats, plus one (1) space for each two (2) employees. (5) For motels and hotels -- one (1) e for each room available for

required buffer area as set forth in Paragraph 5D of this Article. (6) Traffic Control Signs. Free standsigns may be erected which are necessary to control and regulate the movement of traffic on the interior roadways on the premises provided the number and location of said signs are approved by the Planning Board pursuant to Paragraph 5E of this Article. Such signs shall not exceed four (4) feet in area and shall not exceed a height of six (6) feet. (7) Parking Lot Signs. Free standing signs may be erected within the park-ing areas to identify particular areas or sections of said parking lot pro-vided that not more than one (1) such

graph 5D of this Article, said signs shall not exceed fifteen (15) square feet for each of two faces.

(5) Directional Signs (Egress). Free

standing signs may be erected on the

premises for the purpose of providing directional information to traffic leav-

ing the premises provided the number and location of such signs are ap-

proved by the Planning Board pur-

suant to Paragraph SE of this Article.

Such signs shall not exceed fifteen

(15) feet in area, shall not obstruct vision for a height of seven (7) feet

above ground level and shall not ex-ceed eleven (11) feet in height. Not

more than one (1) such sign shall be erected, in conjunction with each drive-

way which provides egress from the

premises, which is located within the

sign shall be permitted for each forty thousand (40,000) square feet of park-ing area and further provided that such signs shall not exceed an area of three (3) square feet on each of four (4) faces nor exceed a height of twenty (20) feet. In addition, free standing signs may be erected at each end of a parking aisle for identification purposes provided that such signs shall not exceed one (1) square foot in area nor exceed a height of eleven

rental purposes to guests. (11) feet. All of the above described

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signs must be mounted not less than seven (7) feet above the ground and shall not obstruct vision in any way. D. Other customary accessory uses which are 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 as permitted in the R-40 Zone in Article VI, Paragraph 2 3. OTHER USES PERMITTED UPON AP-

PLICATION TO THE BOARD OF **ILSTMENT FOR A SPECIAL PERMIT.** A. Public utility installations subject to the standards and conditions set forth 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 Acticle XVI, Paragraph 3C of this Ordinance. YARD AND BUILDING RE-4. AREA.

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

5. OTHER PROVISIONS AND REQUIRE-MENTS. A. Off-street parking space shall be provided as follows:

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

(2) For personal service establishments - one (I) space for each two hundred (200) square feet of gross

(3) For business and professional offices, banks, fiduciary institutions -one (1) space for each four hundred (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 maximum seating capacity). (5) For bowling alleays - five (5) ces for each alley.

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

(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 lo-cated 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.

B. Not more than 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 upon a public street. No driveway shall be cated 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 public 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 landtwo-hund-red (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 egresss 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 n sary for the proper guidance and con-trol of vehicular traffic provided that not more than one (1) such sign is erected in conjunction with each such 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 consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least four (4) feet in height, and of such density

im work shift or

the Zoning Officer prior to the expiration of the aforesaid forty-five (45) day per-iod. If no written report is submitted during that 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 terms or 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

 PERMITTED USES.
 A. Manufacturing of light machinery, comprising any of the following: car-burators and small machine parts; cash registers; sewing machines; and type-writers, calculators and other office B. Fabrication of metal products, com-

prising any of the following: baby carriages, bicycles, and other vehicles; met-al foil - tin, aluminum, gold; metal iture; musical instruments; sheet metal products; and toys. C. Fabrication of paper products, com-prising 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: Boats; box-es; cabinets and woodworking; furniture; and toys.

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

F. Laboratories comprising any of the following: biological; chemical; dental; electronic; pharmaceutical; and general. G. The warehousing or storage of goods and products provided no goods are sold from the premises.

permissible industry, comprising any of the following: brush and br manufacturing; concrete and plastic products; electric light and power and ther utility company installations; electronic products; farm machinery - sales and service; glass and glass products manufacturing; jewelry manufacturing, in-cluding gem polishing; laundering and cleaning establishments; leather goods nanufacturing, except curing, tanni finishing of hids: motion picture exchange; pharmaceutical products manufacturin photo finishing; pottery and ceramic prodcts manufacturing; printing plants; sporting goods manufacturing; thread and yarn

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

(1) Dissemination or dust, smoke, mog, gas, fumes or odors, or other atmospheric pollution, noise, glare, or vibration beyond the boundaries of the industrial zone; or (2) Hazard of fire or explosion or other physical hazard to any adjacent build-

ing or to any plant growth or vegatation on any land adjacent to the site of the 2. PERMITTED ACCESSORY USES.

A. Private garage space necessary to store any vehicles on the premises. B. Dwelling units in conjunction any industrial use to be used solely for housing of caretakers, guards, or other custodial employees. C. Off-street parking space for em-

oyees 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 twentyper cent of the allowable sig area shall be located within the required front yard area. Such signs may be il-luminated but shall not be of the flashing

E. Customary agricultural accessary uses as permitted in the R-40 Zone in Article VI, Paragraph 2. 3. OTHER USES PERMITTED UPON A P

PLICATION TO THE BOARD OF AD-JUSTMENT FOR A SPECIAL PERMIT. A. Commercial recreation and airports.

4. AREA. YARD AND BUILDING RE-

QUIREMENTS. A. As specified for this zone in the Schedule, Article IV of this Ordinance. 5. OTHER PROVISIONS AND REQUIRE-MENTS. A. One (1) off-street parking space shall

be provided for each employee on the

4. AREA, YARD AND BUILDING RE-QUIRÉMENTS. A. As specified for this zone in the Article IV of this Ordinance. . OTHER PROVISIONS AND REQUIRE-MENTS.

A. Same as set forth for the M-1 Light

Industrial Zone in Article XIV, Para-graph 5A through 5F. B. Prior to the issuance of a Zoning Permit for a permitted use under Par-agraph 1B of this Article, the applicant shall submit to the Board of Adjustment a complete set of plot and building plans showing: the location of the property in relation to the surrounding property and streets within five hundred (500) feet of the tract; the location of all existing and proposed buildings, structures, drives, parking areas, loading areas, waste disposal fields, and other construction features of the proposal. The Board of Adjustment shall review the proposed plans and determine whether not they comply with the following performance standards and any other applicable requirements of this Ordi-

nance. C. Performance Standards, No propo use shall be approved unless proof is provided that said use will meet the following requirements during its opera-

> (1) Liquod wastes and effluents shall be discharged into an approved exist-ing sewerage treatment system in acrdance with the regulations of that system or shall be treated in a treatment plant operated by the proposed use which is in compliance with the applicable State Statues and the rents of the New Jersey State Board of Health.

(2) Precautions against fire hazards, procedures goerning storage of ma-terials, structural design, and safeguards for the health and safety of workers shall comply with the applicable regulations and requirements of the State Department of Labor and

Industry. (3) Any vibration, effluent, glare or noise resulting from the operation of the proposed use shall not be evident or observable beyond the boundaries

of the M-2 Industrial Zone (4) The proposed use shall not result in the dissemination of smoke, dust, chemicals, or odors into the air to such a degree as to be detrimental to the health, safety and welfare of the resi-dents of the area.

D. The applicant, in connection with Paragraph C (4) above, shall secure a report from the Board of Health of the rownship of Madison in regard to the effect of the proposed use upon the public health of the residents of the Township and the surrounding area with respect to any potential pollution of the air re-sulting from the dissemination of smoke, chemicals, odors, or dust from the in-dustrial 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.

E. Wherever the property line of alot in the M-2 Zone abuts or is across a street from a residential zone, a buffer area shall be established which shall include an area of land five hundred (500 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 fol-

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

(Z) Directional signs in conjunction with said driveways which are necessary for the proper guidance and control of vehicular traffic proviced that not more than one (1) such sign is erec unction with each such driveway and further provided that the sign conform with the appropriate restric-tions 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 two grow ing seasons, a screen at least four (4) feet in height, and of such density as will

limitations of this Ordinance, provided that suh uses shall increase the front, rear, and side yards one (1) foot for each foot by which such building exceeds the height limit herein established for such zone in which it is located, and further provided that in no case shall any building have a height greater than fifty (50)

Undersize Lots. Any existing parcel of land with an area or width less than that prescribed for a lot in the zone in which such lot is located, which parcel was under one (1) ownership at the date of the adoption of this Ordinance, and the owner thereof owns no adjoining land. may be used as a lot for any purp permitted in the zone, provided that all other regulations prescribed for the zone by this Ordinance are complied with, and further provided that no lot of less than five thousand (5,000) square feet in area or less than fifty (50) feet of frontage shall be so used.

Notwithstanding provisions of this ordinance, any tract of vacant land, zoned to permit the construction of one family ses, upon which final subdivision has obtained, prior to the effective date of this ordinance, and a plat of which has been filed with the County Recording Officer at any time within the period of two years prior to the effective date of this ordinance, may be developed and one family houses may be erected thereon in accordance with the least restrictive provisions of the particular zone in which such tract is located with respect to (1) this zoning ordinance, or (2) the zoning dinance in effect at the time such plat was filed.

2. SPECIAL EXCEPTIONS, The follow special exceptions to the use limitations imposed by this Ordinance are permitted under the terms and specifications herein forth. Whereas the necessity for cer tain specific uses is recognized and at the same time appreciating the fact that they or any one of them may be, or become, inimical to the public health, safety, and general welfare of the community, i cated without due consideration to the existing conditions and surroundings, the following standards and procedure are hereby established.

These standards are intended to provide the Board of Adjustment and govern-ing body with a guide for the purpose of reviewing applications for special ex-ceptions as provided for by this Ordinreviewing an application, the Board of Adjustment may act on site plans submitted to it or may suggest modifications and changes to said plan, in recom-mending approval of an application, the Board of Adjustjent may require, in addi-

tion to the features hereinafter specified, such other features or design, in keeping with the intent thereof that will further the purpose of these standards and regu-Such features shall be provided and maintained as a condition of the establishment and maintenance of any use o which they are a condition of approval, The Board of Adjustment shall decide each application in accordance with the procedure provided for the issuance of special use permits in Article XVII, Paragraph 2B.

A. "Public Utilities. Public utility installations, except gas manufacturing plants, are permitted in all of the ercial and industrial zones. Electrical substations, telephone exchanges, telephone booster stations, gas metering stations, telegraph and express offices and similar installations, but not service or storage yards, shall be permitted in any residential ne provided that.

(1) A plot plan and a statement setting forth the need and purpose of the installation are filed with the Board of Adjustment by the applicant in triplicate.

 (2) Proof is furnished to the Board of Adjustment that the proposed installation in a specific location is necessary or convenient for the operation of the public utility system or for the satisfactory provision of service to the neighorhood or area in which articular use is to be located (3) Adequate and attractive fences and other safety devices shall be pro vided and sufficient landsca ncluding shrubs and lawn, shall

be provided and maintain B. Hospitals, Philanthropic or Eleema nary Uses. Hospitals, philanthropic or eleemosynary structures, except correc-tional institutions, may be permitted in

(4) The property proposed to be ocupied by such use shall have a ninimum lot area of five (5) acres. more than twenty (20) per cent of the land area shall be occupied by (5) No building, structures.
 (5) No building, structure or active recreation facilities shall be located

e hundred (100) feet of an adjacent residential property line. The maximum membership limit said organization shall be fixed at time of application and shall be mensurate to the amount of land be used and the exact nature of use. No further expansion of said embership shall be made unless adanal land is acquired and suppleental application is made to the Board

Adjustment. The membership rolls shall be d annually on the first day of July d a complete and itemized list of bers shall be filed with the Town Clerk in triplicate within thirty days of said date.

Off-street parking space shall be wided at a ratio of one (1) space each three (3) memberships per-

arden Apartment Development, Garapartment development may be per-ted in the C-3 Highway Development ie, provided the following conditions standards are complied with which Il not be subject to variance or exon by the Board of Adjustment The applicant shall submit to the wnship Planning Board six (6) sets plat plans and specifications together storm drainage maps and topogramaps ten (10) days prior to ext regular meeting of the Board and filing fee of Ten Dollars (\$10,00) er family unit shall be paid to the Planning Board to cover administrative expenses incident to the study of said plans and maps. The plans and maps submitted shall be based upon tax-map information or some other acurate base at a scale of not less han four hundred (400) feet to the ch, so that the entire tract is shown e sheet which shall show and

lude the following information: a,) The location of that portion which s to be developed in relation to the tire tract.

b.) All existing structures, pathways, arking areas, play areas and land-caping on the site and all structures ocated within two hundred (200) feet the site. .) The name of the owner of the

site and of all adjoining property owners as disclosed by the most ecent municipal tax records, The tax map sheet, block and nbers where applicable.

e.) All streets or roads and streams within five hundred (500) feet of the The lot upon which such use is proed shall conform to the following

andards and requirements; a.) Minimum lot size twenty (20) cres, exclusive of public ways, that onts upon an existing improved road highway which can be serviced,

extension, at the owners expense existing city water and sanitary verage facilities. nimum frontage - three hundred

ty (350) feet. .) Maximum lot coverage - twenty 0) per cent, (by buildings or struc-

1.) Minimum front yard - fifty (50)

c.) Minimum side and rear yards fifty (50) feet)) No structure shall be so designed so located in the development that

he distance from any window of any m used for human habitation shall e less than sixty (60) feet fro m the any structure on the site, uch distance to be measured by ne perpendicular to the plane o e surface of said window, except hat this distance may be reduced to ot less than thirty (30) feet for one exposure where a room has two exhroom or laundry, utility room or ed as a community or group meet

room or for a similar purpose. separate freestanding closer than ten (10) feet to ther building on the site building shall exceed two and

alf (2 1/2) stories in height exve of cellars and basements, The total number of dwelling units roject shall not exceed an aver-

by the Township Engineer, to cover the cost of all inspections. (12) The Planning Board shall recom-mend approval of said plans to governing body upon proof of compliance with all of the above enumerated terms and nditions and upon a finding by the Board that the proposed project would not exert a detrimental effect upon surrounding areas or uses becau poor arrangement, traffic hazards, or disruption or destruction of existing neighborhood character, and upon making a further finding that the proposed project is economically feasible and advantageous to the community, after considering the capacity of the project to pay through taxation it's share of the cost of additional municipal services necessitated by its erection or construction.

E. GASOLINE FILLING STATIONS, Gasoline filling stations, Public garages and auto repair shops may be permitted in a C-1, C-2 or C-3 Commerical Zone, provided that the following standards

and conditions are complied with: (1) Five sets of plans, specifications and plot plans are filed with the Board of Adjustment showing in detail the exact location of such public garage. the number of gasoline tanks to be installed, the dimensions and capacity of each tank, the depth at which the tanks will be placed below ground, the number of pumps to be installed, the type of structure and accessory buildings to be constructed, the number of automobiles to be garaged, and a description of the nature and extent

(2) The proposed use.
(2) The proposed use shall be located on a lot of not less than twenty thousand on one of the proposed use shall be located on a lot of not less than twenty thousand (20,000) square feet in an area which is not located at a corner of any dangerous street intersection, and the lot lines of which are located not less than one thousand (1,000) feet from any school offering a course of generaled. ucational instruction, hospital, church, or library, or not less than two thousand (2,000) feet from an existing gasoline fifting station, public garage or auto repair shop, (3) All filling pumps and structure

shall be located at least twenty-five (25) feet from the street line side and rear property lines, and at least fifty (50) feet from the boundary of a residential zone.

(4) All other regulations for the zone in which the use is to be located shall be complied with.

The measurements of distance (5) referred to in sub-paragraphs 2 and 3 shall be measured along street lines between the entrance, exit or other driveways on the premises specifically enumerated in sub-paragraphs 2 and 3 referred to hereinabove

(6) The proposed use shall in no be detrimental to the health, safety and general welfare of the Township nor shall it result in a depression of any established property values in the general area,

Commercial Recreation Activities. Commercial recreation uses and activities, including theatres, bowling alleys, public beaches and marines, miniature golf courses, driving ranges, amusement parks, and swimming pools may be permitted in a C-3 Highway Development Zone provided the following standards and conditions are complied

(1) Five (5) sets of plans, specifications and plat plans are submitted to the Board of Adjustment showing the proposed structures and use areas, park ing areas, driveways and buffer areas and including a statement setting forth the particulars on the proposed operation of the use and proposed maxi-mum capacity of persons using said facilities.

(2) The proposed use shall comply with all yard and area requirements for the C-3 Zone enumerated in the Schedule, Article IV of this Ordinance. (3) In the case of activity which takes place entirely within an enclosed building, one (1) parking space shall be provided for each fifty (50) square feet of gross floor area. In the case of an open air activity, the area al-located for off-street parking shall be equal to three (3) times the area actively devoted to the commercial recreation

Means of ingress and egress for the parking areas shall be limited to the minimum required to properly the minimum required to properly handle the volume of traffic anticipated to be attracted by the use. Wherever said driveways are located on a State

(6) Any signs to be erected shall

Article XII, Paragraph 2C

shall it result in a depression

and structures within

sign area to be erected is provided.

Said land shall be used for no other

purpose other than agricultural use and

copy of said lease shall be filed with

application which indicates

roadways

7. DISTRICT CHANGES, Whenever the requesting such permit, together with a map of the premises showing the contour lines and proposed contour grades re-sulting from such intended removal of any boundaries of a district shall be changed so as to transfer an area from one dis trict to another district of a different natural mineral deposit in relation to the lassification, the foregoing provisions topography of the premises and the surshall also apply to any non-conforming uses existing therein or created thereby ARTICLE XVIII ADMINISTRATION nding area.

a state

Prior to making its determination on the application, the Township Com-mittee shall forward a copy thereof to-1. ENFORCEMENT. The provision of this Ordinance shall be administered and engether with all maps and other supforced by the Zoning Officer of the Township. In no case shall a permit be granted for the construction or alteration of any porting data to the Planning Board for its review and report as to the relationbuilding where the proposed construction alteration of any provision in this Ordi-nance. It shall be the duty of the Zoning Officer or his duly authorized assistants ship and effect of the application upon the Comprehensive Master Plan of the Township and the established characteristics in the area pursuant to 40: 50 - 1.13. The Planning Board shall to cause any building, plans or premises to be inspected or examined and to order, ubmit a written report to the governin body within forty-five (45) days of its receipt of the application. D. The Governing Body shall give due in writing, the remedying of any conditions found to exist in violation of any provision of this Ordinance, and he shall have the

right to enter any building or premises while in the course of his duties.

A. Zoning Permits. Zoning permits shall hereafter be secured from the Zoning

Officer's office prior to the issuance of

a building permit for the construction, erection, or alteration of any structure

or sign or part of a structure or upon a change in the use of a structure of land.

for any special use permit as permitted

by this Ordinance shall be made to the Board of Adjustment through the Zoning Officer. The Board of Adjustment may refer the matter to the Planning Board

for report thereon as to its effect on

the comprehensive planning of the Town-ship. If referred to the Planning Board,

after receipt of such report, the Board of Adjustment shall hear the application

in the same manner and under the same procedure as it is empowered by law

exceptions to the provisions of the Zon-

ing Ordinance. If in its judgment the 'ap

ing Ordinance. If in its judgment the ap-plicant has met the minimum standards set forth, and, if in its judgment, such use will not be detrimental to the health, safety and general welfare of the Town-

ship, and, if such use is deemed neces-

ship, then the Board of Adjustment shall

recommend that the Township Governing

Body approve such application and direct

the Zoning Officer to issue such permit.

If in its judgment, the Board of Adjust-ment determines that the applicant has

not met the minimum standards set forth,

or determines that such use will be detrimental to the health, safety and

general welfare of the Township, or

if such use is not deemed necessary for

the convenience of the Township, then

the Board shall recommend that the

Township Governing Body deny such ap-

In respectively recommending approval

or in approving such application, the Board of Adjustment and the Township

Governing Body may impose any reason-able conditions that they may respectively

deem necessary to accomplish the reasonable application of the standards as provided in Article XIV and they may

respectively recommend denial or deny any such application that complies with

the nimimum standards but would be deemed detrimental to the health, safety

Temporary Use Permits. It is rec-

ognized that it may be in accordance with the purpose of the Ordinance to

permit temporary activities for a limited period of time, which activities may be

prohibited by other provisions of this Ordinance. If such uses are of such a nature and are so located that at the

In no way exert a detrimental effect upon the uses of land and ac-tivities normally permitted in the zone;

(2) Contribute materially to the welfare

of emergency, under conditions peculiar to the time and place involved;

Then the Board of Adjustment may, sub-

ject to all regulations for the issuance specified, direct the Zoning Officer to

issue a permit for a period not to exceed

six (6) months. Such period may be ex-tended not more than once for an addi-

tional period of six (6) months. D. Certificate of Occupancy. Certificate

of occupancy shall be issued by the Build-

ing Inspector in the manner prescribed

in the Township Building Code, South certificates, however, shall hereafter

not become valid unless countersigned

Such countersignature shall certify that

all provisions of this Ordinance have been

complied with in respect of the property

signature shall be granted or denied

within ten (10) days of the submission of the certificate to the Zoning Officer.

Officer upon the owner of a violation of

any of the provisions or requirements with respect to any building or use thereof, or of land, as specified in this

Ordinance, the certificate of occupancy shall become void and the owner of the

property shall be deemed to be in vio-lation of this Ordinance and subject

to the penalties hereinafter prescribed.

required for any further use of such build-

3. RECORDS. It shall be the duty of the

Zoning Officer to keep a record of all

applications for zoning permits issued, and

which he countersigns, together with a no-

He shall file and safely keep copies of all

plans submitted, and the same shall form a part of the records of his office and

shall be available for the use of the Gov

Township of Madison.

erning Body and of other officials of the

The Zoning Inspector shall prepare a monthly report for the Governing Body

summarizing for the period since his last

previous report all zoning permits issued

the Township Tax Assessor at the same

time it is filed with the Governing Body.

4. BOARD OF ADJUSTMENT.

tation of all special conditions involved.

record of all certificates of occupancy

A new certificate of occupancy shall be

Upon service of notice by the Zonin

by the Zoning Officer.

the Township, particularly in a state

and welfare of the Township.

time of petition, they will:

plication.

sary for the convenience of the Town-

and ordinance to hear cases and make

Special Use Permits. Applications

2. CERTIFICATES AND PERMITS.

consideration to the report and recommendations of the Planning Board and to the health, safety, and general welfare of the community. Particular consideration shall also be given to the

ollowing factors; (1) Erosion by water and wind. (2) Drainage.(3) Soil Fertility.

(4) Grades and elevations of adjoining streets and lands. (5) Land values and uses.

(6) Such other factors as may bear upon or relate to the coordinated, adjusted and harmonious physical development of the Township and the future use of the area as contemplated by the Township Master Plan.

(7) If, after examing the application and the map provided for in Paragraph 2 above, the Governing Body shall be of the opinion that the proposed removal will not result in the c eation of any sharp declivities, pits, or depressions, soil erosion or fertility problems, depressed land values, nor create any drainage, dewerage problems of other conditions of danger, permission to remove any natural min eral deposit shall be granted. (8) Before any permit for removal shall be issued, the applicant shall file with the Governing Body, a bond in form acceptable to the Township

of Madison in such amount as in the

opinion of the Governing Body shall

be sufficient to insure the faithful performance of the work to be under-taken pursuant to the permission granted by the Township Committee

pursuant to the provisions of this Ordi-

(9) When permission to remove any natural mineral deposit is granted,

the owner or person in charge shall

so conduct the operations that there shall be no sharp declivities, pits or

depressions, and in such a manner that the area shall be properly leveled

off, cleared of debris, and graded to

grades as approved by the Township

(10) The owner of the premises or

the person in charge of the removal of any natural mineral deposit, when

permission has been duly granted,

of a rable soil for a depth of ten (10)

inches, but such top layer of arable soil to a depth of ten (10) inches

shall be set aside for retention on

over the premises when the rest of

any natural mineral deposit has been removed, pursuant to levels and con-

tour lines previously approved. (11) In the case of any open exca-

vation, there shall be a substantial

fence approved by the Township En-

gineer, with suitable gates completely enclosing the portion of the property

in which the excavation is located, and

uch fence shall be located at all

points, forty (40) feet or more distant

from the edge of such excavation, (12) No excavation shall be made and

no natural mineral deposit shall be removed unless a permit therefore

shall have been first obtained as pro-

vided herein, and no excavation shall be made and no natural mineral deposit

shall be removed except in conformity

with the provisions of this Article and

such additional provisions which form

the decision of the Governing Body, including time limitations.

ARTICLE XVII NON-CONFORMING USES,

CONTINUANCE. Except as otherwise

ovided in this Article, the lawful use land or buildings existing at the date

of the adoption of this Ordinance may be

continued, although such use or building

does not conform to the regulations speci-

the premises, and shall be re-sprea

shall not take away the top

nform with the contour lines and

nance.

as will of er cent of the glare of automobile h per cent of the glare of automouth mouth lights emitted from the premises through-out the full course of the year.

The landscape screen described above shall not be located closer than twentyfive (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 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 planted is greater than that at the edge of the adjacent parking area, the requi 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 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 nt that the season is not appropri ate, until a performance bond is with the Township Committee in an arr equal to the estimated cost of said landscaping installation. In any event a performance bond shall be posted with the Township Committee in an amount equa to twenty-five (25) per cent of the total estimated cost to insure that the installed fandscaping complies with the require-ments set forth above at the completion

of the second growing season. E. Application for a zoning permit for a ise 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, all streets and easements, the location of all proposed structures and all existing st tures within five hundred (500) feet of the tract, signs, fences and walls, landscaped areas, parking areas and means of accesss thereto and egress therefrom, and maximum sewting or usage capacities Before approving any such application, the Zoning Officer shall forward same the Planning Board for review. The lanning Board shall, within forty-five (45) days of the receipt of such applica find and determine whether the applicant has complied with the above stat ed standards and requirements and shall further determine; whether the approval of same will be detrimental to the pu health, safety and general welfare of the Community; whether or not such cation is in accordance with the Master Plan of the Township; and whether the approval of same will impair the general Zoning Plan of the Township; said findings and determinations shall be submitted in writing to the Zoning Officer. No Zoning Permit shall be issued by

for three hundred (300 square feet of gross floor area, whichever is greater. B. Parking areas may be located in of the required yard areas 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) nor more than thirty (30) feet in width. No driveways shall be located within two hundred (200) feet of the intersection of two public streets nor within one hundred (100) feet of an existing drivewwy

or private street. C. Each use located in this zone shall provide sufficient truck loading and un-loading facilities on the same lot, in other than the required front yard area so as to permit the transfer of goods in other than a public street. D. Each industrial use established in

this zone shall set aside twenty (20) per cent of the area of the tract voted to such use which shall be land-scaped, and seeded with perennial grass,

and used for no other purpose. E. All industrial activities or processes shall take place within an enclosed but ing. Incidental storage out-of-doors shall be shielded from any public street or adjacent residence zones by fencing, landscaping or other appropriate mea-

F. Whereever the property line of a lot in this zone abuts or is across a street from a residential zone, a buffer area five hundred 500 feet in width shall be established which shall conform to all other conditions and requirements set forth for such buffer areas in the C-3 Zone as specified in Article XIII, Paragraph 5D.

G. The following uses or activities are specifically prohibited in the M-1 Zone (1) Residential Dwelling units other than those utilized in conjunction with a permitted farm operation or as pernitted by Paragraph 2B of this Arti-

Retail business of any type. 3) The manufacture of heavy chemicals such as, but not limited to: mineral acids or other corrosives, ammonia, caustic soap and sulfuric acid; the manufacturing of basic or semi-finished chemicals, such as: cellulose products, resins, dye stuffs, glue, vegetable, animal or mineral fats or oils, explosives, combustible gases, and detergents, fertilizers derived from animal origins, asphalt and tar products; the manufacture or pro-duction of metals and alloys in ingot form; the manufacture or production of cement, plaster, cork and other constituents, matches, paints, oils, varnishes, lacquer, rubber or rubber products; the slaughtering or processof animals or fowl. ARTICLE XV M-2 HEAVY INDUSTRIAL ZONE

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

graph 1. B. 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 5C and 5D of this Article. 2. PERMITTED ACCESSORY USES.

A. Same as permitted in the M-1 Light Industrial Zone in Article XIV, Paragraph 2 of this Ordinance. OTHER USES PERMITTED UPON A P-PLICATION TO THE BOARD OF AD-

JUSTMENT FOR A SPECIAL PERMIT. Same as specified for the M-1 Light Industrial Zone in Article XIV. Para-

obscure at least seventy-five (75) per cent of the glare of automobile headlights itted from the premises throughout the full course of the year.

The landscape screen described above shall not be located closer than twentyfive (25) feet from a street or closer than

ten (10) feet from a property line. The required heights 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 ele tion. In the event that the ground elevation of the location at which the screen is to be planted is greater than that at edge of the adjacent parking area, 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

duced 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 requireents do not live, they shall be replaced

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 posted with the Township Committee amount equal to the estimated cost

of said landscaping installation. In any event a performance bond shall be posted with the Township Committee in an am equal to twenty-five (25) per cent of the total estimated cost to insure the installed landscaping complies with the require-ments 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 2B. (2) Commercial structures or uses of

any type. ARTICLE XVI PERMITTED MODIFICA-TION AND EXCEPTIONS.

General Modifications. The following difications to the requirements of this Ordinance are permitted under the terms and specifications herein stated:

A. Height. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, penthouses and domes, not used for human occupancy; nor to chimneys, ventilators, sky-lights, water tanks, bulkheads, similar features and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as is necessary to accom plish the purpose they are to serve, provisions of this Ordinance shall not apply to prevent the erection above the building height limit of a parapet wall or cornice for ornament (and without windows) extending above such height

limit not more than five (5) feet, Public and quasi-public buildings, schools, churches, and other similar permitted uses may exceed the heigh

any residential zone provided the follo ing standards and conditions are compiled

(1) A set of plans, specifications and plot plans, and a statement setting forth full particulars on the operation of the structure or use is filed with the B bard of Adjustment in triplicate the applicant.

(2) The lot upon which such use is proposed shall conform to the following standards and requiren (a.) Minimum lot area - (5) acres. (b.) Minimum front, rear and side yard areas - one hundred (100) feet. (c.) Maximum lot coverage - tw

tive (25) per cent. (3) The Height of structures to be constructed may exceed the maximum height requirements of this Ordinance, provided, however, that the front, and side yard requirements set forth above, shall be increased by one (1) foot for each foot by which the height of the structure exceeds the maxim height which would be otherw mitted by this Ordinance, and further provided that in no case shall any proposed structure exceed fifty (50) feet in height.

(4) Off-street parking space shall be required in accordance with the following standards:

(a.) Hospitals - one (1) space for three (3) beds.

(b.) Philanthropic and eleemosynary uses - one (1) space for each four (4) beds where beds are a function of the use or one (1) space for each four hundred (400) square feet of gross floor area where beds are not a function of the use.

(5) The proposed use will in no way be detrimental to the surrounding property values and that the use proposed will serve a useful purpose in the Township and otherwise te the general welfare of its residents.

Quasi-public Buildings and Recreation Areas, Quasi-public buildings and rec-reation areas including clubhouses, areas including parks, playgrounds, st tennis courts, and other swimming pools membership operated by non-pro R-20, R-15, R-10, R-7 ermitted in an esidential Zon wing standards provided that the foll nd conditions are compiled with:

(1) A set of plans, specifications and plot plans, a statement setting forth ent setting forth the full particulars on the operation of the use and a complete list of the proposed charter membership including names and resident addresses shall be filed with the Board of Adjustment in triplicate.

(2) It is ascertained by the Board of roposed use is diustment, that the bonafide a bonafide non-pro operated solely for t organization recreation and enjoyment of the mbers of said ryanization,

3) It is ascertained by the Board of proposed use in will not adverse-Adjustment that the the proposed location ly affect the safe and co nfortable enjoyent of property rights or otherwise adversely affect the value of adjacent properties, that the design of structures erected in connection with such use are in keeping with the general character of the residential area, and that sufficient landscaping, including trees, shrubs, and lawn are provided to serve as a buffer between said use and adjoining residential properties, and to insure an attractive appearance for the use.

sixteen (16) units per acre of lanes shall be provided,

ifficient off-street parking space rovided for one an 1/2) vehicles for each family zone, a buffer area shall be established in said plat. Twenty-five r cent of such parking spaces forth for such areas in the C-3 Zone as set forth in Article XII, Paragraph e garages

The size of individual dwellin n any project shall be limited OWE

No unit shall have more than and one-half (4 1/2) rooms or than two (2) bedroo At least eighty (80) per cent of units shall have no more than

and one-half (3 1/2) rooms or Driveways for ingress and egress eral area. e project shall not be located

door advertising signs, billboards, and devices which are not directly related two hundred (200) feet of an exdangerous intersection or create her hazardous conditions, insofar to a business being conducted on the premises may be permitted in a C-2, C-3, M-1, or M-2 Zone provided that , traffic generated by the shall not be required to use or residential streets. A playground area or areas shall

are complied with: vided at the rate of five hundred square feet per ten (10) dwelling (1) Five (5) sets of plans, specifica-. Outdoor play equipment shall nstalled in each playground in suf-int amount and variety to service occupants of the project. The entire area shall be attrac (2) A lot area equal to sixty (60) landscapei and seeded. In adsquare feet and lot width of one (1) foot for each one (1) square foot of landscape screens may be reired along procerty lines of adjacen ential properties if such is dee cessary by the Board to protect e value of said properties, shall be owned or leased by the ap-plicant. If the property is leased, a 10) One (1) non-flashing sign may be ermitted which does not exceed four 4) square feet in area on any one and which bears only the street frontage and land area which is the apartment house or project, to be utilized for said sign or signs. (3) Not more than seven hundred fifty street address, and indicating the escence or lick of vacant units. (750) square feet of sign area shall be erected which is grouped or at-(11) No plat shill be recommended for approval by the Planning Board until tached on a single parcel of land. e completion of ill required improve-ents has been certified to the Planning Board by the Township Engineer, information to include streets, street signs, curbs or gutters, sidewalks, street lights, slade trees, street nes, culverts, storm sewers and sanitary sewers, uless the applicant shall have filed with the municipality performance gua antee sufficient i e amount to the ost of all such im antee suffici specific terms are stimated by the Township gineer, and assuing the installation such uncomplete such uncompleted improvements or before an agred date. Such per nance guarantee may be in the form a performance ond which shall be ed by a bonding or surety company er check returnable to the applicant fter full compliance; or any other type surety approved by the Municipal ttorney. The aforsaid bond shall be roved by the Junicipal Attorney to form, sufficiency and execution.

f the required inprovements have been installed a accordance with ditie he performance gurantee, the obligor and surety shall b liable thereon to the municipality for he reasonable cost of the improvements not installed and upon receipt of the proceeds thereof municipality shall install such iments. The Developer shill also deposit a

ship Clerk in the about of five per cent (5%) of the Perormance bond or the cost of improvements, as estimated

fied by this Ordinance for the zone in which such land or building is located, acceleration and deceleration A. That no non-conforming lot shall be (5) Whenever the property abuts or is across the street from a residential

further reduced in size. B. That no non-conforming building shall ming to the requirements set

be enlarged, extended or increased unless such enlargement would tend to reduce the degree of non-conformance. That no non-conforming use may be

expanded

conform to the requirements set forth ABANDONMENT, A non-conforming for other uses in the C-3 Zone in ise shall be presumed to be abandoned when there occurs a cessation of such use (7) The proposed use shall in no way be detrimental to the health, safety or r activity by an apparent act or failure o act on the part of the tenant or owner general welfare of the Township nor reinstate such use within a period of one (1) year from the date of cessation established property values in the gennuance, Such use shall not therefter be reinstated and the structure shall . Commercial Advertising Signs, Outnot be reoccupied except in conformance

3. RESTORATION, If any non-conforming building shall be destroyed by reason of windstorm, fire, explosion or other act God or the public enemy to an extent the following standards and conditions of more than seventy-five (75) per cent of the assessed value as recorded in the records of the tax assessor, then such destruction shall be deemed complete tions and plat plans are submitted to the Board of Adjustment showing all destruction and the structure may not be rebuilt, restored, or repaired, except in conformity with the regulations of this hundred (200) feet of the proposed Ordinance, Nothing in this Ordinance shall revent the strengthening or restoring to all complaints of violations and the action

a safe condition any wall, floor or roof which has been declared unsafe by the of each such report shall be filed with REVERSION. No non-conforming use shall, if once changed into a conforming

use, be changed back again into a non-ALTERATIONS, A non-conforming building may be altered, but not enlarged or extended, during its life to an extent not exceeding in aggregate twenty-five (25) per cent of the assessed value as recorded in the records of the tax assessor inless said building is changed to a building conforming to the requirements of this Intinance . CONSTRUCTION APPROVED PRIOR TO

(4) No part of the structure and sign ORDINANCE. Nothing herein contained shall require any change in plans, conshall exceed fifteen (15) feet in height, The lower edge of the sign shall not be less than three (3) feet above struction or designated use of a building nd surface, Adequate measures for which a building permit has been

shall be taken to prevent the accumulaheretofore issued and substantial conion of refuse or trash at the base struction has taken place prior to the date of the adoption of this Ordinance.

of the sign. (6) No sign shall be closer than fifty(50) feet of any street line or adjacent

property line. (7) The proposed sign or signs shall not represent a hazard to the safe ovement of traffic upon the streets of the Township, nor interfere with or detrimental to the safe enjoyment of property rights in the area, either as a result of obstructing vision or because of its illumination, 3. NATURAL PRODUCTION USES.

There may be permitted in any district or zone, except a business distric, upon approval by the governing body, the ex-cavation and sale of sand, gravel, stone or other natural mineral deposit (except top soil), subject to the following con-

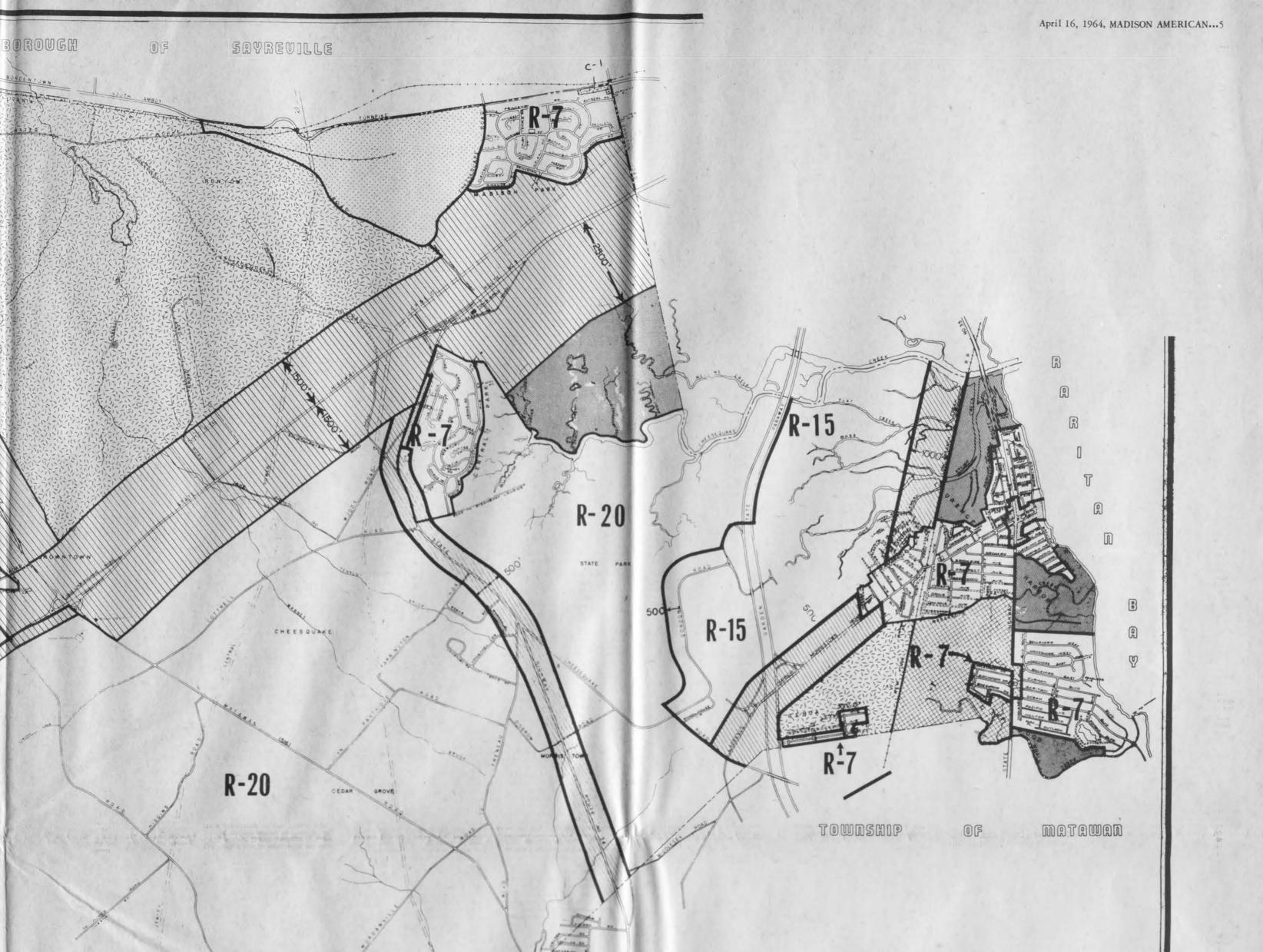
A. No person shall excavate or otherwise remove any natural mineral deposit for sale or for use other than on the premises from which the same shall be taken except in connection with the construction or alteration of a buildings such premises and excavations or grading incidental thereto, without first having procured a special permit from

the governing body. B. The owner of the premises shall file with the Township Clerk an application

A. Appointments. A Zoning Board of Adjustment is hereby established consisting of five (5) residents of the Township appointed by the Governing Body to serve for a term of five (5) years, each, except that upon adoption of this Ordinance, the members of the Board of Adjustment now holding office shall conue therein until their present terms expire, with each succeeding member serving for five (5) years. The Board of Adjustment shall yearly organize by selection of one of its members as Chairman thereof, and by the selection of a secretary who may or may not be a member of the Board. B. Removal and Vacancies. The mem-

(Continued on Page 6)





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TOWNSHIP OF MADISON

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 COM	MERCIAL ZONE	C-2
	HIGHWAY DEV	ELOPMENT ZONE	C-3
	LIGHT INDUS	TRIAL ZONE	M-I
院高级	INDUSTRIAL	ZONE	M-2

ZONING MAP

MIDDLESEX COUNTY, N.J.



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

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in in the last			-	
SCALE	1	N	FEET	

NJ P.E. 11298

E.EUGENE OROSS ASSOCIATES CONSULTANTS IN CITY PLANNING

Legal

(Continued from Page 4)

bers of said Board may be removed for cause, upon written charges and after a public hearing by the Governing Body. Any vacancy on Said Board shall be filled for the be filled for the unexpired term of the nber whose term shall become vacant. C. Meetings. Meetings of the Board of Adjustment shall be held at regular intervals and on such dates as determined by the Board at its annual meeting and at the call of the Chairman. The Board may fix by rule the manner in which the Chairman may issue any such call for a meeting and the amount of notice required of any such call. The Board may also fix by rule the manner, including the amount of notice, in which meetings other than tose at the call of the Chairman may be held. The Chair-man, or in his absence, the Acting Chairman, Chairman, may administer oaths and compel the attendance of witnesses. Minutes of meetings shall show the vote o each member upon the question or if absent or falling to vote, such fact shall be indicated. The Board shall also keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. D. Rules and Regulations. The Board shall adopt such rules and regulations as may be necessary to carry into effect the provisions and purposes of this Ordi-

E. Powers. The powers of the Board of Adjustment shall be in accordance with Section 39, Chapter 55, Title 40 of the Revised Statutes and amendments and supplements thereto.

(1) Error or Refusal. To hear and cide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or refusal made by an administrative official or agency based on or made in the enforcement of the Zoning Ordi-

(2) Exceptions and Interpretation. To hear and decide, in accordance with the provisions of any such ordinance, requests for special exceptions or for interpretations of the special exceptions or ffor interpretation of the map or for decisions upon other special questions upon which such Board is authorized any such Ordinance to pass. (The permitted exceptions in this Ordinance are set forth in Article XVI. (3) Variance of Area and Yard Re-

quirements. Where by reason of ex-ceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, or by reason of other ex-traordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under the act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such pro-perty, to authorize, upon an appeal relating to such property, a variance from the strict applications so as to relieve such difficulties or hardship provided, however, that no variance shall be granted under this paragraph to allow a structure or use in a district restricted against such structure

(4) Variance of Use Regulations. To recommend in particular cases and for special reasons to the Governing Body of the municipality the granting of a variance to allow a structure or use in a district restricted against such structure or use. Whereupon the Gov-erning Body may, by resolution, approve or disapprove such recommenda-tion. If such recommendation shall be approved by the Governing Body, then the administrative officer in charge of granting permits shall forthwith issue a permit for such structure or

No relief may be granted or action taken under the terms of these powers unless such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

F. Precedure, Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, Board or Bureau of this Township affected by any decision of the Zoning Officer or other administrative officer or agency. Such appeals shall be taken within forty-five (45) days of the action ap-pealed from by filing with the officer or agency from whom the appeal is taken and with the Board of AdjustARTICLE XXIV

This ordinance shall take effect immediately upon passage, approval and publication as prescribed by law.

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ABOVE ORDINANCE was read and approved on first reading at a special meeting of the Township Council of the Township of Madison, held at the Municipal Building on Route 9, Monday, April 6th, 1964

Further notice is given that a public earing on the proposed ordinance will be held at the Madison Township Municipal Building, Route 9 R.D. #1, Old Bridge. New Jersey on Monday, April 27th, 1964 at 8:00 p.m. Protests for or against the ordinance will be heard at this time. Protests for or against By order of the Township Council:-

> Mary M. Brown Clerk Twp. of Madison, N.J.

Legal Notice REGISTRY AND ELECTION NOTICE

Notice is hereby given that qualified voters of the Township of Madison not already registered in said Townshipunder the laws of the New Jersey governing permanent registration may register or transfer with the Township Clerk or outly said clerk of change of residence at the Clerks office, Municipal Building, Route #9, Old Bridge in the Township of Madison during the following hours; Daily except Saturday 9 a.m. until 4 p.m. up to and including March 8, 1964 or direct to the Middlesex County Board of Elections, 313 State Street, Perth Amboy, to

tration books will be closed until after forthcoming Primary Election to be

held on Tuesday, April 21, 1964. Notice of change of residence or application for transfer of registration shall be made either by written request forwarded to the Township Clerk or the County Election Board on forms provided by said Township Clerk or Board or by

Notice is also given that said District Election Board will meet in their respec-tive polling places, hereinafter designated between the hours of 7 a.m. to 8 p.m. on TUESDAY, APRIL 21 st, 1964

for the purpose of conducting a Primary Election for the nomination of the follow-irg candidates to be elected at the General Election in November:

One (1) President and Vice President One (1) United States Senator Members of the House of Representatives Two (2) Members of the Board of Chosen Freeholders

Unexpired Term

one year.

Notice of change of residence or application for transfer of registration shall be made either by written request for-warded to the Township Clerk or the County Board of Election on forms provided by said Township Clerk, or Board or by calling in person at the office of the Township Clerk or County Board of elections on to and inclusion Board of elections up to and including September 27th, 1964. On Thursday, September 27th 1964, the registration books, will be closed

Southeasterly, along the centerline of Deep Run, to the centerline of the New Jersey State Highway (Temporary) Route 18 (also known as the Old Bridge-Matawan Road); thence (4) Northwesterly, along the centerline of New Jersey State Highway (Temporary) Route 18, to the place of SECOND ELECTION DISTRICT Polling

Place: Old Bridge Ambulance and Emer-gency Squad, Englishtown Road, Old Bridge. DISTRICT THREE! Beginning at the intersection of the centerline of the New York and Long Branch Railroad with the dividing line between Middlesex County and Monmouth

County, and from said beginning point running: thence (1) Southwesterly along the dividing line between Middlesex County and Monmouth County, to the intersection of the centerline of the Laurence Harbor-Morristown Road, with the dividing line between Middlesex County and Monmouth County; thence (2) Northeasterly along the centerline of the Laurence Harbor-Morristown Road to the

Jersey State Highway Route 35; thence (10) Southeasterly, along the centerline of the aforesaid highway, to the centerline

of Margarets Creek; thence (11) North-

easterly, along the centerline of Margarets

Ingation Southwesterly of the centerline of Seidlers Beach Road, to a point in the centerline of the New York and Long Branch Railroad; thence (14) Southeaster-

ly, along the centerline of the New York and Long Branch Railroad to the place of

THIRD ELECTION DISTRICT

Polling Place Laurence Harbor Fire

DISTRICT FOUR:

Beginning at the intersection of the centerline of the New York and Long

beginning.

TOWNSHIP OF MADISON

intersection of the centerline of the Road to Oschwalds Brick Yard; thence (3) Northwesterly and at right agles to the centerline of the Laurence Harbor-Morristown Road, to a point in the dividing line of the Borough of Sayreville and the Township of Madison (said dividing line being also known as the centerline of Cheesequake Creek); thence (4) North-easterly, along the aforesaid dividing line, following its various courses, to the centerline of the New York and Long Branch Railroad; thence (5) Southeasterly, along the centerline of the New York and Long Branch Railroad to a point; thence (6) Northeasterly, and at right angles to the centerline of the aforesaid Railroad, to the intersection of the centerline of the Westerly end of Woodland Avenue; thence (7) Northeasterly, along a line to the intersection of the centerline of the West-N. I. On Thursday March 8, 1964 the regisrely end of Ravine Avenue; there (8) Southeasterly along the centerline of Ravine Avenue to a point distant 100 feet Northwesterly from, and measured at right angles thereto, the Westerly line of Shady-

calling in person at the office of the Township Clerk or County Board of Elections up to and including March 8th

Creek, following its various courses, to the Westerly bank of the Raritan Bay; the Westerly bank of the Raritan Bay; thence (12) Southeasterly, along the West-erly bank of the Raritan Bay, to the inter-section of the centerline of Seidlers Beach Road prolonged Northeasterly, the Westerly Bank of Raritan Bay; thence (13) Southwesterly, along the centerline of Seidlers Beach Road, and the pro-

One (1) Member Township Council

addition to the nomination of candidates to the aforementioned offices the election of two members one man and one woman of the local County Committee of the Democratic Party from each of the 11 election districts totaling 22 members in all for a term of one year and two members, one man are one woman of the Local County Committee of the Republican Party from each of the 11 election districts totaling 22 members in all for a term of

Notice is hereby given that qualified voters of the Township of Madison not already registered in said Township under the laws of New Jersey governing permanent registration may register with the Township Clerk, or notify said clerk of change of residence, at the clerk's office, Municipal Bldg., Rt. 9, Oldbridge in the Township of Madison during the following hours: Daily (except Saturday) 9 A.M. to 4 P.M., or direct to the Middlesex County Board of Election, 313 State Street, Perth Amboy, N.J., at any time between Wednesday, April 21, 1964 and Thursday, September 27, 1964 for

DISTRICT EIGHT:

Beginning at the intersection of the enterline of the Old Bridge-Englishtown enterline Road, Marlboro Road, and New Jersey State Highway (Temporary) Route 18 (also known as the Old Bridge-Matawan Road) and from said beginning point running thence (1) Southeasterly, along the center-line of New Jersey State Highway (Temine of New Jersey state righway (Tem-porary) Route 18 (also known as the Old Bridge-Matawan Road), to the centerline of Deep Run; thence (2) Southeasterly, along the centerline of Deep Run, to the dividing line between Middlesex County and Monmouth County; thence (3) South-

and Monmouth County; thence (3) South-westerly, along the aforesaid dividing line, to the centerline of the Hillsboro Road; thence (4) Northwesterly, along the centerline of Hillsboro Road, to the centerline of Marlboro Road; thence (5) Northwesterly, along the centerline of Marlboro

Load, to the place of beginning. EIGHTH ELECTION DISTRICT Polling Place: Old Bridge First Aid and Rescue Squad of Madison Township, Inc., Marlboro Road, Old Bridge.

DISTRICT NINE:

Beginning at a point formed by the intersection of the centerline of Temporary Route 18 and the centerline of Route 9 and running thence; (1) Southerly along the centerline of Route 9 to the centerline of a stream flowing into the South River known as Deep Run, thence; (2) Westerly along the center line of Deep Run to the south Westerly corner of lands of Herberr and Anna Gaub, thence; (3) Northerly along the Westerly line of the aforesaid Gaub tract, said line also being the Easterly boundary of Sayre Woods South section 2, to the centerline of Throckmorton Lane, thence; (4) Westerly along the centerline of Throckmorton Lane to a point formed by the intersection of the centerline of Throckmorton Lane with the center line of Gaub Road, thence; (5) Northerly along the centerline of Gaub Road to a point in the centerline of Temporary Route 18, thence; (6) Easterly along the centerline of Temporary Route along the centerline of Temporary Route 18 to the point and place of beginning, NINTH ELECTION DISTRICT Polling Place: School No. 18, Sayrewoods South, DISTRICT TEN: side Avenue; thence (9) Northeasterly, and parallel with the Westerly line of Shady-side Avenue, to the centerline of the New

Beginning at a point formed by the intersection of the centerline of Temporary Route 18 with the centerline of Gaub Road and running thence; (1) Southerly along the center line of Gau Road to a point in the center line of Throckmorton Lane, thence; (2) Easterly along the center line of Throckmorton Lane to a point formed by the intersection of the centerline of Throckmorton Lane with the extension of the Westerly line of lands of Herbert and Anna Gaub, theree; (3) Southerly along the line of Gaub, said line also being the Easterly boundary of Sayre Woods South section 2, to a point in the centerline of a stream flowing into the South River known as Deep Run, thence; (4) Westerly along the centerline of Deep Run to a point in the centerline of Tempor-ary Route 18; thence (5) Easterly along the

center line of Temporary Route 18 to the point and place of beginning. TENTH ELECTION DISTRICT Polling Place: School No. 19, Sayrewoods South.

DISTRICT ELEVEN:

House, Laurence Parkway, Laurence Harbor, N.J. Beginning at a point of intersection of the centerline of N.J.S.H.D. Route 34 with the dividing line between Middlesex County and Monmouth County and running thence: Northerly along the center line of N.J.S.H.D. Route 34 to its point of inter-section with N.J.S.H.D. Route 9: thence (2)

Branch Railroad with the dividing line between Middlesex County and Monmouth County, and from said beginning point running; thence (1) Northeasterly, along the centerline of the New York and Long Northerly along the center line of N.J.S.H.D. Route 9 to its point of inter-section with Ernston Road; thence (3) Southerly along the dividing line between Madison Township and the Boro of Sayre-ville to Cheesequake Creek: thence (4) Southerly along the center line of Cheese-quake Creek to a point set at right angles with Laurence Harbor - Morristown Road Branch Railroad to a point, said point being the intersection of the prolongation Southwesterly of the centerline of Seidlers Beach Road; thence (2) Northeasterly, along the prolongation Southwesterly of the centerline of Seidlers Beach Road and with Laurence Harbor - Morristown Road distant Southerly 200 ft. more or less along the centerline of Seidlers Beach Road to the Westerly shoreline of Raritan Bay; thence (3) Southeasterly, following the Westerly shoreline of Raritan Bay to from the center line of Meeker Avenue: thence (5) Easterly along said line to a point in the center line of Laurence Harbor - Morristown Road said point the intersection of the dividing line of Middlesex County and Monmouth County, with the Westerly shoreline of Raritan being distant Southerly 200 ft, more or less from the center line of Meeker Bay; thence (4) Southwesterly, along the dividing line of Middlesex County and Monmouth County, following its various courses, to the place of beginning. Avenue: (6) Southwesterly along the center line of Laurence Harbor - Morristown Road to the dividing line between Middle sex County and Mommouth County: thence (7) Southerly along said dividing line to the Polling Place, Cliffwood Beach Fire point and place of beginning. ELEVENTH VOTING DISTRICT: Polling House, Ocean Blvd., Cliffwood Beach

Place: Cheesequake Fire House, Highway #34, Cheesequake, MARY M. BROWN

OF EQUIPMENT RELATIVE TO THE ROAD DEPARTMENT OF THE TOWN-

IMPROVEMENT OF CERTAIN SEC-TIONS OF THE TOWNSHIP MUNICIPAL

BUILDING AND THE PURCHASE OF EQUIPMENT TO BE USED THEREIN.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAD-SON, IN THE COUNTY OF MIDDLESEX

1. That the Township purchase one

AND STATE OF NEW JERSEY:

SHIF OF MADISON AND FOR RENOVATION, ALTERNATION

AN ORDINANCE FOR THE PI

Township Clerk

THE

or destroy, in whole or in part, any meters, devices, pipes, valves, or any other article or piece of equipment or facility used in connection with the sup-plying of water in the Township of Madison. 2. To interfere directly or indirectly with the normal usage of water meters, devices, pipes, valves or any other article or piece of equipment or facility used in connection with the supplying of water in the Township of Madison

3. To tamper with, damage, deface, destroy or interfere with any personal property belonging to the Madison Town-Municipal Utilities Authority wherever the same may be located. Any person responsible for the viola-

tion of any part of this Ordinance shall be subject to a penalty of not more than TWO HUNDRED (\$200.00) DOLLARS or sixty (60) days in jail, or both. This Ordinance shall take effect im-mediately upon final passage and publica-

tion as required by law.

PUBLIC NOTICE is hereby given that the foregoing Ordinance was duly intro-duced and passed on first reading by title by the Township Council of the Township of Madison at a regular meet-Township of Madison at a regular meet-ing held on April 6, 1964, and that the said Ordinance will be further considered for final passage by the said Township Council of the Township of Madison at a regular meeting to be held at the Municipal Building, Route No. 9, Old Bridge, Madison Township, New Jersey, on April 20, 1964, at 8:00 p.m. at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning

TAKE FURTHER NOTICE, that a copy of this Ordinance is posted on the bulletin board in the Madison Township Municipal Building, Route No. 9, Old Bridge, Madison Township, New Jersey, and copies are available from the Township Clerk to members of the general public who shall request such a copy.

MARY M. BROWN

Township Clerk

Notice of Public Hearing



ship Planning Board. Mary M. Brown Secretary

NOTICE TO BIDDERS

Separate sealed bids will be received by the Manager of the Township of Madion, Middlesex County, New Jersey, on Thursday April 30, 1964 at 3:30 p.m. prevailing time and opened and read at the Municipal building on Highway 9 in said Township for the following:

ITEM A For the purchase of a Tractor with Front End Loader and Backhoe ients

2. 1957 Moline Tractor with Front End Loader and Backhoe Attachments to be traded ITEM B.

For a Dump Truck with 4 cubic yard body

Specifications, contract and proposal forms prepared by Robert J. Baler, Lownship Engineer, 79 No. Main St. Multown, N.J. are on file in the office of the Engineer and in the office of the Township Manager and may be inspected prospective bidders during norma OULTS.

Bidders will be furnished with copies of the specifications, bid forms, etc. upon proper notice to the Township Mana-gers Office. Bids must be made on the sal forms furnished and it



ment notice of appeal specifying the grounds thereof. In hearing such appeals, the Board of Adjustment shall act in strict accordance with the procedures specified in R.S. 40: 55-36, EF., and this Ordinance.

G. Fees. Each appeal or application made to the Board of Adjustment shall be ac-companied by a fee of Twenty-five Dollars (\$25.00) payable to the Township Clerk. ARTICLE XIX INTERPRETATIONS.

In interpreting and applying the pro-visions of this Ordinance, all such provisions shall be held to be the minim standards and requirements for the promotion of the public safety, health, invenience, comfort, and general welfare of the Township.

ARTICLE XX CONFLICT WITH OTHER LAWS.

It is not intended by this Ordinance to interfere with, abrogate, annul or repeal any ordinance, rules, regulations, pre-viously adopted, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted, pursuant to law relating to the use of buildings or premises, nor is it intended by this Ordi-nance to interfere with or abrogate or annul nance to interfere with or abrogate or annul any easements, covenants, or other agree-ments between parties, except that where this Ordinance imposes a greater restric-tion upon the use of buildings or premises or upon the height of buildings or requires arger open spaces or areas than are imposed or required by such other ordinances or such easements, covenants or other agreements, the provisions of this ce shall contro. Ordina

ARTICLE XXI VIOLATIONS AND PEN-ALTIES.

For each and every violation of the provisions of this Ordinance, the owner, contractor, architect, builder, general agent, tenant or other person or persons who commits, takes part in or assists in the violation of this Ordinance, or who owns or maintains any premises or build-ing in which any violation of this Ordinance shall exist, who refuses to abate said violation within five (5) days after written notice has been served upon him either by registered mail or by personal service, shall for each and every violation be subject to a fine of not more than Two Hundred Dollars (\$200.00) or be imprisoned for a period not exceeding thirty (30) days, or both, at the discretion of the Court. Each day that a violation continues or is permitted to exist after notice to abate such violation shall be considered to be separate and specific violation of this Ordinance

ARTICLE XXII VALIDITY OF ORDI-NANCE.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudications shall only apply to the section, paragraph, subdivision, clause or provision so ad-judged, and the remainder of this Ordinance shall be deemed valid and effective. ARTICLE XXIII REPEALER.

The "Zoning Ordinance of the Town-ship of Madison" adopted July 23, 1956, and its several amendments and supplements thereto are hereby expressly re-

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 al-tering 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.

W milester

State.

inti after the forthcoming General Election on Tuesday, November 3, 1964, Notice is also given that said District Election Board will meet in their respec-tive polling places, hereinafter designated

between the hours of 7 A.M. and 8 P.M. on

TUESDAY, NOVEMBER 3, 1964 One (1) President and Vice President

One (1) United States Senator Members of the House of Representatives

Two (2) Members of the Board of Chosen Freeholders One (1) Member Township Council

Unexpired Term

THE AFORESAID PRIMARY AND GENERAL ELECTION WILL BE HELD AT THE FOLLOWING POLLING PLACES: The aforesaid General Election will be held at the following places:

DISTRICT ONE:

Beginning at the intersection of the center line of Deep Run with the dividing line between the Boro of Sayreville and Madison Township (said dividing line being the center line of the South Amboy and Bordentown Turnpike), and from said beginning point running; thence (1) Northeasterly along the aforesaid dividing line to the center line of Cheesequake Road: thence (2) Southeasterly along the center line of Cheesequake Road to the center line of the Old Water Works Road: thence (3) Northeasterly along the center line of the Old Water Works Road to the center line of N. J.S.H.D. Route 9: thence (4) Southerly along the N.J.S.H.D. Route 9: thence to its point of intersection with N.J.S.H.D. Route 34: thence (5) Southerly along the center line of the N.J.S.H.D. Route 34 to its point of intersection with the dividing line between Middlesex County and Mon mouth County: thence (6) Southwesterly along the aforesaid dividing line to the center line of the prolongation Southeasterly of Deep Kun; thence (7) North-westerly along the centerline of Deep Run to a point in the center line of N.J.S.H.D. Route 9; thence (8) in a Northerly direction along the center line

of Route 9 to a point where said center line intersects with the center line of N.J.S.H.D. Route (Temporary) 18: thence (9) Northwesterly along the center line of said Route 18 to a point where Temporary Route 18 intersects with the center line of Deep Run; thence (10) along said Polling Place: Cheesequake Fire House Highway #34, Cheesequake.

DISTRICT TWO: DISTRICT TWO: Beginning at the intersection of the certerlines of the Old Bridge-Englishtown Road, Mariboro Road, and New Jersey State Highway (Temporary) Route 18 (also known as the Old Bridge-Matawan Road) and from said beginning point running; thence (1) Southwesterly, along the center-line of the Old Bridge-Englishtown Road, following its various courses, to the dividing line between Monroe Township and Madison Township, (said dividing line Water Works Road, to the center line of Cheesequake Road; thence (4) North-westerly, along the centerline of Cheese-quake Road, to the centerline of the South Amboy-Bordentown Turnpike; thence (5) 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)

Township of Madison (said dividing line also known as the centerline of Cheese-quake Creek), and from said beginning running; thence (1) Northeasterly along the aforesaid dividing line, to the Westerly shoreline of the Raritan Bay; thence (2) Southeasterly, along the Westerly

FOURTH ELECTION DISTRICT

DISTRICT FIVE:

Beginning at the Intersection of the centerline of the New York and Long

Branch Railroad with the dividing line of the Borough of Sayreville and the

snoreline of the Raritan Bay, to the centerline of Margarets Creek; thence (3) Southwesterly, along the centerline of Margarets Creek, to the centerline of New Jersey State Highway Route 35; thence (4) Northwesterly, along the centerline of New Jersey State Highway Route 35 to a point; thence (5) South-westerly, parallel with, and distant 100

FIFTH ELECTION DISTRICT

DISTRICT SIX:

ly, along the centerline of Hillsboro Road, to the dividing line between Monmouth County and Middlesex County; thence (3)

southwesterly along the aforesaid dividing line, to the centerline of the Matchaponix

Brook; thence (4) Northeasterly, along the

of the Matchponix Brook, said center-line being the dividing line between

Monroe Township and Madison Township,

to the centerline of the Old Bridge-Englishtown Road; thence (5) Northeaster-ly along the centerline of the Old Bridge-

Englishtown Road, to the place of

SIXTH ELECTION DISTRICT Polling

Place: South Old Bridge Fire House,

DISTRICT SEVEN: Beginning at the intersection of the centerline of the South Amboy-Borden-town Turnpike with the centerline of

Ernston Road, and from said beginning running; thence (1) Easterly, along the centerline of Ernston Road, to the

centerline of New Jersey State Highway Route 9; thence (2) Southeasterly, along the centerline of New Jersey State High-way Route 9, to the centerline of the Old

Water Works Road; thence (3) South-

westerly, along the centerline of the Old Water Works Road, to the centerline of

Northeasterly, along the centerline of the South Amboy-Bordentown Turnpike, to

place of beginning.

Road, Madison Park.

Englishtown Road,

Harbor, N.J.

dump truck, one tractor with front end loader and back-hoe, one tree sprayer, and install a chain link fence around feet Northwesterly from, and measured at right angles thereto, the Westerly certain portions of the premises used by the Road Department. line of Shadyside Avenue, to a point in 2. That no more than the total su of EIGHTEEN THOUSAND (\$18,000.00

ine of Shadyside Avenue, to a point in the centerline of Ravine Avenue; thence (6) Southwesterly, slong the centerline of Ravine Avenue, to a point in the Westerly end of Ravine Avenue; thence (7) Southwesterly Mong a line to the Westerly end of Woodland Avenue; thence (8) Southwesterly, and at right angles to the centerline of the New York and Long Branch Railroad, to a point in the centerline of the New York and Long DOLLARS be spent for said burchase and improvements mentioned in graph 1 above. . That the Township renovate, alte

and improve that section of the Munici pal Building used by the Manager and Clerk in connection with the functions of their respective offices and that the and Long Branch Railroad, to a point in the centerline of the New York and Long Branch Railroad; thence (9) Northwester-ly, along the centerline of the aforesaid Railroad, to the place of beginning. Township purchase miscellaneous stan dard office equipment to be used i

4. That no more than the total sur of FIVE THOLSAND (\$5,000.00) DOL LARS be spent for the purposes men-tioned in paragraph 3 above. 5. That the total sum of TWENTY-THREE THOUSAND (\$23,000.00) DOL-Polling Place Laurence Harbor Fire House, Laurence Parkway, Laurence LARS as set forth above shall be raise from the Capital Improvement Fund. Beginning at the intersection of the centerline of the Old Bridge-Englishtown 6. That this ordinance shall take effe centerline of the Oid Bridge-Englishtown Road, Mariboro Road, and New Jersey State Highway (Temporary) Route 18 (also known as the Old Bridge-Matawan Road) and from said beginning point running, thence (1) Southeasterly, along the center-line of Mariboro Road, to the center-line of Mariboro Road, to the center-line of Hillsboro Road; thence (2) Southeasterliately upon final passage and put lication as required by law.

PUBLIC NOTICE is hereby given th the foregoing Ordinance was duly intr duced and passed on first reading title by the Township Council of the Township of Madison at a regular meet ing held on April 6, 1964, and that the said Ordinance will be further con sidered for final passage by the say Township Council of the Township Madison at a regular meeting to b held at the Municipal Building, Rout No. 9, Old Bridge, Madison Township New Jersey, on April 20, 1964, at 810 p.m. at which time and place all per ons who may be interested therein w be given an opportunity to be hea concerning the same.

TAKE FURTHER NOTICE, that a cor of this Ordinance is posted on the bulleti board in the Madison Township Munici pal Building, Route No. 9, Old Bridge Madison Township, New Jersey, and cop are available from the Township Clu to members of the general public shall request such a copy.

MARY M. BROWN Township Clerk

AN ORDINANCE CONCERNING T IMPAIRMENT, DAMAGE, DESTRUC-TION, OR INTERFERENCE WITH WATER METERS AND OTHER MA-TERIALS AND EQUIPMENT IN CONNECTION WITH THE WATER SYSTEMS IN THE TOWNSHIP OF MADISON AND IMPOSING PENALTIES FOR VIOLATIONS OF THE SAME.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MADE SON, IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY:

That it shall be unlawful for any son, corporation, association or 1. To tamper with, damage,

4

designated therein and required in the specifications, and must be en-closed in a sealed envelope bearing the name and address of the bidder on the Manager of the Township of Madison, Middlesex County, N.J. Each bid must be accompanied with a certified check for an amount of not less than 10 per of the amount bid, but said certified k need not be for an amount in check excess of one thousand dollars, and be delivered at the place and on or before the time named above.

Township Council reserves the right to reject any or all bids and accept the proposal deemed best for them.

> Paul Herman Township Manager

NOTICE OF MEETING

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held at the regular monthly meeting of the Madison Township Planning Board of Thursday April 16th, 1964 at 8:00 p.m. at the Municipal Building on Route 9, Madison Township N.J. concerning the application of Crown Realty Commy to construct 288 Garden Apartment units on an 18 acre tract on Route 9, Madison Township, N.J.

Mary M. Brown

Secretary Madison Township Planning Board

April 16, 1963



can you get?

SANDWICHES

STATIONERY

COLD CUTS

REPUBLICAN

BOB'S LUNCHEONETTE Formerly Corby's Luncheonette

FOUNTAIN SERVICE

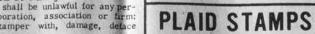
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- NEWSPAPERS
- BREAD
- MAGAZINE

10 LAURENCE PARKWAY LAURENCE HARBOR, N.J.

LO6-9709

516 BROWNTOWN, N.J.



SEVENTH ELECTION DISTRICT Polling Place: Madison Park School, Harvard

Regular Republican

ALVIN B.

LEBAR

