

Borough of Matawan
201 Broad Street
Matawan New Jersey 07747
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www.matawanborough.com



Public Notice of Pending Ordinance 26-07

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Governing Body of the Borough of Matawan, in the County of Monmouth, State of New Jersey, on February 17, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Governing Body to be held at the Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey 07747 on March 3, 2026 at 7:00 o'clock PM. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's Office for the members of the general public who shall request the same or on the Borough of Matawan website at www.matawanborough.com.

Karen Wynne, RMC
Municipal Clerk

ORDINANCE 26-07

**AMENDING AND SUPPLEMENTING THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF
MATAWAN CHAPTER 34 – DEVELOPMENT
REGULATIONS, ARTICLE XI – ZONE DISTRICT
REGULATIONS, NEW SUBSECTION 34-70A – HIGHWAY
IMPROVEMENT DISTRICT OVERLAY ZONE AND THE
CREATION OF NEW ZONE DISTRICT PERMITTING
INCLUSIONARY DEVELOPMENT**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Matawan, County of Monmouth, State of New Jersey, that Chapter 34, Article XI, New Subsection 34-70A of the Code of the Borough of Matawan is hereby amended and supplemented as follows:

- A. Revise Article XI to include the HI-AH Overlay Zone and revise the Zoning Map to include the HI-AH Zone as indicated herein.

- B. Intent and purpose. It is the intent and purpose of this district to facilitate creation of inclusionary development that will diversify housing opportunities within the Borough and satisfy a portion of Matawan's Round 4 unmet need affordable housing obligation.
- C. The New Zone District, known as HI-AH is shown on the attached map and includes the following properties, which are presently situated in the HI/Highway Improvement Zone District:
- Block 40, Lot 6.01, Qualifier C0001 (portion)
 - Block 40, Lot 6.01, Qualifier C0002 (portion)
 - Block 50, Lot 1
 - Block 120, Lot 47
 - Block 120.01, Lots 1, 3, 4, 5, 6, 10, 41, 42, 43
 - Block 123.01, Lots 16.01, 19, 20, 16.01
- D. Permitted uses. Any one or a combination of the following uses are permitted.
- (1) Permitted uses in the HI/Highway Improvement Zone District, subject to the use and bulk regulations of the HI/Highway Improvement Zone District.
 - (2) Multifamily Residential Use, which shall include an affordable set-aside as described herein.
 - (3) Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory. Parking, both surface and/or structured is permitted in connection with the multifamily residential use.
- E. Multifamily Residential Use – Area, Bulk & Parking Requirements:
- (1) Minimum lot area: 1 acre
 - (2) Maximum gross density: 14 du/ac
 - (3) Minimum lot width at front yard setback: 125 feet
 - (4) Minimum Setbacks:
 - (a) Front Yard: 35 feet
 - (b) Side Yard: 25 feet
 - (c) Rear Yard: 35 feet
 - (d) Minimum Distance between buildings: 25 ft.
 - (e) Wherever a multifamily residential use in the HI-AH Zone District abuts a residential zone or an existing single family residential use, a solid and continuous landscape screen shall be required pursuant to Section 34-41.
 - (5) Maximum principal building height: 3 stories / 35 feet
 - (6) Maximum accessory building height: 1 story / 15 feet
 - (7) Maximum building length: 100 ft.
 - (8) Maximum impervious coverage: 65%
 - (9) Parking requirements shall conform to Section 34-43, Off-Street Parking and Loading, except as contained herein.
 - (10) The number of required parking spaces for multifamily residential uses shall be as set forth in the New Jersey Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21.
 - (11) Parking is prohibited between the building and the public roadway.
- F. Site Design Requirements:
- (1) The development shall include either an indoor or an outdoor amenity or recreation facilities for residents.
 - (2) Building design shall include both vertical and horizontal articulation.

- (3) All roof-mounted equipment shall be screened from public view by the use of a parapet wall or other architectural detail
- G. Shade trees. Shade and/or ornamental trees shall be provided for parking areas. Shade and/or ornamental trees provided in parking areas shall be in accordance with the following standards:
- (a) Shade and/or ornamental tree planting layout shall complement the overall theme for the development as a whole;
 - (b) Spacing between shade and/or ornamental trees shall be determined based upon species and the desired theme. The spacing shall range between 25 feet to 35 feet on center. There shall be a minimum of one shade tree per 10 parking spaces within all parking lots;
 - (c) Several species of shade and/or ornamental trees shall be incorporated into the design of the overall project to avoid problems associated with a monoculture;
 - (d) Shade and/or ornamental trees shall be a minimum of three inches in caliper.
- H. Affordable Housing
- (1) Not less than 20% of the total dwelling units contained in the multifamily residential use shall be restricted to low and moderate income households, with 13% of the affordable units being available to very low income households. The affordable units shall be available to families, and shall not be restricted to a specific population or demographic.
 - (2) If the required total number of residential units does not result in a full integer, the developer shall round up to the nearest full integer.
 - (3) The affordable units shall be developed and administered in accordance with the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.), Local Planning Services regulations (N.J.A.C. 5:99), and UHAC regulations (N.J.A.C. 5:80-26.1), and as required under Article XVI, Section 34-110, Affordable Housing Regulations, of the Code of the Borough of Matawan. Such requirements include but are not limited to the following: income distribution, bedroom distribution, affordability controls (not less than 40 years for rental units and 30 years for sale units).
 - (4) The affordable units shall be integrated throughout the development, in each residential building.

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