

**TOWNSHIP OF BORDENTOWN**

**AMENDMENTS TO CHAPTER 25 LAND DEVELOPMENT ORDINANCES OF  
THE TOWNSHIP OF BORDENTOWN REGARDING COMMUNITY  
RESIDENCES**

**ORDINANCE NO. 2002-16**

**WHEREAS**, the Township Committee of the Township of Bordentown seeks to bring its ordinances on community residences and community shelters into conformity with applicable state and federal law.

**NOW, THEREFORE, BE IT ORDAINED** that the Township Committee of the Township of Bordentown, County of Burlington, State of New Jersey, hereby promulgates the following amendments with respect to community residences and community shelters:

**25-601 CONDITIONAL USES**

E. Deleted (reserved)

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**25-402.1 R-40/R-40S LOW DENSITY RESIDENTIAL**

A. Principal Permitted Uses on the Land and in Buildings

7. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.
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**25-42.2 R-120 LOW DENSITY RESIDENTIAL**

A. Principal Permitted uses on the Land in Buildings

7. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.

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**25-403 R-30-R-30 MEDIUM DENSITY REISIDENTIAL R-30R MEDIUM DENSITY REISIDENTIAL –RECEIVING**

**A. Principal Permitted Uses on the Land and in Buildings**

7. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.

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**25-404 R-20 – MEDIUM DENISTY RESIDENTIAL**

**A. Principal Permitted Uses on the Land and in Buildings**

6. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.

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**25-405 R-10, R-8, R-7, R-6 RESIDENTIAL**

**R-10 – MEDIUM DENSITY RESIDENTIAL**

**R-8 – HIGH DENISTY RESIDENTIAL**

**R-7 – HIGH DENSITY RESIDENTIAL**

**R-6 – HIGH DENSITY RESIDENTIAL**

**A. Principal Permitted Use on the Land and in Buildings**

6. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.

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## 25-406 A/T – MULTIPLE FAMILY DEVELOPMENT

### A. Principal Permitted uses on the Land and in Buildings

1. Detached single-family dwelling units, subject to the R-8 District standards.
2. Farms, including agriculture, agronomy, animal husbandry, horticulture and silviculture, either on one lot or by lease or easement on several lots, provided that the minimum contiguous land area shall not be less than five (5) acres.
3. In the PUD (A/T) and REO I (A/T) zones, apartments at a maximum density of 20 units per acre with a 20% minimum set-aside of affordable units under Section I 100 and COAH regulations (*see* Section 25:603 for design standards).
4. Townhouses at a maximum density of 10 units per acre with a 20% minimum set-aside of affordable units under Section I 100 and COAH regulations (*see* Section 25:603 for design standards).
5. Churches, synagogues, or other places of worship, including a parish house as an accessory use.
6. Public utility uses as Conditional Uses under *N.J.S.A. 40: 55D-67* (*see* Section 25:601 for standards).
7. Fire and emergency services stations (*see* Sections 25:403 D, E, and F).
8. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.

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## 25-407 PO – PROFESSIONAL OFFICE

### A. Principal Permitted Uses on the Land and in Buildings

1. Detached single-family-dwelling units.
2. Funeral homes.
3. Local service activities such as barber and beauty shops, tailors, dry cleaning and laundering operations, appliance repair shops, shoe repair shops, and upholsterers.

4. Banks, including drive-in facilities.
5. Professional offices limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.
6. Child care centers for which, upon completion, a license is required from the Department of Human Services pursuant to *N.J.S.A. 30 5B-1 et seq.*
7. Restaurants.
8. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family-care homes for elderly and physically disabled adults. The requirements for such residences shall be the same as for single-family dwelling units within this zone.
9. Mixed uses of any of the above.