

Sent via Email to Surrounding Community Municipal Clerks
Sent via Email and Certified Mail, RRR only to the Union County Planning Board
August 26, 2025

TO: Union County Planning Board
Township of Clark
Borough of Garwood
City of Linden
Borough of Kenilworth
Borough of Roselle
Borough of Roselle Park
Township of Springfield
Town of Westfield
Township of Winfield

Thank you!

FROM: Patricia Donahue, RMC
Municipal Clerk

Patty

Re: **Township of Cranford Adopted Ordinances**

Ordinance No. 2025-15:

AN ORDINANCE TO AMEND CHAPTER 255 OF THE MUNICIPAL CODE OF THE TOWNSHIP OF CRANFORD TO CREATE ARTICLE XI OF CHAPTER 255 TO CREATE A VACANT PROPERTY REGISTRATION PROGRAM

Attached is a copy of Ordinance No. 2025-15 which was finally adopted by the Township Committee of the Township of Cranford at a meeting held on August 19, 2025.

Ordinance No. 2025-17:

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT, PERTAINING TO PERMITTED AND CONDITIONAL USES IN THE C-1, C-2, AND C-3 ZONES

Attached is a copy of Ordinance No. 2025-17 which was finally adopted by the Township Committee of the Township of Cranford at a meeting held on August 19, 2025.

Sent via Email:

Cc: Township Committee
Township Administrator
Township Attorney
Zoning Officer
Land Use Administrator
Planning Board Chair
Planning Board Attorney
Tax Assessor
Construction Code Official
Township Engineer
Municipal Court Administrator
Township Consulting Zoning professionals

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE NO. 2025-15

**AN ORDINANCE TO AMEND CHAPTER 255 OF THE MUNICIPAL CODE OF THE
TOWNSHIP OF CRANFORD TO CREATE ARTICLE XI OF CHAPTER 255 TO
CREATE A VACANT PROPERTY REGISTRATION PROGRAM**

WHEREAS, vacant and abandoned properties, and properties in foreclosure create a greater risk of blight and can create a wide range of problems for the communities in which they are located;

WHEREAS, these problems can include fostering criminal activity, creating public health problems, depressing neighboring property values and reducing revenues for municipalities, and otherwise diminishing the quality of life for residents and business operators in those areas;

WHEREAS, property registration programs provide a valuable tool to municipalities in confronting the risk of blight created by properties on which foreclosure proceedings have been initiated and such properties that become vacant and abandoned; and

WHEREAS, the New Jersey State Legislature has found that it is in the State's interest for municipalities that operate vacant property registration programs as part of the State's overall statutory scheme addressing the risk of blight.

NOW, THEREFORE, BE IT RESOLVED THAT the Township Committee of the Township of Cranford hereby amends Chapter 255 of the Municipal Code of the Township of Cranford to create Article XI of chapter 255, to create a vacant property registration program.

SECTION 1. Chapter 255 of the Municipal Code of the Township of Cranford shall be amended to add a new Article XI as follows:

**ARTICLE XI
Vacant Property Registration**

§ 255-108. Purpose.

It is the intent of this article to protect and preserve the public health, safety and welfare and security and quiet enjoyment of residents and neighborhoods by:

- A. Requiring all Property owners, including lenders, trustees and service companies, to properly maintain vacant and/or foreclosing properties; and
- B. Regulating the maintenance of vacant and/or foreclosing properties in order to prevent blighted and unsecured properties.

§ 255-108. Definitions.

For the purposes of this article, the following terms, phrases, words and their derivations shall have the meanings given herein. When consistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. The word "shall" is always mandatory and not merely directory.

DAYS

Consecutive calendar days.

PROPERTY

Any real estate, or portion thereof, located in the Township of Cranford, including any improvements thereon.

RESIDENTIAL PROPERTY

Any property that contains one or more dwelling units used, intended or designed to be occupied for living purposes.

SECURITY

Measures taken to ensure that the property is inaccessible to unauthorized persons, including, but is not limited to, the closure and locking of windows, doors (including garage) and any other opening. In the case of windows, such shall be secured by means of reglazing or boarding of same.

TOWNSHIP

The Township of Cranford.

VACANT

With regard to any property, whether or not there is a structure on the property, that no portion of the property is legally occupied. A property shall not be deemed "vacant," for purposes of this article where:

- A. There is a building on the property containing multiple units, if any of the units are legally occupied;
- B. The legal occupant has temporarily left the property for vacation or other purposes for a period not exceeding 180 days, possessing both the intent to return and the legal right to return, such as a Residential Property owner or tenant who resides in another municipality or state for a portion of the year; or
- C. The property or any building thereon is under construction with current valid construction permits, and work is being performed on the property on a regular basis.

VACANT LOT

A parcel of land that has no structure, or a partially built structure, or property upon which construction was initiated and discontinued prior to completion, leaving the building unsuitable for occupancy, and construction has not been completed in accordance with the permits issued, a partial structure or a partially demolished structure leaving the partial structure unsuitable for occupancy. The Township's concerns regarding vacant lots are consistent with the findings and declarations relative to abandoned properties set forth in N.J.S.A. 55:19-79. Vacant lots are a concern because they tend to attract or be subjected to illegal dumping and other nefarious activities.

§ 255-110. Registration required; fee.

- A. All owners of vacant property must register such vacant properties with the Construction Code Official or his designee within thirty (30) days of such property becoming vacant. The registration must be renewed annually as set forth below for as long as the property remains vacant.
- B. The registration shall contain the name of the property's owner, including any beneficiary, the direct street address of the owner, and name, telephone number and address of the person responsible for management of the property, and, in the case of a corporation or LLC, a copy of the certificate of formation and address for service, if applicable. Any bank that registers a vacant property or vacant lot shall designate a registered agent listed in the State of New Jersey.
- C. An annual registration fee of \$1,000 shall accompany the registration form submitted. The fee will be required with each registration or re-registration of the property. Any property that has been validly registered for at least two consecutive years shall pay a fee of \$2,000. If the same property remains on the list for three years, then the fee will be increased to \$3,000 and, after four years, the fee will be increased to \$4,000. For all registrations of a fifth consecutive year or more, a \$5,000 fee shall apply. An additional fee of \$500 shall be required for re-registrations submitted more than ten (10) days after the annual expiration of a previous registration.

§ 255-111. Securing of vacant property and vacant lots.

- A. It is the responsibility of the owner for Security of any Vacant property registered under this article. The owner should also be responsible for notifying the Township by written notice to the public officer of any change in ownership.

- B. A property owner or local property manager shall perform bi-monthly inspections to verify compliance with this article.
- C. The property shall have posted on the inside of an interior window facing the street or on at least one boarded window facing the street or secured on the exterior of the building facing the street where such can be read from the street, on a sign or board no less than 18 inches by 24 inches with words in a prominent font and clearly legible, the name and twenty-four-hour contact number of the owner or a local property management company.
- D. All Vacant Lots and property which has been determined to be a nuisance by the public officer in the Township as defined by Municipal Code § 255-91 shall be completely fenced along the front yard (and side yards if it is a corner property) of the property with a six-foot-high solid wood fence (that cannot readily be seen through) with support posts spaced a maximum of eight feet apart. The fence must remain structurally sound and in good repair at all times. Property owners or their designee must apply for a permit from the Construction Official prior to installing a fence.
- E. All owners of Vacant Lot at the effective date of this ordinance shall be permitted sixty (60) days to come into compliance with this revised Municipal Code.

§ 255-112. Enforcement authority.

- A. Inspectors under the authority of the Construction Official shall have the authority to issue a summons for any violations found under this Article.
- B. Additional authority. In addition, the Construction Official or his or her designee shall have the authority to require the owner/beneficiary to implement additional maintenance and/or security measures, including requiring a specific type of material for closure purposes, requiring additional lighting, the providing of security guard protection if such building is located in an industrial area or isolated area as determine by the Construction Official, or any other reasonable measures designed to assist in securing the property or rendering it from further decline.
- C. Registration of a Vacant Lot shall not preclude a property from inclusion on the Township's Abandoned Properties List.

§ 255-113. Maintenance.

Properties subject to this article shall be kept free of all weeds, dry bushes, dead vegetation, junk, debris, building material and garbage. Furthermore, there shall not be permitted any accumulation of flyers, notices, discarded personal items of any sort that give the appearance that the property is vacant or abandoned. The property owner shall be responsible for the removal of any graffiti. Visible front side yards and back yards shall be kept properly landscaped according to existing code standards. Failure to adhere to any of the requirements listed above may result in the fines listed in Chapter 319 of the Municipal Code.

§ 255-114.

Violations and penalties.

- A. In addition to the registration fees referenced herein, the penalty set forth in Chapter 1, Article I, General Penalty, shall be imposed for each violation of this article for which the party is found responsible.
- B. In the event that a bank fails to comply with § 255-110(B), a fine of \$2,500 shall be imposed.


SECTION 2. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 3. All ordinances of the Township that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.


SECTION 4. Upon final passage and publication according to law, this ordinance shall become effective immediately as required by law.

Introduced: June 24, 2025
Adopted: August 19, 2025

Approved:


Dr. Terrence Curran
Chair, Township Committee

Attest:


Patricia Donahue, RMC
Municipal Clerk

RECORDED VOTE

INTRODUCED

ADOPTED

Terrence Curran	Aye	Aye
Paul A. Gallo	Aye	Aye
Brian Andrews	Aye	Aye
Kathleen Miller Prunty	Aye	Aye
Gina Black	Aye	Aye

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY
ORDINANCE NO. 2025-17**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD,
CHAPTER 255 LAND DEVELOPMENT, PERTAINING TO PERMITTED AND
CONDITIONAL USES IN THE C-1, C-2, AND C-3 ZONES**

WHEREAS, the Township of Cranford’s 2009 Master Plan Economic and Non-Residential Goal #5 seeks to “continue to develop commercial and business (i) in the Downtown, (ii) on the North, South and Centennial Avenues, and (iii) in existing centers of commerce”; and

WHEREAS, the Township of Cranford’s 2009 Master Plan Economic and Non-Residential Goal #7 seeks to “Encourage the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties”; and

WHEREAS, the Township of Cranford’s 2009 Master Plan Economic and Non-Residential Goal #8 seeks to “Recognize unique characteristics of clustered businesses and promote development consistent with those unique characteristics”; and

WHEREAS, the Township of Cranford’s 2009 Master Plan Economic and Non-Residential Goal #9 seeks to “Capitalize on Cranford’s competitive advantages for economic development, including its designation as a regional work center, metropolitan location, extensive transportation and utility infrastructure, a stable and highly skilled labor force and an excellent quality of life”; and

WHEREAS, the Township of Cranford’s 2009 Master Plan Economic and Non-Residential Goal #11 seeks to “Develop strategies which maximize the economic potential of Cranford’s Business Park including the creation of zoning ordinances which would permit more intense land use”; and

WHEREAS, the Township’s received a memorandum dated April 15, 2024, prepared by Darlene A. Green, P.P., AICP of Colliers Engineering, which detailed the current principal permitted uses in the C-1 Zone District and contained a series of Future Zoning Recommendations regarding principal uses and conditional uses; and

NOW, THEREFORE, be it ordained by the Township Committee of the Township of Cranford, Union County, State of New Jersey, as follows:

SECTION 1.

Chapter 255, Article I. Land Development. Section 1 B is hereby amended as follows:

§ 255-1 Purposes; definitions

B. Definitions

DAYCARE CENTER, ADULT

A facility for the supervised care of adults with physical or mental limitations providing activities such as meals and socialization one or more days a week during specified daytime hours. and which may also include care by ancillary medical staff.

DATA CENTER

A facility used to house computer systems and associated components, such as telecommunications and data storage and/or processing systems.

FILM WORKSHOP

A structure used for the construction, maintenance, repair, and/or storage of sets, props, costumes, wardrobe, lighting and grip equipment, production vehicles, or other equipment customary and incidental to the motion picture, television, and broadcast studio industry.

INDOOR FARMING

The technique of growing plants in a water-based nutrient solution, with or without the use of artificial media, in an indoor, controlled environment.

INDOOR COMMERCIAL RECREATION

EXPLANATION – Matter struck through thus in the above Ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is new matter.

A building housing recreation facilities such as, but not limited to, indoor sports courts, sports fields, batting cages, skating and roller rinks, bowling alleys, climbing walls, trampoline parks, laser tag, pools and gymnasiums, gyms, and similar recreation activities.

INSTRUCTIONAL USE

Uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties.

MAKER SPACE

A place of work for small-scale machinists, woodworkers, craftsmen, or similar businesses engaged in working with raw materials to create finished products for sale, such as woodworking, metalworking, pottery, cabinetry, glass, musical instruments, theater sets, food products, or a similar creative or modern manufacturing use including persons engaged in the application, teaching, or performance of such endeavor; such space may include a very limited area for accessory office, gallery, and retail space.

PRODUCTION STUDIO

A premise used for producing live broadcasts, audio or video recordings or transmissions, podcasts, films, and the like.

SELF-STORAGE FACILITY

A building or group of buildings in single ownership containing separate spaces or compartments for the long-term storage of goods and are leased or rented on an individual basis.

TECHNICAL TRAINING FACILITY

A private, higher education facility primarily teaching usable skills and vocational or trade-focused instruction.

PET CARE FACILITY

A building, structure, or portion thereof designed or used for daycare or overnight boarding, training, grooming of dogs, cats or other household domestic animals, and may offer services such as retail sales of pet care supplies and food and dog-walking.

SECTION 2.

Chapter 255, Article V. Zoning, Section 36 D:

§ 255-36.D Research-office-industrial districts

(1) Principal permitted and conditional uses.

Uses	Districts Where Permitted		
	C-1	C-2	C-3
Animal hospital	<u>PPU</u>	PPU	—
Banks and financial institutions	—	PPU	—
Business, administrative, executive and professional offices	PPU	PPU	PPU
Car dealers	—	CU	—
Child Care Center	<u>PPU</u>	<u>PPU</u>	<u>PPU</u>
Convenience stores with and without gasoline	CU	CU	—
Data Center	<u>PPU</u>	—	—
Daycare Center, Adult	<u>PPU</u>	—	—
Essential services	PPU	PPU	PPU
Existing one- and two-family residential dwellings as of 2014 subject to the R-5 Zone standards	—	PPU	—

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Uses	Districts Where Permitted		
	C-1	C-2	C-3
Film Workshop	CU	—	—
Golf courses	—	—	PPU
Grocery stores	—	—	—
Industrial and manufacturing uses	PPU	PPU	—
Institutional and public uses	—	—	—
Health and fitness clubs	—	PPU	—
Health care facilities	PPU	—	PPU
Hotels	PPU	PPU	—
Indoor Commercial Recreation	PPU	—	—
Indoor Farming	CU	—	—
Instructional Use	PPU	—	—
Laboratories	PPU	PPU	—
Lawn and garden equipment sales and repair	—	PPU	—
Maker Space	CU	—	—
Office distribution centers	—	—	PPU
Performing arts studios	—	PPU	—
Pet Care Facility	CU	—	—
Pilot plant operation in conjunction with research lab	CU	CU	—
Production Studio	PPU	—	—
Professional offices in dwellings	PPU	PPU	—
Recreation facility, commercial	—	PPU	—
Research laboratories	PPU	PPU	PPU
Restaurants	—	—	—
Technical Training Facility	CU	—	—
Warehouses	PPU	PPU	—

SECTION 3.

Chapter 255, Article V. Zoning. Section 39 B:

§ 255-39.B Specific conditions for conditional uses.

(12.1) Film Workshop

- a) No outdoor storage.
- b) No work shall be conducted outdoors.
- c) Compliance with the performance standards contained in §255-27, which concerns nuisance elements such as smoke, dust, odors, solid and liquid waste, noise, glare, gases, etc.

(15.1) Indoor Farming

- a) All activities must be conducted indoors.
- b) Unusual odors, smells, fragrances, or other olfactory stimulants shall be prohibited beyond the property line.
- c) No outdoor storage is permitted.
- d) Compliance with the performance standards contained in §255-27, which concerns nuisance elements such as smoke, dust, odors, solid and liquid waste, noise, glare, gases, etc.

(16.1) Maker Space

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- a) No work shall be conducted outdoors.
- b) No outdoor storage shall be permitted.
- c) Compliance with the performance standards contained in §255-27, which concerns nuisance elements such as smoke, dust, odors, solid and liquid waste, noise, glare, gases, etc.

(22.1) Self-Storage Facility

- a) No outdoor storage.
- b) Buildings must be consistent with the general character of the C-1 District.
- c) Self-service storage facilities shall provide for the storage of customers' goods and materials only. No business activity other than the rental of storage space, related office operations, and the sale of packing materials associated with moving and/or storage of goods and materials shall be permitted.
- d) No self-storage facility, unit, or portion thereof, shall be utilized for residential or dwelling purposes or for the storage of private safes, weapons, hazardous waste, hazardous substances or illegal substances of any kind. The terms "hazardous waste" and "hazardous substances" shall refer to any such definition thereof within the applicable laws of the State of New Jersey
- e) External access to individual storage units abutting a residential zone district shall be prohibited and access to said units shall be from interior corridors only.
- f) The facility shall be designed and constructed of durable materials and design concepts that address and are compatible with contemporary community standards, which shall include substantial landscape and hardscape elements to minimize the identity of the building as a self-storage facility. The use of chain link fencing within the front yard setback limit line, for security or other purposes, shall be prohibited.

(28.1) Technical Training Facility

- a) No outdoor storage.
- b) No work or training shall be conducted outdoors.
- c) Compliance with the performance standards contained in §255-27, which concerns nuisance elements such as smoke, dust, odors, solid and liquid waste, noise, glare, gases, etc.
- d) Training facilities for the use of firearms shall be prohibited.

(19.1) Pet Care Facility

- a) Proper disposal of pet waste, which may include providing separate trash facilities on the property.
- b) Any outdoor space to be used for activities, other than walking, shall be fully enclosed, and located in the side or rear yards.

SECTION 3.

Chapter 255, Article V. Zoning, Section 44 A:

§ 255-44.A Minimum required off-street parking schedule for nonresidential uses. The number of off-street parking spaces required for any nonresidential use shall be determined by reference to Parking Schedule I below.

Parking Schedule I

Parking Requirements for Nonresidential Uses

Data Center	1 per 1,000 square feet of gross floor area
Daycare Center, Adult	1 space per 4 persons served, plus 1 per employee
Film Workshop	1 per 1,000 square feet of gross floor area
Indoor Commercial Recreation	1 per 250 square feet of gross floor area
Indoor Farming	1 per 1,000 square feet of gross floor area

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<u>Instructional Use</u>	<u>1 per 1,000 square feet of gross floor area</u>
<u>Maker Space</u>	<u>1 per 750 square feet of gross floor area</u>
<u>Pet Care Facility</u>	<u>1 per 500 square feet of gross floor area</u>
<u>Production Studio</u>	<u>1 per 500 square feet of gross floor area</u>
<u>Technical Training Facility</u>	<u>1 per 250 square feet of gross floor area</u>

SECTION 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 5. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Cranford, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Cranford are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 6. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Union County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION 7. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Cranford for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

SECTION 8. This Ordinance shall take effect immediately upon (1) adoption and publication in accordance with the laws of the State of New Jersey; (2) filing of the final form of adopted ordinance by the Clerk with (a) the Union County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduced: July 8, 2025
 Adopted: August 19, 2025

APPROVED:



Dr. Terrence Curran
 Chair, Township Committee

Attest:



Patricia Donahue, RMC
 Municipal Clerk

RECORDED VOTE	INTRODUCED	ADOPTED
Terrence Curran	Aye	Aye
Paul A. Gallo	Aye	Aye
Brian Andrews	Aye	Aye
Kathleen Miller Prunty	Aye	Aye
Gina Black	Aye	Aye

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