



***Borough of Harrington Park***  
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**Ordinance #727**  
**Zoning for 100 and 106 Schraalenburgh Road**

**R-AH Residential Affordable Housing District<sup>1</sup>**

- A. Alternative Development Options  
Within the R-AH Residential Affordable Housing District development shall be governed by two (2) alternative sets of requirements: Option A, the mixed use inclusionary alternative, which is permitted on 100 and 106 Schraalenburgh Road (Block 1204, Lots 13 and 14) as set forth in § \_\_\_\_\_-B\_ ; and Option B, the affordable family rental apartment alternative which is permitted on 106 Schraalenburgh only (Block 1204, Lot 13) as set forth in § \_\_\_\_\_-C\_. The Site Planning and Building Design Guidelines set forth in § \_\_\_\_\_-D\_ below shall apply to both alternative options.
  
- B. Mixed Use Inclusionary Alternative
  - 1. Uses permitted
    - (a) Townhouses
    - (b) Apartments
    - (c) Group Homes/Supportive Living Units
    - (d) Accessory uses which are customary and incidental but not limited to: passive open space and recreational facilities for residents and guests; off-street parking (in accordance with § 350-41 of the Borough Code and the Residential Site Improvement Standards of New Jersey); fences and walls (in accordance with § 350-42 of the Borough Code); landscaping (in accordance with § 350-20 of the Borough Code); and signs in accordance with Section \_\_\_\_\_ below.
  
  - 2. Area yard and bulk requirements<sup>2</sup>
    - (a) Minimum lot size: 25,000 square feet
    - (b) Minimum lot width: 150 feet
    - (c) Minimum setbacks<sup>3</sup>:
      - i. Building – front yard 12 feet

<sup>1</sup> Where the requirements for this district conflict with provisions elsewhere in the Harrington Park Code, the requirements as set forth herein shall apply.  
<sup>2</sup> For the purposes of zoning, under Option A the mixed use inclusionary alternative, 100 and 106 Schraalenburgh shall be considered as a single lot or parcel; however the lot may be subdivided for ownership or financing purposes upon site approval; the bulk requirements as set forth herein shall apply on the basis of a single, combined lot.  
<sup>3</sup> As per the definition of “yards” in § 350-2 of the Harrington Park Code, frontages on Schraalenburgh Road and Elm Street shall be considered front yards; the yard opposite the front yard on Schraalenburgh Road shall be considered a side yard; and the yard opposite to front yard on Elm street shall be considered a rear yard. Projections of roof eaves or other architectural elements (bay windows, cornices, planter boxes, etc.) of up to 18 inches into the required yard setback is permitted.

- ii. Building – side yard 6 feet
- iii. Building – rear yard 8 feet
- iv. Parking or driveway to Schraalenburgh Road 12 feet
- v. Parking or driveway to side yard 4 feet
- vi. Patios to rear year 4 feet
- (d) Minimum distance between buildings on the lot: 40 feet
- (e) Minimum perimeter buffer width: 4 feet
- (f) Minimum open space: 15%
- (g) Maximum number, by type:
  - i. Market rate townhouses 9 units
  - ii. Affordable family apartments<sup>4</sup> 3 units
  - iii. Number of group home/supportive Living units/beds 5 units/beds
- (h) Maximum building coverage: 50%
- (i) Maximum improved lot coverage: 85%
- (j) Maximum building height 3 stories/40 feet

3. Parking Requirements

- (a) Parking shall be provided per RSIS standards, but the minimum number of visitor spaces shall be 0.20 spaces per unit/bedroom and a minimum of two handicapped parking spaces shall be provided.
- (b) For the townhouses, at least one parking space shall be provided in an enclosed garage; a second space may be provided in the driveway in front of the garage, visitor parking may be provided in off-street spaces.
- (c) For the apartments, spaces may be provided in enclosed garages, in the driveway in front of the garage and in off-street parking lots.
- (d) For the group home/supportive living units, a total of two off-street parking spaces shall be provided.

4. Signage

- (a) A maximum of one (1) double sided monument sign shall be permitted, no taller than six (6) feet, with a sign area no greater than twenty (20) square feet, a setback of a minimum of five (5) feet from the property line, and illuminated by external illumination only.

C. Affordable Family Rental Alternative

1. Uses permitted

- (a) Apartments
- (b) Accessory uses which are permitted are the same as those permitted in the Mixed Use Inclusionary Alternative. (See §\_\_\_\_\_.)

2. Area, yard and bulk requirements

- (a) Minimum lot size: 12,500 square feet
- (b) Minimum lot width: 75 feet
- (c) Minimum setbacks<sup>3</sup>:
  - i. Building to front yard property line 12 feet

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<sup>4</sup> The family apartments shall have the following bedroom mix: one (1) one-bedroom unit; one (1) two-bedroom unit; and one (1) three bedroom unit.

- ii. Building to side yard property line 40 feet
- iii. Building to rear yard property line 12 feet
- iv. Parking or driveway to side property line 5 feet
- v. Parking or driveway to rear property line 3 feet
- (d) Minimum perimeter buffer width 3 feet
- (e) Minimum open space 35%
- (f) Maximum unit number, by type:
  - i. Affordable family rental apartments<sup>5</sup>: 9
- (g) Maximum building coverage 35%
- (h) Maximum improved lot coverage 65%
- (i) Maximum building height 3 stories/35 feet

3. Parking shall be provided per the RSIS requirements

4. Signage

- (a) A maximum of one (1) double sided monument sign shall be permitted, no taller than six (6) feet, with a sign area no greater than twenty (20) square feet, a setback of a minimum of five (5) feet from the property line, and illuminated by external illumination only.

#### D. Site Planning and Building Design Guidelines

1. Site Planning

(a) Access and Sidewalks

- i. One curb cut is permitted from Schraalenburgh Road and three curb cuts are permitted from Elm Street. Curb cuts shall be at least 60 feet from the outmost corner of the public right-of-way of the two streets.
- ii. Sidewalks of a minimum five (5) foot width shall be provided along at least one side of all entry drives providing access to entry doors or patios. Wherever possible, where surface parking is provided, the sidewalk shall be provided behind the parking spaces.

(b) Building Siting and Orientation

In order to relate the project to corner of Schraalenburgh Road and Elm Street, one building shall be located near the street corner; specifically, such that a portion or corner of the building is within 12 feet of the corner of the two streets. Said building shall provide one pedestrian entrance onto Schraalenburgh Road, and one onto Elm Street.

(c) Garages and Parking

- i. Garage doors may face directly onto Elm Street, but not onto Schraalenburgh Road. Garage doors may also face towards the interior of the property. Driveways shall not run between the front of a building and a public street (i.e., parallel and next to a public street).
- ii. The longer dimension of surface parking lots shall extend along interior side or rear lot lines. No more than 42 feet of parking lot shall adjoin a public street. Off-street parking spaces are

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<sup>5</sup> The income mix shall be in accordance with the Uniform Housing Affordable Controls (UHAC) requirements.

prohibited in front of buildings, with the exception of driveways adjoining public streets; however, parking spaces in front of a garage may be permitted.

## 2. Building Design Guidelines

### (a) Purpose

- i. The building design guidelines seek to encourage massing variations and façade articulation that create visually-interesting, pedestrian-scaled designs, avoiding excessive or haphazard features.
- ii. Particularly for wide building façades (such as on a series of townhouses), a harmonious repetition of bays with subtle variation in the rhythm of massing and details, is encouraged.
- iii. Substantial, dimensional detailing such as window trim, deep eaves, and variation in façade plane is important for creating shadow lines that foster visual depth and interest in the façade.

### (b) Rooflines

- i. The primary roof mass of a building, as well as the rooflines of prominent cross-gabled bays, should have a roofline with a vertical: horizontal pitch close to 1:2 or steeper, if possible. Smaller roof masses may have shallower roof slopes.
- ii. Excess variation in style and proportions of gables is discouraged, as is use of too many gables. Instead, use of flat or shed roofs on some massing volumes such as bay windows and dormer windows could provide a sufficient variation.

### (c) Façade Articulation

- i. Horizontal Articulation: Base, Middle, Top
  - 1) Buildings shall include additional detailing at the base and top. The base should be enhanced with a generous band or full-height cladding of brick, stone, or similar masonry material, and should be visually heavier than upper materials.
  - 2) Windows, doors, porches, and the like on the first floor should contribute to a higher degree of detailing than on middle and upper floors.
  - 3) Rooflines should be detailed for visual interest and to create shadow lines, with overhangs at eaves and soffits, and wide fascia trim.
  - 4) On three-story buildings, the top floor of the building should be highlighted by variations in the roofline, including but not limited to cross-gables, dormer windows, and bay windows.
- ii. Vertical Articulation: Bays  
Facades should be broken down so that they appear as a series of distinct bays. For townhouses, each unit will form its own bay. For all buildings, bays should be defined through two approaches, dimensional variation and texture/ pattern/ material variation:

- 1) **Dimensional variation** includes columns, pilasters, flat broad trim and changes in facade plane by means of stepbacks, projections, and recessions. The distinguishing dimensional features should create shadow lines that help create a sense of depth in the facade.
  - 2) **Textural, pattern, and/or material variation** includes patterns of window size and spacing, balconies, variation in surface material and pattern, and gutters or expansion joints. These variations shall be distinguished by texture, pattern, and/or material, not just color.
- iii. Variation in design
- 1) On townhouse buildings, each townhouse unit should be designed as a variation on a theme, with more elements in common between all townhouses than not. For example, the same overall proportions of window glazing and the same cladding materials should be consistent across all units. Modest variation in rooflines, windowed bays, and gables may be used to distinguish each unit. Generally, no more than three different townhouse articulation variations should be used within one multi-unit building, in order to maintain coherence in the facade.
  - 2) On buildings containing apartment/group homes/supportive living units, facades should be divided into a series of bays, each generally no more than 25 feet wide. Smaller, secondary bays that extend through all levels are encouraged to highlight building entries and internal shared stairways.

(d) Entries

- i. Entries should be emphasized through façade massing and fenestration.
- ii. Entries that are simply punched into the façade are prohibited; a framing element such as a porch, stoop, or portico should be used to create a sense of entry and highlight doors.
- iii. The framing elements around the entry should project at least three (3) feet from the adjoining façade plane.
- iv. For townhouse buildings, each unit's entry should have the same degree of design and emphasis within the facade.
- v. Entry doors should be paneled and include a row of lites or a large lite within the top.
- vi. The shared, common entry doors within an apartment building should be further highlighted by means of side lites, particularly if the surrounding framing and massing do not highlight the door adequately within the façade.

(e) Windows

- i. The pattern of windows within a façade should create a harmonious composition. Windows should align from one floor to the next.
- ii. On multi-story buildings that are wider than tall, windows should be vertically-proportioned in order to help emphasize height and de-emphasize the width of the building. Smaller, vertically-

proportioned windows may be clustered in two's or three's to create wider expanses of glazing.

- iii. All windows should have generous trim on all four sides, with greater emphasis at sills and headers.
- iv. Large areas of blank façade, lacking windows, are discouraged.
- v. Use of multiple glass panes within the top sash of double-hung windows, such as 1x2 and 2x4 pane patterns, is attractive and helps screen views into interiors.
- vi. Faux dormer windows (that do not open into a room) are discouraged.

(f) Garages

- i. Where more than one garage door is provided within a façade, all garage doors should be framed and detailed in a similar manner; undue variation is discouraged.
- ii. The plane of each garage door should be recessed at least six inches relative to the adjoining façade areas, in order to create shadow lines and de-emphasize the garage. Alternately, the entire garage volume (doors and surrounding framing) can be recessed relative to the adjoining or upper facades.
- iii. Garage doors should not be flat or plain, but rather should be paneled or accented with decorative timbering. A row of small lites should be provided in the top area of the garage door. Double-wide garages that have singly-operated doors separated by a pier are encouraged.
- iv. The framing of garage door openings should include generous visible headers that echo the structural framing and visually support the loads of the upper levels of the building over the garage opening.

(g) Materials and Application

- i. Preferred façade materials are stone, brick, or simulated stone cladding; wood or fiber-cement lap or shingle siding, and stucco.
- ii. Roofs may be asphalt-shingled, while standing-seam metal roofs are encouraged as an accent material over smaller massing elements such as bay and dormer windows, porches, and porticoes.
- iii. Brackets below box and bay windows and eaves are encouraged.
- iv. Stone, brick and other masonry-style cladding should not be used above the first floor of buildings except for sills on windows or similar detailing purposes and unless it is used consistently across the façade.
- v. Masonry cladding should not be used across wide garage-door openings unless it will appear structurally-logical, supported by a deep header above the garage.
- vi. Materials applied to a façade should extend around corners or to a logical break in plane so as to not appear pasted-on.

(h) Lighting

Façade lighting adjacent to entry doors and garage doors is encouraged. All lighting should be full-cutoff and dark sky-compliant.

(i) Landscaping

Buffer plantings should be provided along all interior (side and rear) property lines to screen the property from adjoining neighbors. Along

public street frontages, street trees should be planted where possible, at regular spacings. Landscaping shall also comply with the provisions of § 350-20 of the Borough Code.

This is a certified copy of an Ordinance adopted at the Regular Mayor and Council meeting, November 19, 2018.

**Ann H. Bistriz RMC CMR CMR  
Clerk/Admin.**