

## ORDINANCE 2024-9

### AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"

**WHEREAS**, on April 23, 1997 the Colts Neck Township Committee amended in its entirety Chapter 102, Development Regulations of the Code of Colts Neck Township; and

**WHEREAS**, Colts Neck Township is continuously and closely involved in the planning and development process in the Township; and

**WHEREAS**, one of the purposes of planning is to review the Township's policies and Development Regulations based on best available information and past experiences and to adopt regulations to guide the use of lands in a manner that promotes the public good and general public welfare; and

**WHEREAS**, a need exists to balance the interest of maintaining the residential character and quality of life in residential zones with the requirements of commerce and business activities; and

**WHEREAS**, to promote safety and well-being of residents and businesses it is in the public interest to regulate the parking of commercial vehicles in the Township; and.

**WHEREAS**, it is in the public interest to establish guidelines on the parking of commercial vehicles, and

**WHEREAS**, the Colts Neck Township Committee has considered the potential impact on businesses and has determined that reasonable regulations can be implemented regarding the parking of commercial vehicles without unduly burdening commerce or impeding the residential quality of life.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey as follows: (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~).

**SECTION I:** That Section 102-84, "A-1 and A-2 Agricultural Residential Districts; A-3 Village Residential District" is hereby amended and supplemented in the following parts only.

§102-84F. Minimum off-street parking.

- (7) ~~No commercial motor vehicle, truck tractor, omnibus or school bus as defined in N.J.S.A. 39:1-1 and the various amendments thereto nor registered constructor vehicles or solid waste vehicles as defined in N.J.S.A. 39:3-20 and the various amendments thereto, over ½ ton registered weight or a trailer bearing commercial license plates, shall be parked out of doors any time, except those vehicles actually engaged in deliveries, construction or similar activity that is in progress at the site in question, in which case the vehicle may be parked on a temporary basis. School buses may be parked on school grounds as allowed by these development regulations or in the duly established municipal parking lot. This section shall not apply to registered farm vehicles as defined in N.J.S.A. 39:3-24, 39:3-25 and 39:3-26 and the various amendments thereto. Parking and/or storage of commercial vehicle, truck, van, or sports utility vehicle.~~

- (a) In the A-1 Zone a maximum of two and in the A-2 and A-3 Zones a maximum of one motor vehicle(s) with commercial motor vehicle registration and/or bearing commercial license plates and/or passenger

vehicle registration bearing passenger license plates insured at a commercial rate shall be parked or stored on any property, except those vehicles actually engaged in deliveries, construction or similar activity that is in progress at the site in question.

- (b) Commercial vehicle(s), pickup truck(s), van(s) or sports utility vehicle(s) may be parked or stored. All other truck or vehicle configurations (rack body, dump body, omnibus, school bus, etc.) are prohibited.
- (c) All commercial vehicle(s), pickup truck(s) or van(s), sports utility vehicle(s) parked or stored must have a valid registration.
- (d) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (e) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in a minimum accessory building side or rear yard setback.
- (f) No commercial vehicle, truck, van, or sports utility vehicle with more than a single rear axle shall be parked or stored on any property.
- (g) No commercial vehicle, truck, van, or sports utility vehicle having advertising in excess of four (4) square feet per each side of the vehicle shall be parked or stored on any property. Vehicle wrapping exceeding four-square feet shall be prohibited.
- (h) All commercial vehicle(s), pickup truck(s), van(s) or sports utility vehicle(s) parked or stored must be the property of the property owner or resident tenant or the property of the employer of the property owner or resident tenant.
- (i) No commercial vehicle, pickup truck, van, or sports utility vehicle which is in a state of substantial disrepair or derelict may be parked or stored.
- (j) The provisions of this section shall not apply to federal, state, county, municipal, farmer or farm use vehicles.
- (k) The provisions of this section shall not apply to passenger vehicles with commercial registration and/or bearing commercial license plates and containing no advertising. Limousines are not included in this exception.

**SECTION II:** That Section 102-85.3, "A-7 Residential District" is hereby amended and supplemented in the following parts only.

§102-85.3F. Minimum off-street parking.

- (3) No commercial motor vehicle, truck tractor, omnibus or school bus as defined in N.J.S.A. 39:1-1 and the various amendments thereto nor registered constructor vehicles or solid waste vehicles as defined in N.J.S.A. 39:3-20 and the various amendments thereto, over ½ ton registered weight or a trailer bearing commercial license plates, shall be parked out of doors any time, except those vehicles actually engaged in deliveries, construction or similar activity that is in progress at the site in question, in which case the vehicle may be parked on a temporary basis. School buses may be parked on school grounds as allowed by these development regulations or in the duly established municipal parking lot. This section shall not apply to registered farm vehicles as defined in N.J.S.A. 39:3-24, 39:3-25 and 39:3-26 and the various amendments thereto. Parking and/or storage of commercial vehicle, truck, van, sports utility vehicle.

- (a) A maximum of one motor vehicle with commercial motor vehicle registration and/or bearing commercial license plates and/or passenger vehicle registration bearing passenger license plates insured at a commercial rate shall be parked or stored on any property, except those vehicles engaged in deliveries, construction or similar activity that is in progress at the site in question.
- (b) Commercial vehicle, pickup truck, van, or sports utility vehicle may be parked or stored. All other truck or vehicle configurations (rack body, dump body, omnibus, school bus, etc.) are prohibited.
- (c) All commercial vehicle, pickup truck, van, or sports utility vehicle parked or stored must have a valid registration.
- (d) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (e) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in a minimum accessory building side or rear yard setback.
- (f) No commercial vehicle, truck, van, or sports utility vehicle with more than a single rear axle shall be parked or stored on any property.
- (g) No commercial vehicle, truck, van, or sports utility vehicle having advertising in excess of four (4) square feet per each side of the vehicle shall be parked or stored on any property. Vehicle wrapping exceeding four-square feet shall be prohibited.
- (h) All commercial vehicle, pickup truck, van or sports utility vehicle parked or stored must be the property of the property owner or resident tenant or the property of the employer of the property owner or resident tenant.
- (i) No commercial vehicle, pickup truck, van, or sports utility vehicle which is in a state of substantial disrepair or derelict may be parked or stored.
- (j) The provisions of this section shall not apply to federal, state, county, municipal, farmer or farm use vehicles.
- (k) The provisions of this section shall not apply to passenger vehicles with commercial registration and/or bearing commercial license plates and containing no advertising. Limousines are not included in this exception.

**SECTION III:** That Section 102-86, "AG Agricultural District" is hereby amended and supplemented in the following parts only.

§102-86G. Minimum off-street parking.

- (5) Parking and/or storage of commercial vehicle(s), truck(s), van(s) or sports utility vehicle(s).
  - (a) A maximum of two motor vehicles with commercial motor vehicle registration and/or bearing commercial license plates and/or passenger vehicle registration bearing passenger license plates insured at a commercial rate shall be parked or stored on any property, except those

vehicles engaged in deliveries, construction or similar activity that is in progress at the site in question.

- (b) Commercial vehicle(s), pickup truck(s), van(s) or sports utility vehicle(s) may be parked or stored. All other truck or vehicle configurations (rack body, dump body, omnibus, school bus, etc.) are prohibited.
- (c) All commercial vehicle(s), pickup truck(s), van(s), sports utility vehicle(s) parked or stored must have a valid registration.
- (d) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (e) No commercial vehicle, truck, van, or sports utility vehicle shall be parked or stored in a minimum accessory building side or rear yard setback.
- (f) No commercial vehicle, truck, van, or sports utility vehicle with more than a single rear axle shall be parked or stored on any property.
- (g) No commercial vehicle, truck, van, or sports utility vehicle having advertising in excess of four (4) square feet per each side of the vehicle shall be parked or stored on any property. Vehicle wrapping exceeding four-square feet shall be prohibited.
- (h) All commercial vehicle(s), pickup truck(s), van(s) or sports utility vehicle(s) parked or stored must be the property of the property owner or resident tenant or the property of the employer of the property owner or resident tenant.
- (i) No commercial vehicle, pickup truck, van, or sports utility vehicle which is in a state of substantial disrepair or derelict may be parked or stored.
- (i) The provisions of this section shall not apply to federal, state, county, municipal, farmer or farm use vehicles.
- (k) The provisions of this section shall not apply to passenger vehicles with commercial registration and/or bearing commercial license plates and containing no advertising. Limousines are not included in this exception.

**SECTION IV:** That Section 102-109F(14), "Minimum off-street parking in the Business districts" is hereby amended and supplemented in the following parts only.

§102-109F. Minimum off-street parking.

- (14) No commercial motor vehicle, truck tractor, construction vehicle, solid waste vehicle, rack body, dump body, omnibus, school bus or trailer bearing commercial registration and/or bearing commercial license plates and/or passenger vehicle registration bearing passenger license plates insured at a commercial rate, omnibus or school bus as defined in N.J.S.A. 39:1-1 and the various amendments thereto nor registered construction vehicles or solid waste vehicles as defined in N.J.S.A. 39:3-20 and the various amendments thereto over one ton registered weight nor trailers bearing commercial license plates nor farm registered vehicles as defined in N.J.S.A. 39:3-24, 39:3-25 and 39:3-26, other than those owned or leased by the operator of the business conducted at the premises, shall be parked out of doors anytime, except those vehicles actually engaged in deliveries, purchases, construction or similar activity that is

in progress at the site in question, in which case the vehicle may be parked on a temporary basis. A maximum of three commercial vehicles Trucks owned or leased by the operator of the business conducted at the premises may be parked out doors in a designated parking stall, provided that such location is the primary site of the business operation.

**SECTION V Severability.**

If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

**SECTION VI Repealer.**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

**SECTION VII Inconsistent ordinance.**

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

**SECTION VIII** This ordinance shall take effect immediately upon passage, publication and filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 31<sup>st</sup> day of January 2024. A public hearing will be held on February 14, 2024, 7:00 p.m. Town Hall, 1 Veterans Way.

\_\_\_\_\_  
Frank Rizzuto, Mayor

\_\_\_\_\_  
Trina Lindsey, Municipal Clerk

RECORD OF VOTE												
	First Reading					Second Reading						
	January 31, 2024					February 14, 2024						
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X									
Deputy Mayor Buss			X									
Viola			X									
Bartolomeo		S	X									
Fitzpatrick		M	X									
M - Moved    S - Seconded    X - indicates vote    NV - Not Voting    Ab - Absent												



1 Veterans Way  
Colts Neck, NJ 07722  
Web: [www.coltsneck.org](http://www.coltsneck.org)



Ph: (732) 462-5470  
Fax: (732) 431-3173  
TDD-TYY: (732) 462-6090

February 1, 2024

Monmouth County Planning Board  
[planning@co.Monmouth.nj.us](mailto:planning@co.Monmouth.nj.us)  
P.O. Box 1255  
Freehold, NJ 07728

**ORDINANCE 2024-9**

**AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE  
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE  
CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"  
COMMERCIAL VEHICLES**

To Whom It May Concern:

Attached, you will find a copy of an ordinance that was introduced by the Township Committee of Colts Neck Township at their meeting on January 31, 2024.

Please be advised that this ordinance is scheduled for public hearing and adoption at the meeting of February 14, 2024. Kindly forward your comments and/or recommendations to my attention prior to the scheduled public hearing date.

Respectfully,

A handwritten signature in blue ink, appearing to be 'Trina Lindsey', is written over the signature line.

Trina Lindsey, RMC  
Municipal Clerk

1 Veterans Way  
Colts Neck, NJ 07722  
Web: [www.coltsneck.org](http://www.coltsneck.org)



Ph: (732) 462-5470  
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February 1, 2024

**ORDINANCE 2024-9**

**AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE  
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE  
CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"  
COMMERCIAL VEHICLES**

**I HEREBY CERTIFY** that the foregoing Ordinance was introduced on first reading by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey, at their regular meeting held on Wednesday, January 31, 2024 at 7:00 p.m. located at 1 Veterans Way, Colts Neck, NJ 07722. Public hearing and final adoption is scheduled for Wednesday, February 14, 2024 at 7:00 p.m, 1 Veterans Way, Colts Neck, NJ 07722.

A handwritten signature in blue ink, appearing to be 'Trina Lindsey', is written over a horizontal line.

Trina Lindsey, RMC  
Municipal Clerk