TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY

O R D I N A N C E N O. 19-1716

ORDINANCE OF THE TOWNSHIP OF HOPEWELL AMENDING CHAPTER XVII (ARTICLE IX, 17-168) OF THE CODE OF THE TOWNSHIP OF HOPEWELL ENTITLED THE HOPEWELL TOWNSHIP "LAND USE AND DEVELOPMENT ORDINANCE" (RO-1, 2 AND 3 DISTRICTS: RESEARCH/OFFICE DISTRICTS) (BMS)

Explanation: Material ~~strikethrough~~ is to be deleted
Material underlined is to be added

BE IT ORDAINED, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that Chapter XVII, entitled "Land Use and Development," Article IX, entitled "Zoning District" of the Revised General Ordinances of the Township of Hopewell, shall be supplemented as follows:

SECTION 1.
Chapter XVII Land Use and Development
Article IX Zoning Districts

17-168 RO-1, 2 AND 3 DISTRICTS: RESEARCH/OFFICE DISTRICTS.

a. *Purpose.* ~~The purpose of these districts is to provide for research/office uses by single owners with one or more tenant occupants on large parcels within the township.~~ The purpose of the RO districts is to provide for research/office uses and production and assembly activities related to the principal research uses permitted on the property by single owners with one or more tenant occupants on large parcels within the township. Additionally, in the RO-1 District, the Conditional Uses on the property may be by a single owner with one or more tenants, by multiple owners of subdivided parcels, or by multiple owners operating under a condominium association. A neighborhood of inclusionary housing is also deemed appropriate in the RO-1 District when arranged on undeveloped portions of the property, and adequately buffered from manufacturing buildings and activities. It is also intended that the provision for assisting in the development of lower income housing as set forth below be a required portion of any new development in the RO-1 District. (Ord. #2017-1670 § 1; Ord. #2018-1690)

b. *Permitted Principal Uses.*

1. Offices.
2. Uses devoted to research, experimentation, design, education, and development in medicine, pharmacology, chemistry, physics, engineering, and similar fields.
3. Farms and agriculture in accordance with the standards for the VRC District.
4. In the RO Districts, all uses permitted under paragraphs b,1. and b,2. above shall be required to participate in the township's efforts to produce lower income housing including the dedication of land and development of lower income housing as set forth in section 17-92.
5. Child care centers shall be a permitted use and shall meet all the criteria set forth in section 17-161b,7.

c. *Permitted Accessory Uses.*

1. Parking and loading.
2. Cafeterias, first aid and recreational facilities for employees and guests.
3. Helistop located at least 500 feet from any street or property line and at least 2,000 feet from any residential use, and which shall not be used between 10:00 p.m. and 7:00 a.m.
4. Not more than three dwellings located on the premises and occupied by full-time employees and their families only.
5. Maintenance facilities and centralized service facilities serving the uses on the tract.
6. Conference center as part of the operations of a permitted use provided it is subordinate to the principal use, has less square footage than the principal use, and is designed to accommodate fewer personnel than the principal use. In conjunction with the conference center, such activities as swimming pools, tennis courts, golf courses, and other recreational facilities are permitted provided they are available as an activity associated with the accessory conference center and not operated as a commercial facility open to the general public.
7. One earth terminal antenna and one associated reflector (or dish) are permitted on a lot provided they are located within the setback lines required for the principal use and are located to be screened from view from residences and public streets by plantings providing a year-round screen, parapet walls, building facades, walls, or similar effective device. The antenna and dish may be located on a roof, or attached to a building, or on the ground. Servicing wires and cables shall be

installed underground. The highest point of the antenna and dish facility shall be 15 feet above the height of a building, or ten feet above the maximum building height permitted whichever is less.

d. *Conditional Uses.*

1. Pumping stations, transformers and similar utility facilities which are needed in order to provide utility services directly to the consumer, but not repair facilities, offices, open storage, work areas or other aspects of utility operations. Such facilities shall meet the minimum requirements of subsection 17-159g., and shall be landscaped or otherwise appropriately integrated into the site design by special architectural treatment in accordance with section 17-89 and, where safety dictates, shall be enclosed with fencing.

2. Inclusionary affordable housing development pursuant to the requirements in §17-168g. (Ord. No. 2017-1670 § 2; Ord. #2018-1690)

3. Production and assembly in the RO-1 District only in the fields of medicine, pharmacology and biologics, so long as such use meets the conditional use standards set forth in 17-168h.

e. *Lot, Yard, Height and Coverage Requirements.*1

Min. Lot Area	100 contiguous acres (all of which shall be located within the township).
Min. Lot Width	1000 feet
Min. Lot Depth	1000 feet
Min. Setback from Public Street	200 feet
Min. Setback from Interior Street	Equivalent to building height.
Min. Distance between Buildings	Equivalent to height of tallest building.
Max. Building Height	40 feet except the height may be increased where the setbacks are greater than 100 feet based on a height equal to 40% of the shortest setback from any property or street line, but not to exceed a height of 60 feet.
Max. Lot Coverage	25%
Max. Building Coverage	10%
Max. Floor Area Ratio	0.15 in the RO-1 District 0.13 in the RO-2 District 0.05 in the RO-3 District, provided that if all development is clustered on one side of Carter Road a floor area bonus of 2.5% to a maximum floor area ratio of 0.05125 is permitted.

Notes:

Note 1. Notwithstanding the maximum floor area ratio and other design controls set forth above, the maximum intensity of development permitted on those lots

not connected to public sewage collection and public sewage treatment systems or not located in a designated sewer service area as shown on the Hopewell Township Wastewater Management Plan shall be the smaller of either the maximum development permitted by ordinance or the amount of development which would generate a design sewage flow of less than 2,000 gallons per day as determined in accordance with the prevailing design standards and policies of the New Jersey Department of Environmental Protection.

f. *General Development Plan in the RO Districts.* Notwithstanding the previous provisions of this section, in the RO Districts the developer of a tract whose original acreage was at least 250 acres and having a development period of at least five years may submit a general development plan to the approving authority for review and approval prior to submitting a preliminary plat. The submission shall be in accordance with section 17-126. The design standards for required improvements shall comply with the approved general development plan and the provisions of this chapter that have not been modified by the approved general development plan.

1. Purpose. The opportunity to submit a general development plan is intended to provide opportunities for long range public and private planning in conjunction with the protection that an approved general development plan gives to developers under the Municipal Land Use Law in return for commitments by that developer to making various improvements and/or contributions towards infrastructure and other community needs and services.

2. In addition to the principal uses permitted under subsection 17-168b., above, the plan shall contain the elements required in section 17-126 to address related housing and services to the businesses, the employees, and any residents in the proposed development.

3. A housing component shall be provided in compliance with the applicable portions of section 17-92. Where the applicant chooses to make the monetary contributions, the payments shall be made as building permits are issued for each phase of the development.

4. The principal nonresidential permitted uses shall be oriented to employment centers consisting of offices and research facilities. Service uses to the offices and research uses shall be limited to no more than 20 percent of the gross floor area of the nonresidential uses in the development and shall be limited to the sale of supplies, furniture, and equipment to support the office and research uses, together

with related equipment repair and service uses. Other retail and service uses for employees and residents permitted in the plan shall be limited to 15 per-cent of the gross floor area of the nonresidential uses in the development and shall be limited to such uses as restaurants, banks, pharmacies, and such retail uses as individual clothing and shoe stores, gift shops, flower shops, and personal services such as barber shops, beauty salons, cleaners, tailors, and shoe repair. Where there is more than 1,000,000 square feet of office and/or research uses in the development, the plan shall provide at least one restaurant. The development may be shifted from one portion of the tract to another in order to generate acreage for the housing requirement, or to maximize open space, or to add flexibility in designing the site. The maximum lot coverage in the nonresidential portion of the plan shall be 50 percent, including buildings, streets, driveways, parking and loading areas, and sidewalks, but excluding the building and pavement coverage of free standing buildings used exclusively for uses excluded from the floor area ratio as set forth below.

5. As part of a general development plan, temporary uses limited to serving on-site construction during the period of development may be permitted provided site plan review and approval of the temporary uses has been granted. The purposes of these uses is to minimize the volume of traffic going to the site by vehicles such as construction vehicles, lumber, brick, and other supply and maintenance vehicles. These temporary uses shall be located at least 400 feet from the perimeter of the site and be shielded from view by such things as evergreen plantings, berms or natural contours, or existing wooded areas. The design and location of these temporary facilities shall be such as to minimize the potential nuisances to any nearby residents. The temporary uses to be permitted shall include such uses as brick, stone and lumber yards; construction offices; vehicle maintenance and vehicle storage areas; and warehousing and supply storage buildings. These temporary uses shall be phased out as the development nears completion and shall all be removed from the site prior to the certificate of occupancy being issued for any part of the last five percent of the dwelling units and/or the last five percent of the gross floor area of nonresidential uses in the development.

6. The approving authority may require that the overall plan include provisions for nursery school and/or child care/day care facilities in conjunction with the

employment uses. The floor area devoted to this use under a general development plan shall not be counted in the floor area ratio. The design standards shall meet the requirements set forth in subsection 17-161b,7.

7. The overall plan shall include at least 15 percent of the area of the tract in open space and recreation uses, at least half of this space shall be designed in relation to any on-site residential uses, with the other areas to be convenient to the office uses. These recreation areas shall contain improvements for active recreation uses as delineated on a plan (such as but not limited to ball fields, court games, pool, or buildings housing exercise rooms). The plan shall contain provisions for park settings and passive areas as well (such as but not limited to a park with benches located to have a scenic view, or directed toward views of statues or other works of art, or directed toward views of flower gardens or similar areas).

8. A plan resulting in more than 1,000,000 square feet of nonresidential floor area on-site shall require a specific community facility's plan as part of the agreement. In the event the community facilities are to be off-site, then said agree-ment shall set forth the developer's participation and the manner of satisfying same. If the community facilities are on-site, then the floor area devoted to this use shall not be counted in the floor area ratio.

9. Maximum building heights shall be as follows:

(a) Notwithstanding the definition of "height" in this chapter, the maximum building height of residential structures shall be 35 feet, but not more than two stories above grade, except that if constructed on slopes greater than ten percent, the structure may be no higher than two stories, or 30 feet measured on the uphill side, and no higher than three stories, or 45 feet when measured on the downhill side.

* **Editor's Note:** For definitions, see section 17-181, Words Defined.

(b) The maximum building height of nonresidential structures shall be 40 feet when located within 800 feet of the perimeter of the site and 60 feet when set back farther than 800 feet from the perimeter of the site. However, should an RO tract, in single ownership, be greater than 400 acres, then structures no taller than 60 feet in height (including penthouse and roof structures for containing or concealing equipment) may be permitted and the

setback from the site perimeter for said structures can be reduced to 500 feet where each of the applicable criteria set forth below is met. Structures between 61 feet and 75 feet in height (including penthouse and roof structures for containing or concealing equipment) may be permitted and the setback from the site perimeter for said structures can be reduced to 500 feet where each of the applicable criteria set forth below is met. However, structures between 61 and 75 feet in height shall comprise no more than 12 percent of the total floor area of the entire site at full build-out granted by a General Development Plan. The criteria are as follows:

(1) The tract shall not abut a local street.

(2) Said structures must be contiguous to each other.

(3) Any 60-foot-tall structures shall be farther than 900 feet from the nearest point of intersection with any local street, and any structures between 61 and 75 feet shall be farther than 1,500 feet from the nearest point of intersection with any local street.

(4) Said structures must be no less than 500 feet from the perimeter of the site, and no less than 200 feet but no more than 700 feet from any land which was permanently preserved as open space as of January 1, 2001. The location of said structure(s) shall be delineated on the General Development Plan, and shall be acceptable to and approved by the planning board. The location of said structure(s) shall also be made part of the Developer's Agreement, which shall be acceptable to and approved by the township committee.

(5) Not less than 50 percent of the total parking demand for the entire site at full build-out shall be accommodated in parking structures; and not less than 95 percent of the parking demand generated by such structures shall be accommodated in parking structures, the balance to be used for handicapped or visitor parking.

(6) The ground floor for any structure between 61 and 75 feet in height shall not exceed 65,000 square feet.

(7) The elevation of the first floor of any structure between 61 and 75 feet in height, which floor is at or above finished grade, shall be at least ten feet lower than the elevation of the street which is closest thereto, measured at right angles from such street to the closest portion of such structure.

(8) For purposes of this subparagraph (b), the classification of streets shall be deemed to be those classifications in effect as of the adoption of this subparagraph, notwithstanding any later classification.

(9) The developer shall perform a test demonstrating the visual impact(s) of such structure(s), the results of which shall be acceptable to and approved by the planning board.

(c) If the design of the development includes one or more structures higher than 35 feet, the applicant shall include in the development some provision for a proportionate share of future emergency services able to serve taller buildings. The level of participation shall be a proportion of the projected future needs to serve the development(s) generating the need. Such calculations shall be based on a study of emergency services needed to serve taller buildings.

10. Adequate provisions shall be made for water storage, but the location of any above ground storage tank shall be at least 1,000 feet from the perimeter of the tract.

11. The perimeter of the tract along existing streets and property lines shall be designed to provide a buffer area at least 100 feet in width. The buffer area shall have various shaped berms at least five feet in height where the adjacent street or property is at grade with or lower than the site in order to enhance the visual buffer intended. These berms and the entire buffer area shall be planted with a mixture of indigenous vegetations including evergreens, deciduous trees and shrubbery of different species to assure that off-street parking and loading areas within 400 feet of the perimeter property lines are screened from view. Elsewhere, the buffer area shall be planted to lessen the visual impact of development through combinations of densities, color, and different plant materials. The other buffer requirements of the chapter shall be met. The approving authority may grant waivers from

these berming and planting standards if, in the opinion of the approving authority, the existing contours or the wooded nature of the existing conditions within the 100 feet buffer area meet the objectives of the chapter.

12. ~~The minimum spacing between nonresidential buildings shall be at least that required by all applicable building codes.~~ Buildings shall ~~be set back from any interior loop circulation road, but not driveways, at least 50 feet and shall~~ be set back at least 25 feet from any parking spaces. If a parking garage is constructed as part of a building complex, the garage may be as close to the building(s) it is serving as is permitted by all applicable building codes. If the parking garage has more than two stories, there shall be an elevated walkway from the third story into the building(s) in addition to the ground floor entrance(s).

13. Detention basins shall be designed as part of a lawn, or part of a park or recreation area, or as an aesthetic attraction, as part of a garden, or be designed in some similar fashion to be an aesthetic part of the plan, but detention basins shall not count as part of the required 15 percent requirement in subsection 17-168f,7.

14. The plan shall provide a site and a building for either a fire house or rescue squad as a supporting community facility for the plan. The floor area devoted to this use shall not be counted in the floor area ratio.

15. The plan may incorporate not more than one helistop located at least 500 feet from any street or property line and at least 2,000 feet from any residential use, located in a manner complying with the flight patterns from other airports, and located so the approach pattern is not over residential areas.

16. The plan shall include a traffic management plan which shall provide for one or more methods of reducing peak hour traffic and which shall require all occupants to participate in the program. The traffic management plan shall include such methods as staggered work hours, flex-time, van pooling, corporate sponsored transportation, provision for locating a passenger station adjacent to the railroad when the site abuts the railroad, and such other techniques approved by the approving authority. Where the general development plan is to be implemented in phases, a condition of approval of the general development plan shall be a requirement to update the traffic data and the traffic management plan at each phase.

g. *Conditional Use Inclusionary Development in the RO-1 District.*

1. Principal Permitted Uses.

(a) Garden apartments.

(b) Townhouses.

2. Permitted Accessory Uses.

(a) Off-street parking.

(b) Any use or structure customarily incidental to a principal permitted use.

(c) Private garages and carports.

(d) Recreational and cultural facilities for the sole use of the residents of the community and their guests, including but not limited to a clubhouse, jogging and bike trails, swimming pool, library, media center, court games, picnic areas and other typical active and passive recreation facilities.

(e) Sales office of a temporary nature not to extend beyond the occupancy of the last dwelling.

3. Area and Yard Requirements – Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c):

(a) The following bulk standards apply to all tracts proposed for inclusionary residential development within the RO-1 District:

(1)	Minimum tract size:	thirty (30) contiguous acres
(2)	Maximum tract size:	fifty (50) contiguous acres
(3)	Minimum front yard for townhouse structures:	25 feet to private road/100 feet to public road
(4)	Minimum front yard for apartment buildings:	75 feet to private road/100 feet to public road
(5)	Minimum tract width:	750 feet
(6)	Minimum setbacks to tract boundary-Principle Structure:	
	[a] Minimum Side Yard:	50 feet
	[b] Minimum Rear Yard:	100 feet
(7)	Minimum distance between apartment buildings	50 feet
(8)	Minimum distance between townhouse buildings	25 feet
(9)	Minimum setbacks to tract boundary - Accessory Buildings:	

[a] Minimum Side Yard: 25 feet
[b] Minimum Rear Yard: 50 feet

(10) Maximum coverage: 60 percent, including private roadways

(11) Maximum building height: within the ring road; 3 stories and 40 feet, if constructed outside the ring road.

(b) Multi-Family Building Setbacks.

(1) Building face to local street curb or pavement: 25 feet.
(2) Building face to collector street curb or pavement: 40 feet.
(3) Building face to arterial street curb or pavement: 50 feet.
(4) Building face to common parking area:
[a] Front building face: 20 feet.
[b] Rear or side building face: 15 feet.

(c) Multi-Family Building Spacing.

The following separation of buildings shall be provided:

Dimension	**Separation of Buildings (feet)**
Long side to long side	75
Front to rear	50
Front to end	45
Rear to rear	50
Rear to end	40
End to end	30

(d) Multifamily Building Requirements.

(1) Garden apartments.

[a] The maximum length of structures shall be 200 feet. Maximum density shall be 25 dwelling units per acre.

[b] Garden apartment structures should be grouped in clusters, with architectural design consistent in each cluster.

[c] Recreation facilities, such as swimming pools and tennis courts, should be encouraged but carefully located to avoid problems of noise, light and similar nuisance elements affecting residential units. They shall be located not less than 100 feet from any tract boundary.

[d] No front yard shall be used for service such as clothes drying and/or outdoor storage.

[e] Where townhouses or garden apartments abut a residential zone or use, there shall be a landscaped strip not less than 15 feet in width or depth, which strip shall not be utilized for roadway or parking and which shall be so planted as to form an effective visual screen.

[f] All utilities and their service lines, including electric and telephone, shall be installed underground and subject to approval of the appropriate utility. Wherever the utility is not installed in a public right-of-way, an appropriate utility easement shall be provided.

[g] All streetlights and all lighting along pedestrian walks and in parking areas shall be downward-directed and shaded and installed on ornamental standards of the appropriate utility. They shall be of a style and design compatible with the architectural style of the project and shall be approved by the Planning Board and the utility company.

[h] Adequate provision shall be made for the storage, recycling and removal of garbage, which shall be at the sole cost and expense of the owner.

[i] Adequate provision shall be made for snow removal on all sidewalks, streets, roads, driveways and parking areas within the project, which shall be at the sole cost and expense of the owner.

[j] Minimum roof pitch shall be 4:12 unless flat roofs are employed, in which case green roof design or solar collectors shall be employed.

[k] Landscape or rooftop screening shall be provided for all a/c units, meters, connections, etc.

(2) Townhouses.

[a] Maximum of eight units in a single row. Minimum width of unit, 18 feet. Offset of at least four feet between every two units.

[b] Townhouses should be grouped in clusters, with a maximum of 30 per cluster. Private parking areas should be located near the unit entrances and outdoor living areas or patios adjoining open space or paths leading to open space.

[c] Townhouses in each cluster should be consistent in terms of architectural style and major design elements such as materials, windows, rooflines, roof designs, etc. Design approval shall rest with the Planning Board.

[d] Each dwelling unit in a townhouse building shall be completely separated from all other dwelling units in the same building by a fire wall subject to the requirements of the Uniform Construction Code.

[e] Adequate safe and sanitary provisions shall be made for the recycling and storage of solid waste and garbage in compliance with all applicable ordinance requirements of the Township of Hopewell.

[f] Minimum roof pitch shall be 4:12.

[g] Landscape or rooftop screening shall be provided for all a/c units, meters, connections, etc.

4. Development Requirements for Inclusionary Housing in the RO-1 District:

(a) Infrastructure. All development shall be connected to public sewers and public water.

(b) Residential Use.

(1) There shall be a maximum of 250 dwelling units,

(2) Pursuant to COAH's second round rules at N.J.A.C. 5:93-1, et seq., at least 15% of all rental units and 20% of all for-sale units shall be deed-restricted for occupancy by low and moderate income households and the affordable housing units shall be dispersed among the residential buildings rather than concentrated in a few buildings.

(3) Low and moderate income units shall meet the following bedroom distribution requirements:

[a] The combination of efficiency and one bedroom units shall be at least 10 % and no greater than 20 % of the total low and moderate income units;

[b] At least 30 percent of all low and moderate income units shall be two bedroom units; and

[c] At least 20 percent of all low and moderate income units shall be three bedroom units.

(4) Residential units shall be afforded the following activities within the redevelopment area: fitness room, community room, convenient recycling and trash receptacle area and multipurpose pedestrian/bicycle trail.

(5) At least 50% of all affordable units shall be made available to low income households of which at least 13% shall be available to very low income households as required by P.L. 2008, c.46.

(c) Site Design. Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c)

(1) The location and arrangement of buildings, uses, parking areas and street setbacks shall be designed to minimize conflicts with non-residential uses in the RO-1 District.

(2) The buildings shall be located, arranged and designed to maximize opportunities for active and/or passive solar energy collection.

(3) Each dwelling unit and combined complex of dwelling units shall have a compatible architectural theme with variations in design to provide attractiveness to the development which shall include consideration of landscaping techniques, building orientation to the site and to other structures, topography, natural features and individual dwelling unit design such as varying unit widths, staggering unit setbacks, providing different exterior materials, changing roof lines and roof designs,

altering building heights and changing types of windows, shutters, doors, porches, colors and vertical or horizontal orientation of the facades, singularly or in combination for each dwelling unit.

(4) The dwelling unit mix shall be such that no more than 65% of the total number of dwelling units shall have the same number of bedrooms.

(5) No townhouse building shall contain more than eight dwelling units.

(6) A minimum of 20% of the total land area of the inclusionary development tract, shall be designated as active and passive open space. Pedestrian and bike paths, ball fields, playgrounds and other areas for active or passive recreation shall be included in the calculation of required open space.

(7) A dense landscape buffer screen of 75 feet in width shall be installed where the development abuts any non-residential use or public street.

(8) Pedestrian and bicycle circulation shall be provided and shall be separated from motor vehicle circulation wherever possible, and, where applicable, shall be consistent with the Township's master plan for bikeways, utilizing the connections to the Lawrence Hopewell Trail and other existing trails.

(9) Pedestrian facilities shall include a perimeter loop pathway around the inclusionary development.

(10) An integrated sidewalk system shall be provided throughout the development which encourages pedestrian movements.

(11) Residential uses shall be located within the existing ring road. Residential uses may be located between the ring road and site perimeter only if the developer demonstrates to the planning board that environmental constraints preclude residential development within the ring road. Any development located between the ring road and site perimeter, if the planning approves said demonstration, shall protect existing views from the perimeter through site grading, landscaping or other means acceptable to the planning board.

(12) Any residential development constructed on the site shall also include a requirement that the Owner relinquish a portion of its development rights under previously authorized General Development Plan approvals, to compensate for the intensification of development for both on-site and off-site impacts. The Owner, by way of written declaration to the Planning Board at the time of application for such residential development, shall relinquish 1,000 Square Feet of Gross Floor Area of Office and Research Development for each residential unit proposed.

(13) The stormwater management designs shall employ naturalized/green infrastructure techniques to promote water quality, minimize maintenance and provide for ground water recharge.

(d) Parking. Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c):

(1) Parking facilities shall be at least 75’ feet from the right-of-way line of any public road, and at least 50’ from any private road.

(2) Parking facilities and driveways shall be at least ten feet from District lines.

(3) Bicycle racks shall be provided on site at a rate of one bicycle storage space for every 30 automobile parking spaces.

(4) Where abutting a residential zone or residential use, accessory buildings, accessory structures or accessory uses shall not be closer than 75 feet to any side or rear property line.

(e) Traffic.

(1) Traffic studies shall be prepared to project the development-generated traffic volumes affecting the roadways serving the development. In addition, an updated study for on-site parking usage for each development phase shall be submitted.

(2) Provisions for traffic improvements shall be made and strategies for traffic control shall be provided to ensure that the levels of service are maintained or improved.

(Ord. No. 2017-1670 § 4; Ord. No. 2018-1690)

(Ord. #93-932, § 1, Ord. #93-955, § 1; Ord. #96-1048, §§ 6, 9; Ord. #99-1133, § 8; Ord. #01-1223, §§ 1, 2; Ord. #02-1268; Ord. No. 2017-1670 §§ 1, 2, 4; Ord. No. 2018-1690)

h. Conditional Use Standards for Production and Assembly Operations in RO-1 District.

1. Production and assembly uses related to the fields of medicine, pharmacology and biologics are permitted conditional uses within the RO-1 District only when such uses meet all of the conditions set forth in this section.

2. Location and Compliance with General Development Plan. The site shall be located within an area designated for development in an approved General Development Plan (GDP). Any proposed building square-footage shall count towards the maximum square-footage and Floor-Area-Ratio permitted by the GDP covering the tract.

3. Lot, Yard, Height and Coverage Requirements.[1]

(a) If the use is located on a lot of least 400 acres, and which is part of an approved GDP, the requirements of 17-168.e shall apply.

(b) If the use is located on a lot to be subdivided from a parent tract of at least 400 acres, which is part of an approved GDP, the bulk requirements shall be as follows:

Min. Lot Area	20 acres
Min. Lot Width	200 feet
Min. Lot Frontage	200 feet. Lot frontage may be provided on a private street if cross-access easements are recorded.
Min. Lot Depth	300 feet
Min. Side Yard	50 feet
Min. Rear Yard	50 feet
Min. Setback from Public Street	200 feet
Min. Setback from Interior Street	Equivalent to building height.
Min. Distance between Buildings	Equivalent to height of tallest building.
Max. Building Height	40 feet except the height may be increased where the setbacks are greater than 100 feet based on a height equal to 40% of the shortest setback from any property or street line, but not to exceed a height of 60 feet.
Max. Lot Coverage	The lesser of 75% of the subdivided lot or a maximum 12.33% of the total tract

	covered by the GDP.
Max. Building Coverage	50% of the subdivided lot
Max. Floor-Area-Ratio	15% of total tract covered by the GDP

[1]Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c).

4. Parking and Loading. Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c):

(a) Individual spaces within a building shall accrue a cumulative parking requirement as follows: One parking space shall be provided for every 200 square feet of office space, every 1,000 square feet of manufacturing space and every 1,500 square feet of warehouse or storage space. Shared parking arrangements with adjacent lots may be considered and approved by the Board. Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c).

(b) The applicant shall demonstrate that adequate space for loading and waste removal has been provided to serve the proposed operation.

5. Traffic.

(a) Trips by commercial trucks 48’ or longer (trucks and semitrailers) shall be limited to an average of three (3) vehicles per day when measured on a monthly basis.

(b) Trips by commercial trucks or vans longer than 20’ but shorter than 48’ shall be limited to 50 per day when averaged over a typical weekly basis.

(c) Overall traffic volumes generated by the use shall comply with the limitations established and the prescribed mitigation measures contained within the Traffic Impact Reports included with the approved GDP.

(d) Provisions for traffic improvements shall be made and strategies for traffic control and or trip reduction shall be provided to ensure that the levels of service at site access points and affected offsite roadways are maintained or improved.

6. Water volumes to the site and wastewater volumes from the site shall count toward the volumes approved under the GDP unless other arrangements have been approved by the New Jersey Department of Environmental Protection.

7. All materials shall be stored indoors. Waste materials may be stored outdoors within an enclosure at least 6 feet tall. Relief required by this section shall be considered according to the standards in N.J.S.A. 40:55D-70 (c).

8. The performance standards at 17-97 shall apply.

Date Introduced: June 3, 2019
Date Advertised: June 7, 2019
Date Adopted: June 24, 2019

_____
Kristin L. McLaughlin
Mayor

Attest:

_____
Laurie E. Gompf, RMC, CMC
Municipal Clerk