

**TOWNSHIP OF JACKSON  
ORDINANCE 30-23**

**AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 244 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF JACKSON, ENTITLED "LAND USE AND DEVELOPMENT REGULATIONS" FOR PINELANDS AREAS OF THE TOWNSHIP"**

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Jackson, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Jackson is hereby amended and supplemented so as to amend Chapter 244, entitled "Land Use and Development Regulations," so as to amend §244-87 entitled "PV Pinelands Village Zone" as follows:

A. The following uses shall be permitted in the PV Pinelands Village Zone:

- (1) No change.
- (2) No change.
- (3) No change.
- (4) No change.
- (5) No change.
- (6) No change.
- (7) No change.
- (8) Schools, primary and secondary, and higher learning institutions pursuant to Section E below.

B. The following accessory uses shall be permitted:

- (1) Agricultural commercial establishments, provided that the products sold were grown by the owner on the premises.
- (2) Accessory dwellings designed for the permanent housing of domestic or farm employees, provided that the total number of dwelling units on the lot shall not exceed one for each 100,000 square feet of lot area and that each such accessory dwelling unit shall contain not less than 600 square feet of gross floor area.
- (3) Signs, subject to the provisions of § 244-79L.
- (4) Private garage space for the storage of motor vehicles.
- (5) Other customary accessory uses and buildings, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such building or use shall be located on the same lot as the principal building.
- (6) Dormitories, student residences, and faculty residences affiliated with a secondary school or higher learning institution pursuant to Section E(1)-(4); (6) below.
- (7) Religious bathing facilities pursuant to Section F below.

C. No change

D. The following conditional uses shall be permitted:

- (1) Resource extraction uses under § 244-79F.
- (2) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school or higher learning institution on an adjacent lot. Dormitories, student residences and faculty residences shall be subject to the same standards as the secondary schools and higher learning institutions they serve.

E. Bulk standards and design criteria for primary and secondary schools, Higher learning institutions and dormitories, student residences and faculty residences.

- (1) General requirements.

- (a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school or higher learning institution, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.
  - (b) Primary and Secondary Schools and Higher Learning Institutions shall only be located on a Principal Arterial, Minor Arterial, Major Collector, or Minor Collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.
- (2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:
- (a) The minimum lot area shall be the same as required in the district in which the school or Higher learning institution is to be located.
  - (b) Lot width and frontage requirements shall be the same as the underlying zoning district where the proposed school or Higher learning institution is to be located.
  - (c) The following yard setbacks shall apply to both primary and accessory buildings, on interior lots:
    - [1] Front, side, and rear yard setbacks shall comply with §244-87.C.
  - (d) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.
- (3) The maximum building coverage shall be 40%.
- (4) Schools, Higher Learning Institutions and accessory uses shall be subject to the principal use height limitation in the underlying zoning district.
- (5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.
- (6) Location of parking areas and access driveways.
- (a) Unless otherwise addressed below, the off-street parking requirements for non-residential development in §244-197 of this chapter shall apply.
  - (b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.
  - (c) No parking area shall be allowed within any required buffer.
  - (d) No access driveways shall be allowed within 10 ft. of an adjacent property line. Access drives should demonstrate appropriate sight triangles.
- (7) Bus loading and access for primary and secondary schools.
- (a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly to the school without crossing any drive aisle or parking area. The following loading standards shall apply:
    - [1] For schools with up to 4 classrooms, loading/unloading areas shall accommodate at least two buses.
    - [2] For schools with 5 to 10 classrooms, loading/unloading areas shall accommodate at least four buses.
    - [3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus 1 additional loading/unloading area shall be required for each additional 4 classrooms.
    - [4] Each loading area shall be a minimum length of 45 ft. per bus, with a minimum width of 12 ft.

(b) In the event that there will be on site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 ft. x 40 ft. and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:

- [1] For schools with up to 10 classrooms, at least two such spaces shall be provided.
- [2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate three buses plus 1 additional loading/unloading area shall be required for every 100 additional students.

F. Bulk standards and design criteria for religious bathing facilities:

- (1) Square Footage: Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and 4 changing rooms.
- (2) Religious bathing facilities serving as accessory to a House of Worship shall not have any additional parking requirement beyond that of the House of Worship itself.

SECTION 2. The Township Code of the Township of Jackson is hereby amended and supplemented so as to amend Chapter 244, entitled "Land Use and Development Regulations," so as to amend §244-90 entitled "RG-2 Regional Growth Zone" as follows:

A. The following uses shall be permitted in the RG-2 Zone:

- (1) Agriculture.
- (2) Detached single family dwellings.
- (3) Churches and similar places of worship, parish houses and convents, subject to the conditions specified in § 244-115.
- (4) Municipal parks, playgrounds and other municipal buildings and uses deemed appropriate and necessary by the Township Committee.
- (5) Other public buildings of a governmental or cultural nature.
- (6) Clubhouse or community recreation buildings associated with an age-restricted development consisting of at least 100 residential units.
- (7) Schools, primary and secondary, and Higher Learning Institutions pursuant to Section E below.
- (8) Houses of worship pursuant to Section F below.

B. The following accessory uses shall be permitted in the RG-2 Zone.

- (1) Same as permitted in the PV Pinelands Village Zone.
- (2) Dormitories, student residences, and faculty residences affiliated with a secondary school or higher learning institution pursuant to Section E(1)-(4); (6) below.
- (3) Religious bathing facilities pursuant to Section F below.

C. Conditional uses.

- (1) No change.
- (2) No change.
- (3) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school or higher learning institution on an adjacent lot. Dormitories, student residences and faculty residences shall be subject to the same standards as the secondary schools and higher learning institutions they serve.

D. No change

E. Bulk standards and design criteria for primary and secondary schools, Higher learning institutions and dormitories, student residences and faculty residences.

- (1) General requirements.

- (a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school or higher learning institution, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.
  - (b) Primary and Secondary Schools, and Higher Learning Institutions shall only be located on a Principal Arterial, Minor Arterial, Major Collector, or Minor Collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.
- (2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:
- (a) The minimum lot area, lot width, lot frontage requirements shall be the same as required in the district in which the school or Higher learning institution is to be located.
  - (b) The following yard setbacks shall apply to both primary and accessory buildings:
    - [1] Front, side, and rear yard setbacks shall comply with §244-90.C.
  - (c) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.
- (3) The maximum building coverage shall be 40%.
- (4) Schools, Higher Learning Institutions and accessory uses shall be subject to the principal use height limitation in each underlying zoning district.
- (5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.
- (6) Location of parking areas and access driveways.
- (a) Unless otherwise addressed below, the off-street parking requirements for non-residential development in §244-197 of this chapter shall apply.
  - (b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.
  - (c) No parking area shall be allowed within any required buffer.
  - (d) No access driveways shall be allowed within 10 ft. of an adjacent property line. Access drives should demonstrate appropriate sight triangles.
- (7) Bus loading and access for primary and secondary schools.
- (a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly to the school without crossing any drive aisle or parking area. The following loading standards shall apply:
    - [1] For schools with up to 4 classrooms, loading/unloading areas shall accommodate at least two buses.
    - [2] For schools with 5 to 10 classrooms, loading/unloading areas shall accommodate at least four buses.
    - [3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus 1 additional loading/unloading area shall be required for each additional 4 classrooms.
    - [4] Each loading area shall be a minimum length of 45 ft. per bus, with a minimum width of 12 ft.
  - (b) In the event that there will be on site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 ft. x 40 ft. and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:

- [1] For schools with up to 10 classrooms, at least two such spaces shall be provided.
- [2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least three buses plus 1 additional loading/unloading area shall be required for every 100 additional students.

F. Houses of worship shall adhere to the following standards:

- (1) Lots shall not have their sole frontage on a residential access or residential neighborhood street or any lower order street, as defined by the Residential Site Improvement Standards.
- (2) The required minimum lot area shall be the same as required in §244-90.C.
- (3) The maximum building height of any principal structure shall be 35’.
- (4) Bulk Standards for houses of worship on lots between one and two acres:
  - (a) Minimum Lot Width: 250’
  - (b) Minimum Lot Depth: 400’
  - (c) Minimum Front Yard: 60’
  - (d) Minimum Side Yard (each): 20’
  - (e) Minimum Rear Yard: 50’
  - (f) Maximum building coverage: 20% of the gross lot area or the maximum permitted in the zone, whichever is greater
  - (g) Maximum lot coverage: 70% of the gross lot area
  - (h) Parking shall be set back at least 15 feet from any public street right-of-way and shall be screened from the adjacent right-of-way with a hedgerow or closely grouped cluster of plantings that shall be maintained at a height of no less than 20” and no greater 30”. In no event shall screening interfere with sight triangles.
  - (i) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
  - (j) Parking area, circulation drive and/or accessory structure setback to any side or rear property line adjacent to a residentially zoned property shall be ten (10) feet.
  - (k) Parking area and circulation drive setback to any side or rear property line adjacent to commercially or industrially zoned properties shall be three (3) feet.
  - (l) A decorative, solid six (6) foot fence and/or natural vegetative buffer of a minimum width of 5’ shall be provided along all parking, circulation drives and structures adjacent to residential zones or properties improved with residential uses.
- (5) Bulk Standards for houses of worship on lots two acres or greater:
  - (a) The required minimum lot width shall be 250 feet.
  - (b) The required minimum lot frontage shall be 400 feet.
  - (c) No principal building shall be located closer than 100 feet to any public street right-of-way and no closer than 50 feet to any rear or side property line.
  - (d) No accessory building or structure shall be permitted in any front yard, nor shall any accessory building or structure be located closer than 30 feet to any rear or side property line.
  - (e) The maximum permitted building coverage shall be 25%.
  - (f) The height of structures to be constructed may exceed the maximum height requirements of § 244-156 of this chapter; provided, however, that the front, rear and side yard requirements set forth above shall be increased by two feet for each foot by which the height of the structure exceeds the maximum height which would be otherwise permitted by this chapter, and further provided that in no case shall any proposed structure exceed 50 feet in height.
  - (g) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
  - (h) Buffer requirements.

- [1] Perimeter buffer. A landscaped buffer shall be required around the entire length of side and rear property lines, except where access drives or other accessory features must, of necessity, traverse this reserved strip. The minimum landscape buffer widths shall be as follows:

- [a] From a nonresidential use or district: 25 feet.
- [b] From a residential use or district: 50 feet.

- [2] A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no existing vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.
- [3] Other site standards. The front yard, exclusive of walkways, pavilion areas, or driveways, shall be landscaped with grass, trees, shrubs, ground cover, flowers, existing vegetation, or any suitable combination thereof. Plantings shall conform, however, to restrictions on corner lot placement, in order to protect visibility.

(6) Bulk standards and design criteria for religious bathing facilities:

- (a) Square Footage: Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and 4 changing rooms.
- (b) Religious bathing facilities serving as accessory to a House of Worship shall not have any additional parking requirement beyond that of the House of Worship itself.

SECTION 3. The Township Code of the Township of Jackson is hereby amended and supplemented so as to amend Chapter 244, entitled "Land Use and Development Regulations," so as to amend §244-91 entitled "RG-3 Regional Growth Zone" as follows:

A. The following uses shall be permitted in the RG-3 Zone:

- (1) Agriculture.
- (2) Detached single family dwellings.
- (3) Churches and similar places of worship, parish houses and convents, subject to the conditions specified in § 244-115.
- (4) Municipal parks, playgrounds and other municipal buildings and uses deemed appropriate and necessary by the Township Committee.
- (5) Other public buildings of a governmental or cultural nature.
- (6) Clubhouse or community recreation buildings associated with an age-restricted development consisting of at least 100 residential units.
- (7) Schools, primary and secondary, and Higher Learning Institutions pursuant to Section E below.
- (8) Houses of worship pursuant to Section F below.

B. The following accessory uses shall be permitted in the RG-3 zone:

- (1) Same as permitted in the PV Pinelands Village Zone.
- (2) Dormitories, student residences, and faculty residences affiliated with a secondary school or higher learning institution pursuant to Section E(1)-(4); (6) below.
- (3) Religious bathing facilities pursuant to Section F below.

C. Conditional uses.

- (1) No change.
- (2) No change.
- (3) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school or higher learning institution on an adjacent lot. Dormitories, student residences and faculty

residences shall be subject to the same standards as the secondary schools and higher learning institutions they serve.

D. No change

E. Bulk standards and design criteria for primary and secondary schools, Higher learning institutions and dormitories, student residences and faculty residences.

(1) General requirements.

(a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school or higher learning institution, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.

(b) Primary and Secondary Schools, and Higher Learning Institutions shall only be located on a Principal Arterial, Minor Arterial, Major Collector, or Minor Collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.

(2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:

(a) The minimum lot area shall be the same as required in the district in which the school or Higher learning institution is to be located.

(b) Lot width and frontage requirements shall be the same as the underlying zoning district where the proposed school or Higher learning institution is to be located.

(c) The following yard setbacks shall apply to both primary and accessory buildings:

[1] Front, side, and rear yard setbacks shall comply with §244-91.C.

(d) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.

(3) The maximum building coverage shall be 40%.

(4) Schools, Higher Learning Institutions and accessory uses shall be subject to the principal use height limitation in the underlying zoning district.

(5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.

(6) Location of parking areas and access driveways.

(a) Unless otherwise addressed below, the off-street parking requirements for non-residential development in §244-197 of this chapter shall apply.

(b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.

(c) No parking area shall be allowed within any required buffer.

(d) No access driveways shall be allowed within 10 ft. of an adjacent property line. Access drives should demonstrate appropriate sight triangles.

(7) Bus loading and access for primary and secondary schools.

(a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly to the school without crossing any drive aisle or parking area. The following loading standards shall apply:

[1] For schools with up to 4 classrooms, loading/unloading areas shall accommodate at least two buses.

[2] For schools with 5 to 10 classrooms, loading/unloading areas shall accommodate at least four buses.

- [3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus 1 additional loading/unloading area shall be required for each additional 4 classrooms.
- [4] Each loading area shall be a minimum length of 45 ft. per bus, with a minimum width of 12 ft.

(b) In the event that there will be on site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 ft. x 40 ft. and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:

- [1] For schools with up to 10 classrooms, at least two such spaces shall be provided.
- [2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least three buses plus 1 additional loading/unloading area shall be required for every 100 additional students.

F. Houses of worship shall adhere to the following standards:

- (1) Lots shall not have their sole frontage on a residential access or residential neighborhood street or any lower order street, as defined by the Residential Site Improvement Standards.
- (2) The required minimum lot area shall be the same as required in §244-91.C.
- (3) The maximum building height of any principal structure shall be 35’.
- (4) Bulk Standards for houses of worship on lots between one and two acres:

- (a) Minimum Lot Width: 250’
- (b) Minimum Lot Depth: 400’
- (c) Minimum Front Yard: 60’
- (d) Minimum Side Yard (each): 20’
- (e) Minimum Rear Yard: 50’
- (f) Maximum building coverage: 20% of the gross lot area or the maximum permitted in the zone, whichever is greater
- (g) Maximum lot coverage: 70% of the gross lot area
- (h) Parking shall be set back at least 15 feet from any public street right-of-way and shall be screened from the adjacent right-of-way with a hedgerow or closely grouped cluster of plantings that shall be maintained at a height of no less than 20” and no greater 30”. In no event shall screening interfere with sight triangles.
- (i) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
- (j) Parking area, circulation drive and/or accessory structure setback to any side or rear property line adjacent to a residentially zoned property shall be ten (10) feet.
- (k) Parking area and circulation drive setback to any side or rear property line adjacent to commercially or industrially zoned properties shall be three (3) feet.
- (l) A decorative, solid six (6) foot fence and/or natural vegetative buffer of a minimum width of 5’ shall be provided along all parking, circulation drives and structures adjacent to residential zones or properties improved with residential uses.

(5) Bulk Standards for houses of worship on lots two acres or greater:

- (a) The required minimum lot width shall be 250 feet.
- (b) The required minimum lot frontage shall be 400 feet.
- (c) No principal building shall be located closer than 100 feet to any public street right-of-way and no closer than 50 feet to any rear or side property line.
- (d) No accessory building or structure shall be permitted in any front yard, nor shall any accessory building or structure be located closer than 30 feet to any rear or side property line.
- (e) The maximum permitted building coverage shall be 25%.
- (f) The height of structures to be constructed may exceed the maximum height requirements of § 244-156 of this chapter; provided, however, that the front, rear and side yard requirements set forth above shall be increased by two feet for each



foot by which the height of the structure exceeds the maximum height which would be otherwise permitted by this chapter, and further provided that in no case shall any proposed structure exceed 50 feet in height.

- (g) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
- (h) Buffer requirements.

[1] Perimeter buffer. A landscaped buffer shall be required around the entire length of side and rear property lines, except where access drives or other accessory features must, of necessity, traverse this reserved strip. The minimum landscape buffer widths shall be as follows:

- [a] From a nonresidential use or district: 25 feet.
- [b] From a residential use or district: 50 feet.

[2] A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no existing vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.

[3] Other site standards. The front yard, exclusive of walkways, pavilion areas, or driveways, shall be landscaped with grass, trees, shrubs, ground cover, flowers, existing vegetation, or any suitable combination thereof. Plantings shall conform, however, to restrictions on corner lot placement, in order to protect visibility.

(6) Bulk standards and design criteria for religious bathing facilities:

- (a) Square Footage: Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and 4 changing rooms.
- (b) Religious bathing facilities serving as accessory to a House of Worship shall not have any additional parking requirement beyond that of the House of Worship itself.

SECTION 4. The Township Code of the Township of Jackson is hereby amended and supplemented so as to amend Chapter 244, entitled "Land Use and Development Regulations," so as to amend §244-88 entitled "RD-1 Regional Growth Zone" as follows:

A. The following uses and accessory uses shall be permitted in the RD-1 Rural Development Zone:

- (1) Agriculture.
- (2) Detached single family dwellings.
- (3) Houses of worship pursuant to Section E below.
- (4) Municipal parks, playgrounds and other municipal buildings and uses deemed appropriate and necessary by the Township Committee.
- (5) Other public buildings of a governmental or cultural nature.
- (6) Clubhouse or community recreation buildings associated with an age-restricted development consisting of at least 100 residential units.
- (7) Schools, primary and secondary schools pursuant to Section D below.
- (8) Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the RD-1 Zone only in accordance with §244-79.G(4)(b).
- (9) Religious bathing facilities accessory to a school or house of worship pursuant to Section F below.
- (10) Dormitories, student residences, and faculty residences as an accessory use, affiliated with a secondary school pursuant to Section D(1)-(4); (6) below.

B. No change

C. Conditional uses are as follows:

- (1) Resource extraction in accordance with § 244-79F.
- (2) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school on an adjacent lot. Dormitories, student residences and faculty residences shall be subject to the same standards as the secondary schools they serve.

D. Bulk standards and design criteria for primary and secondary schools, and dormitories, student residences and faculty residences.

(1) General requirements.

(a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.

(b) Primary and Secondary Schools shall only be located on a Principal Arterial, Minor Arterial, Major Collector, or Minor Collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.

(2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:

(a) The minimum lot area shall be the same as required in the district in which the school is to be located.

(b) Lot width and frontage requirements shall be the same as the underlying zoning district where the proposed school is to be located.

(c) The following yard setbacks shall apply to both primary and accessory buildings:

[1] Front, side, and rear yard setbacks shall comply with §244-88.B.

(d) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.

(3) The maximum building coverage shall be 40%.

(4) Schools and accessory uses shall be subject to the principal use height limitation in the underlying zoning district.

(5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.

(6) Location of parking areas and access driveways.

(a) Unless otherwise addressed below, the off-street parking requirements for non-residential development in §244-197 of this chapter shall apply.

(b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.

(c) No parking area shall be allowed within any required buffer.

(d) No access driveways shall be allowed within 10 ft. of an adjacent property line. Access drives should demonstrate appropriate sight triangles.

(7) Bus loading and access for primary and secondary schools.

(a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly

to the school without crossing any drive aisle or parking area. The following loading standards shall apply:

- [1] For schools with up to 4 classrooms, loading/unloading areas on site shall accommodate at least two buses.
  - [2] For schools with 5 to 10 classrooms, loading/unloading areas shall accommodate at least four buses.
  - [3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus 1 additional loading/unloading area shall be required for each additional 4 classrooms.
  - [4] Each loading area shall be a minimum length of 45 ft. per bus, with a minimum width of 12 ft.
- (b) In the event that there will be on site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 ft. x 40 ft. and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:
- [1] For schools with up to 10 classrooms, at least two such spaces shall be provided.
  - [2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least three buses plus 1 additional loading/unloading area shall be required for every 100 additional students.

E. Houses of worship shall adhere to the following standards:

- (1) Lots shall not have their sole frontage on a residential access or residential neighborhood street or any lower order street, as defined by the Residential Site Improvement Standards.
- (2) The required minimum lot area shall be the same as required in §244-91.C.
- (3) The maximum building height of any principal structure shall be 35'.
- (4) Bulk Standards for houses of worship on lots between one and two acres:
  - (a) Minimum Lot Width: 200'
  - (b) Minimum Lot Depth: 400'
  - (c) Minimum Front Yard: 60'
  - (d) Minimum Side Yard (each): 20'
  - (e) Minimum Rear Yard: 50'
  - (f) Maximum building coverage: 20% of the gross lot area or the maximum permitted in the zone, whichever is greater.
  - (g) Maximum lot coverage: 70% of the gross lot area
  - (h) Parking shall be set back at least 15 feet from any public street right-of-way and shall be screened from the adjacent right-of-way with a hedgerow or closely grouped cluster of plantings that shall be maintained at a height of no less than 20" and no greater 30". In no event shall screening interfere with sight triangles.
  - (i) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
  - (j) Parking area, circulation drive and/or accessory structure setback to any side or rear property line adjacent to a residentially zoned property shall be ten (10) feet.
  - (k) Parking area and circulation drive setback to any side or rear property line adjacent to commercially or industrially zoned properties shall be three (3) feet.
  - (l) A decorative, solid six (6) foot fence and/or natural vegetative buffer of a minimum width of 5' shall be provided along all parking, circulation drives and structures adjacent to residential zones or properties improved with residential uses.
- (5) Bulk Standards for houses of worship on lots two acres or greater:
  - (a) The required minimum lot width shall be 200 feet.
  - (b) The required minimum lot frontage shall be 200 feet.
  - (c) No principal building shall be located closer than 100 feet to any public street right-of-way and no closer than 50 feet to any rear or side property line.

- (d) No accessory building or structure shall be permitted in any front yard, nor shall any accessory building or structure be located closer than 30 feet to any rear or side property line.
- (e) The maximum permitted building coverage shall be 25%.
- (f) The height of structures to be constructed may exceed the maximum height requirements of § 244-156 of this chapter; provided, however, that the front, rear and side yard requirements set forth above shall be increased by two feet for each foot by which the height of the structure exceeds the maximum height which would be otherwise permitted by this chapter, and further provided that in no case shall any proposed structure exceed 50 feet in height.
- (g) The applicant shall submit a list of proposed activities and anticipated participants, a timetable reflecting the hours in which each building will be used and any other pertinent uses and activities intended to take place on the site.
- (h) Buffer requirements.

[1] Perimeter buffer. A landscaped buffer shall be required around the entire length of side and rear property lines, except where access drives or other accessory features must, of necessity, traverse this reserved strip. The minimum landscape buffer widths shall be as follows:

- [a] From a nonresidential use or district: 25 feet.
- [b] From a residential use or district: 50 feet.

- [2] A required buffer shall be landscaped with trees, shrubs, and other suitable plantings for beautification and screening. Natural vegetation should be retained to the maximum degree possible. On those sites where no existing vegetation is present or existing vegetation is inadequate to provide screening, the applicant shall suitably grade and plant the required buffer area, such that this planting shall provide an adequate screen of at least six feet in height so as to continually restrict the view. A minimum on-center distance between plantings shall be such that upon maturity the buffer will create a solid screen. The buffer may be supplemented with a fence of solid material where necessary.
- [3] Other site standards. The front yard, exclusive of walkways, pavilion areas, or driveways, shall be landscaped with grass, trees, shrubs, ground cover, flowers, existing vegetation, or any suitable combination thereof. Plantings shall conform, however, to restrictions on corner lot placement, in order to protect visibility.

F. Bulk standards and design criteria for religious bathing facilities:

- (1) Square Footage: Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and 4 changing rooms.
- (2) Religious bathing facilities serving as accessory to a House of Worship shall not have any additional parking requirement beyond that of the House of Worship itself.

SECTION 5. The Township Code of the Township of Jackson is hereby amended and supplemented so as to amend Chapter 244, entitled "Land Use and Development Regulations," so as to amend §244-97 entitled "PM-1 Pinelands Manufacturing Zone" as follows:

A. The following uses shall be permitted in the PM-1 Pinelands Manufacturing Zone:

- (1) No change.
- (2) No change.
- (3) No change.
- (4) No change.
- (5) No change.
- (6) No change.
- (7) No change.
- (8) No change.
- (9) No change.
- (10) No change.
- (11) No change.
- (12) No change.

- (13) No change.
  - (14) Schools, primary and secondary, and higher learning institutions pursuant to Section G below.
- B. The following accessory uses shall be permitted in the PM-1 Pinelands Manufacturing Zone:
- (1) Private garage space necessary to store or repair any vehicles associated with a permitted principal use on the premises.
  - (2) Dwelling units in conjunction with any industrial use, solely for the housing of caretakers, guards or other custodial employees.
  - (3) Off-street parking space for employees and/or visitors, subject to the provisions of § 244-197 of this chapter.
  - (4) Signs, subject to the provisions of § 244-79L.
  - (5) Banks, post offices, restaurants and office buildings, which uses shall be permitted accessory uses only in instances where the primary use is as set forth in § 244-97A above.
  - (6) Accessory uses customarily associated with the industrial, research or office uses permitted in § 244-97A above, such as employee cafeterias and employee recreational facilities.
  - (7) Dormitories, student residences, and faculty residences affiliated with a secondary school or higher learning institution pursuant to Section G(1)-(4); (6) below.
  - (8) Religious bathing facilities pursuant to Section H below.
- C. No change.
- D. Conditional uses shall be as follows:
- (1) Hotel or motel (§ 244-124).
  - (2) Resource extraction in accordance with § 244-79F.
  - (3) Public utilities (§ 244-128).
  - (4) Recycling activity center (§ 244-130).
  - (5) Truck terminals (§ 244-131).
  - (6) Veterinary clinics, hospitals or animal care facilities (§ 244-132).
  - (7) Dormitories, student residences, and faculty residences, provided that the primary institution to which it is associated is located on an adjacent lot. Approval shall be conditioned on the identification of their affiliation with a secondary school or higher learning institution on an adjacent lot. Dormitories, student residences and faculty residences shall be subject to the same standards as the secondary schools and higher learning institutions they serve.
- E. No change.
- F. No change.
- G. Bulk standards and design criteria for primary and secondary schools, Higher learning institutions and dormitories, student residences and faculty residences.
- (1) General requirements.
    - (a) On an annual basis, where a dormitory, student residence, or faculty residence exists as an accessory or conditional use to a secondary school or higher learning institution, a yearly report shall be submitted to the Township indicating that such residents are or were students, faculty, or permitted family members associated with the primary institutional use during the prior year.
    - (b) Primary and Secondary Schools, and Higher Learning Institutions shall only be located on a Principal Arterial, Minor Arterial, Major Collector, or Minor Collector roadway as indicated or defined within Map CR4 (or any updated version) of the Jackson Township Master Plan.
  - (2) The lot on which the use is proposed, and the building(s) erected thereon shall conform to the following minimum bulk and area standards:
    - (a) The minimum lot area shall be the same as required in the district in which the school or Higher learning institution is to be located.
    - (b) Lot width and frontage requirements shall be the same as the underlying zoning district where the proposed school or Higher learning institution is to be located.

(c) The following yard setbacks shall apply to both primary and accessory buildings:

[1] Front, side, and rear yard setbacks shall comply with §244-97.C.

(d) Unless otherwise addressed herein, all other bulk requirements of the underlying zoning district shall apply.

(3) The maximum building coverage shall be 40%.

(4) Schools, Higher Learning Institutions and accessory uses shall be subject to the principal use height limitation in the underlying zoning district.

(5) A traffic circulation plan indicating circulation, access, parking, and loading/unloading areas is required. Additionally, this circulation plan should indicate that no parking, standing or bus queuing will occur within the right-of-way during peak loading or unloading times and that unobstructed access for fire equipment and other emergency vehicles to school buildings and/or on-site Fire Department connections will be provided.

(6) Location of parking areas and access driveways.

(a) Unless otherwise addressed below, the off-street parking requirements for non-residential development in §244-197 of this chapter shall apply.

(b) No on-street parking of passenger vehicles, school buses or vans shall be permitted.

(c) No parking area shall be allowed within any required buffer.

(d) No access driveways shall be allowed within 10 ft. of an adjacent property line. Access drives should demonstrate appropriate sight triangles.

(7) Bus loading and access for primary and secondary schools.

(a) School bus loading/unloading areas should be located on one-way driveways and separated from the main vehicular traffic flow associated with student, parent/visitor, staff and service delivery. Loading/unloading shall provide pedestrian access directly to the school without crossing any drive aisle or parking area. The following loading standards shall apply:

[1] For schools with up to 4 classrooms, loading/unloading areas shall accommodate at least two buses.

[2] For schools with 5 to 10 classrooms, loading/unloading areas shall accommodate at least four buses.

[3] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least five buses plus 1 additional loading/unloading area shall be required for each additional 4 classrooms.

[4] Each loading area shall be a minimum length of 45 ft. per bus, with a minimum width of 12 ft.

(b) In the event that there will be on site bus storage and parking, in addition to bus loading/unloading, a staging/overflow bus parking area shall be provided. Stalls shall be 15 ft. x 40 ft. and shall be located in a separate area from passenger vehicles. No loading or unloading of students is permitted from this parking area. Parking shall be provided as follows:

[1] For schools with up to 10 classrooms, at least two such spaces shall be provided.

[2] For schools with more than 10 classrooms, loading/unloading areas shall accommodate at least three buses plus 1 additional loading/unloading area shall be required for every 100 additional students.

H. Bulk standards and design criteria for religious bathing facilities:

(1) Square Footage: Religious bathing facilities shall be limited to 2,000 gross square feet in floor area and 4 changing rooms.

(2) Religious bathing facilities serving as accessory to a House of Worship shall not have any additional parking requirement beyond that of the House of Worship itself.

DATE: 1/30/2024


  
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MAYOR MICHAEL REINA

INTRODUCED: October 31, 2023

ADOPTED: December 12, 2023

ATTEST:



  
\_\_\_\_\_  
MARY MOSS, RMC  
MUNICIPAL CLERK