

**TOWNSHIP OF EAST AMWELL
ORDINANCE NO. 23-12**

AN ORDINANCE OF THE TOWNSHIP OF EAST AMWELL, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING CHAPTER 92 OF THE CODE OF THE TOWNSHIP OF EAST AMWELL, SECTION 98, ENTITLED "MINIMUM OFF-STREET PARKING REQUIREMENTS" AND SECTION 99, ENTITLED "MINIMUM OFF-STREET LOADING REQUIREMENTS"

NOW, THEREFORE, BE IT ORDAINED by the Township Committee, of the Township of East Amwell, County of Hunterdon, State of New Jersey as follows:

(Adjustments and new language are underlined thus and deletions are indicated with strikethroughs ~~thus~~)

Section 1. Chapter 92, Section 98 "Minimum off-street parking requirements", is hereby amended to read as follows:

Minimum off-street parking requirements shall be as follows:

Use	Number of Parking Spaces
	(GFA=gross floor area)
Antique shop	1 space/200 square feet GFA + one per employee
Assembly operations	1 space/800 square feet GFA
Auto sales	1 space/300 square feet showroom area and sales office
Bank sales office	1 space/250 square feet GFA
Bar	1 space/2 seats
Bed-and-breakfast	3 spaces for residents + 1/guest room
Car wash	10 spaces/washing lane
Doctor's/dentist's office in home	1 space/200 square feet GFA, but not less than 6 spaces
Dwelling unit	2 spaces
Farm	2 spaces
Farm machinery and supplies	1 space/5,000 square feet GFA
Farm stand	5 or 1 space/150 GFA, whichever is greater
Fast-food restaurant	1 space/3 seats + 1 space/40 square feet GFA of nonseating area
Feed grain	1 space/5,000 square feet gross yard and storage area
Fiduciary institutions	1 space/250 square feet GFA
Finishing operations	1 space/800 square feet GFA

Use	Number of Parking Spaces
Firehouse	25 spaces
Gymnasium	To be determined at site plan review
Home occupation	Minimum of 2 + 2/employee
Hospital	1.5 spaces/bed
House(s) of worship	
Religious assembly	2 spaces for every 5 seats or, where benches or pews are used, 1 space for each 66 lineal inches of bench or pew. Where standing room, kneeling and/or seating on the floor is to be used, there shall be 1 parking space provided for each 40 square feet of gross floor area used or intended to be used by members and/or guests, whichever requires the greater number of off-street parking spaces, plus one additional space for each full-time employee.
Meeting hall, social or similar places of assembly	2 spaces for every 5 seats or, for areas without seating, 1 space for every 40 square feet of floor area used for such assembly. These parking spaces shall be in addition to the parking required above only if there is substantial regular, concurrent use of the place(s) of assembly on the property.
Rectory, parsonage, convent, monastery or similar dwelling related to a house of worship	2 off-street spaces for a single-family dwelling or 1 space for every 3 beds in group sleeping quarters related to a house of worship.
Laboratory	1 space/1,000 square feet GFA
Library	1 space/300 square feet GFA
Manufacturing	1 space/800 square feet GFA
Medical clinic or medical office	1 space/150 square feet GFA; minimum of 10 spaces
Mortuary	10 spaces/viewing room and chapel; minimum of 30 spaces
Motel	1.1 spaces/unit
Neighborhood convenience center	Same as shopping center
Offices	1 space/300 square feet GFA
Park	As approved on site plan
Pool (community)	1 space/25 square feet of water surface area
Research	1 space/1,000 square feet GFA
Restaurant	1 space/3 seats
Retail store for merchandise and services	1 space/150 square feet GFA

Use	Number of Parking Spaces
School:	
Elementary	2 spaces/classroom, but not less than 1/teacher and staff
Intermediate	1.5 spaces/classroom, but not less than 1/teacher and staff
Secondary	2.5 spaces/classroom, but not less than 2/teachers and staff
Service station	4 spaces/bay and work area
Shopping center*	5.5 spaces/1,000 square feet GFA
Swimming pool	1 space/25 square feet water surface area
Tennis courts	3 spaces/court
Truck sales	1 space/300 square feet showroom area and sales office
Utilities	1 space
Veterinarian hospital	6 spaces/examining room or doctor, whichever is greater
Warehouse	1 space/5,000 square feet GFA

NOTES:

* A maximum of 20% of the GFA can be office use without additional parking for the office use. Office use above 20% shall require parking at the appropriate scale.

Section 2. Chapter 92, Section 99 “Minimum off-street loading requirements”, is hereby amended to read as follows:

Minimum off-street loading requirements shall be as follows:

	Gross Floor Area in Square Feet			
	Minimum Number Spaces	At Which First Berth is Required*	At Which Second Berth is Required*	Amount of Square Feet For Each Additional Berth
Assembly	1	5,000	40,000	30,000
Auto sales	1	10,000	40,000	40,000
Bank	0	10,000	100,000	100,000
Bar	1	10,000	25,000	20,000
Car wash	0	10,000	100,000	100,000
Doctor's/ dentist's office in home	0	10,000	N.A.	N.A.
Dwelling unit	0	----None Required---		
Farm	0	----None Required---		

Gross Floor Area in Square Feet

	Minimum Number Spaces	At Which First Berth is Required*	At Which Second Berth is Required*	Amount of Square Feet For Each Additional Berth
Farm machinery and supplies	1	10,000	40,000	40,000
Farm stand	0	----None Required---		
Fast-food restaurant	1	10,000	25,000	20,000
Feed grain	1	10,000	40,000	30,000
Fiduciary institution	0	10,000	100,000	100,000
Finishing operator	1	5,000	40,000	30,000
Firehouse	0	----None Required---		
Gymnasium	0	----None Required---		
Home occupation	0	----None Required---		
Hospital	1	10,000	100,000	100,000
House of worship	0	----None Required----		
Laboratory	1	5,000	40,000	40,000
Library	0	----None Required---		
Manu- facturing	1	5,000	40,000	30,000
Medical clinic/ medical office	0	10,000	100,000	100,000
Mortuary	1	10,000	100,000	100,000
Motel	1	----None Required---		
Neighbor- hood conven- ience center	1	5,000	40,000	40,000
Nightclub	1	10,000	25,000	20,000
Offices	1	10,000	100,000	100,000
Park	0	----None Required---		

Gross Floor Area in Square Feet

	Minimum Number Spaces	At Which First Berth is Required*	At Which Second Berth is Required*	Amount of Square Feet For Each Additional Berth
Pool		10,000	100,000	100,000
Research	1	5,000	40,000	40,000
Restaurant	1	10,000	25,000	20,000
Retail store for merchan- dise/ service	1	10,000	20,000	20,000
School	1	N.A.	N.A.	N.A.
Service station	0	----None Required---		
Shopping center	1	10,000	40,000	40,000
Tennis courts	0	----None Required---		
Theater	0	----None Required---		
Truck sales	1	10,000	40,000	40,000
Utilities	0	10,000	100,000	100,000
Veterin- arian hospital	1	10,000	100,000	100,000
Warehouse	1	5,000	40,000	30,000

NOTES:

* The minimum number of spaces shall prevail for uses that have not attained the gross floor area where the first space is required.

Section 3. This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. In the event of any inconsistencies or conflicts between this Ordinance and existing ordinances of the Township, the provisions of this Ordinance shall apply.

Section 4. If any provisions of this Ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable therefrom.

Section 5. This Ordinance shall take effect immediately upon its adoption, passage and publication according to law.

INTRODUCED/PASSED ON FIRST READING: *October 12, 2023*

ROLL CALL VOTE				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
DENDIS	✓			
MILLS	✓			
RAMSEY	✓			
DI PIRRO	✓			
CASPER-BLOOM	✓			

PUBLISHED: *October 19, 2023*

ADOPTED: *November 9, 2023*

ROLL CALL VOTE				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
DENDIS	✓			
MILLS	✓			
RAMSEY	✓			
DI PIRRO	✓			
CASPER-BLOOM	✓			

ATTEST:

Linda Giliberti
Linda Giliberti, RMC
Township Clerk

Jenna Casper-Bloom
Jenna Casper-Bloom
Mayor

I HEREBY CERTIFY that the foregoing Ordinance was adopted by the Township Committee of the Township of East Amwell, County of Hunterdon, State of New Jersey at their meeting held in the Meeting Room of the Municipal Building, 1070 Route 202/ 31, Ringoes, NJ 08551.

Linda Giliberti, RMC
Township Clerk