

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Resolution #24-01

Special Area Standard for Parking in Glassboro Borough, Gloucester County

WHEREAS, Glassboro Borough, Gloucester County proposed a special area parking standard to the Site Improvement Advisory Board pursuant to N.J.A.C. 5:21-3.5; and

WHEREAS, the proposed standard would require more parking than what is specified by table 4.4 of the Residential Site Improvement Standards; and

WHEREAS, Glassboro Borough proposed that the new standard apply to all new residential development within the entire municipality; and demonstrated that new dwellings generate significant parking demand not met by the standards in table 4.4; and

WHEREAS, the streets and parking committee formally discussed the proposal at a public meeting on Thursday, June 20, 2024, and recommended its approval; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(j), the Site Improvement Advisory Board may approve or deny, in whole or in part, special area standards submitted for consideration by a municipality; and

WHEREAS, the proposed special area standards are within the jurisdiction of the Site Improvement Advisory Board, pursuant to N.J.A.S. 40:55D-40.4; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(k), the Site Improvement Advisory Board discussed the proposal at a public meeting on September 12, 2024 and found alternative parking standards 1) are consistent with the Site Improvement Act; 2) reasonable and not unduly burdensome; 3) meet public health and safety needs; and 4) take into account existing infrastructure and surrounding development possibility.

NOW, THEREFORE BE IT RESOLVED that for Glassboro Borough, Gloucester County, table 4.4 of the Residential Site Improvement Standards, at N.J.A.C. 5:21-4.14 shall be revised as follows:

Footnote "a" to table 4.4 of the Residential Site Improvement Standards is modified. A new footnote "d" is added that deals with large dwellings with six or more bedrooms, and the table source would be revised. Deleted text is shown in brackets, [thus]. Added text is in bold, **thus**. Changes follow.

TABLE 4.4

PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES ^a	
Housing unit type size ^b	Parking requirement per dwelling unit
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5 ^c
5 Bedroom	3.0 ^e
Two Family (Duplex)	"Single-Family Detached" values shall apply to each unit. ^e
Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3 ^c
3 Bedroom	2.4 ^e
High Rise	
1 Bedroom	0.8
2 Bedroom	1.3 ^c
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	"Garden Apartment" values shall apply.
Assisted living ^d	0.5

Notes:

^a When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction [of one-half or less] **less than one-half** may be disregarded, while a fraction **equal to or** in excess of one-half shall be counted as one parking space.

^b Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

^c If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

^d As defined by the New Jersey Department of Health at N.J.A.C. 8:36-1.3, as a facility with apartment-style housing and congregate dining, and other assisted living services available when needed. At a minimum, apartment units have one room, a private bathroom, a kitchenette, and a lockable entrance door.

^e **For one- and two-family attached or detached development and townhouses, every bedroom over five (5) requires one (1) additional, off-street parking space.**

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File--New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980) **and special area parking standard for Glassboro Borough.**

APPROVED BY:

The Site Improvement Advisory Board
DATE: September 12, 2024

Valerie Hrabal.
Chair

I HEREBY CERTIFY the foregoing to be a true copy of the resolution adopted by the New Jersey Site Improvement Advisory Board at its meeting of September 12, 2024.

Marie Daniels

Marie Daniels
Secretary to the Board