

**TOWNSHIP OF ALLAMUCHY  
WARREN COUNTY, NEW JERSEY**

**ORDINANCE # 2009-14**

**AN ORDINANCE AMENDING AND SUPPLEMENTING  
THE LAND DEVELOPMENT ORDINANCE  
OF THE TOWNSHIP OF ALLAMUCHY  
COUNTY OF WARREN, STATE OF NEW JERSEY  
AND SPECIFICALLY SECTION 407 B. REGARDING  
THE "MR" MIXED RESIDENTIAL DISTRICT AND SECTION 601 REGARDING  
"CONDITIONAL USES" TO ALLOW FOR  
MAINTENANCE AND GENERAL OFFICE USES FOR  
PLANNED RESIDENTIAL DEVELOPMENTS IN THE "MR" ZONING DISTRICT**

**BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP  
OF ALLAMUCHY**, in the County of Warren and the State of New Jersey, that the "Land Development Ordinance", of the Township of Allamuchy is hereby amended and supplemented as follows:

**SECTION 1.** Add a new subsection to Section 407 B., entitled "Principal Permitted Uses On The Land And In Buildings" in the "MR" Mixed Residential zoning district, of the "Land Development Ordinance" of the Township of Allamuchy to read as follows:

6. Maintenance and General Office Uses serving the needs of a Planned Development as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for conditions).

**SECTION 2.** Add a new Section 601 L. to Section 601, entitled "Conditional Uses", of the "Land Development Ordinance" of the Township of Allamuchy to read in its entirety as follows:

- L. Maintenance And General Office Uses

1. The purpose of this Section is to permit within the "MR" zoning district those uses and structures that are vital to the maintenance and general operation of a Planned Development, and such uses and structures shall only be used for, in furtherance of, and in connection with the Planned Development.
2. The permitted uses and structures shall be located within the "MR" zoning district on common property owned by a condominium, cooperative or homeowners' association lawfully registered in the State of New Jersey with the Department of Community Affairs. The common property may contain more than one use or structure, provided that there is at least a 100 foot separation between any permitted maintenance use or structure and any recreational use or structure.
3. The location of all permitted uses and structures shall be necessary for the convenient and efficient operation of the condominium, cooperative or homeowners' association. Any application for conditional use approval shall include a statement setting forth the need and purpose of the proposed uses and improvements.
4. The permitted uses include, but are not limited to, maintenance buildings, storage buildings and garages; general offices; meeting rooms, conference facilities and club houses, including kitchens, all serving the sole needs of the homeowners' association; outside storage where permitted by the Board and pursuant to Section 601 L.10. below; and/or all accessory structures permitted in the "MR" District, provided they are ancillary to the principal permitted uses.
5. A minimum lot area of two (2) acres is required.
6. For any new buildings, the following setbacks shall apply:  
  
Front yard: 50 feet  
Side yard: 30 feet  
Rear yard: 50 feet  
  
Except that the side yard setback shall be one hundred feet (100') from any residential building.
7. No individual building shall exceed 7,500 square feet of gross floor area.
8. The permitted uses and improvements shall be located on lands abutting Bald Eagle Road; no new improvements shall be located

further away from Bald Eagle Road than 300 feet unless previously approved by the Board.

9. No structure or building shall be rented out or provided to any party or homeowner for a private function, except that municipally sponsored events may be permitted if so approved by the homeowners' association.
10. No products, equipment, maintenance trucks or similar material and objects shall be stored outside, unless specifically permitted by the Board and provided the following:
  - a. Such outside storage areas are paved and entirely fenced and screened from view by a solid fence six feet (6') in height and landscaping.
  - b. No such storage areas shall be located within thirty feet (30') of any street line, within fifteen feet (15') of any property line, or within fifty feet (50') of any property line common with a residential use.
  - c. Subsection 601 L.14.c. below shall be met.
  - d. No sand, salt, de-icing or other such material shall be permitted to be stored onsite, either outside or in buildings, except as otherwise specifically permitted by the Board during site plan review.
  - e. Other loose materials that are permitted by the Board to be stored outside shall be contained in bins or other structures to prevent erosion or spillage.
11. No oil or gasoline tanks are permitted onsite. Moreover, there shall be no maintenance, oil changes, repair or washing of vehicles or other similar activities onsite.
12. There shall be at least one (1) trash and garbage pick-up location, including provisions for recyclable materials.
  - a. The location shall be separated from the parking spaces by either a location within the building or in a pick-up location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses by a solid fence, wall, plantings or combination of all three.

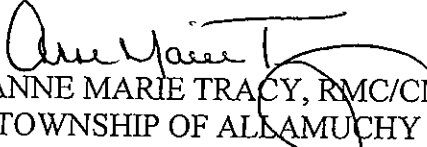
- b. All refuse enclosures or containers shall be leak proof and shall conform to the applicable stormwater management regulations of the State and Township.
13. All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition.
14. Within the required side and rear yard setback areas along any property line common with a residential use, no parking area, loading area, driveway or other structure, except fencing integrated with the landscaping plan and as approved by the Board, shall be permitted, and a minimum buffer screening shall be required within the setback area in accordance with the following:
  - a. The buffer screening shall be at least fifteen feet (15') in width; and
  - b. The buffer screening shall consist of densely planted evergreen trees at least six feet (6') high at time of planting and spaced no more than ten feet (10') apart on-center, unless the Board finds that the existing vegetation adequately buffers the uses.
  - c. The buffer screening shall adequately screen views into the maintenance yard(s) from windows and yard areas of any residential building(s), and the applicant shall submit a visual sight distance analysis including, but not limited to, photographic or other graphic simulations demonstrating the adequacy of the screening at maturity from the residential sight line views into the maintenance yard(s).
15. No new parking area, loading area, driveway or other structure (except for approved accessways, walkways, fencing and retaining walls) shall be permitted within the first twenty-five feet (25') adjacent to any street line nor within the first six feet (6') adjacent to any property line, and such areas shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and shrubbery as approved by the Board.
16. Offices, meeting rooms, conference facilities and club houses shall provide one (1) parking space per every 250 square feet of gross floor area, provided that adequate off-street parking is provided to accommodate all activities, as determined by the Board and taking

into consideration for the maintenance facility the anticipated number of employees, the number of vehicles to be stored onsite, and the nature and extent of the uses.

17. All site lighting shall be turned off within one-half hour after the close of the last event or business on the property, except for security lighting as identified on a site plan and approved by the Board.
18. All other applicable provisions of this chapter shall apply.

**NOTICE**

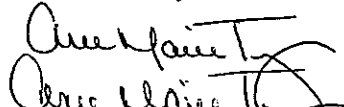
The aforesaid Ordinance was introduced on first reading by the Allamuchy Township Council at the regular meeting held July 21, 2009. The aforesaid Ordinance will be given final consideration at a regular meeting of the Township Council to be held on August 18, 2009 at the Municipal Building, 292 Alphano Road, Allamuchy, New Jersey, at 7:00 P.M. when the Township Council will consider final passage of said Ordinance.

  
ANNE MARIE TRACY, RMC/CMC  
TOWNSHIP OF ALLAMUCHY

**ORDINANCE # 2009-14**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF ALLAMUCHY COUNTY OF WARREN, STATE OF NEW JERSEY AND SPECIFICALLY SECTION 407 B. REGARDING THE "MR" MIXED RESIDENTIAL DISTRICT AND SECTION 601 REGARDING "CONDITIONAL USES" TO ALLOW FOR MAINTENANCE AND GENERAL OFFICE USES FOR PLANNED RESIDENTIAL DEVELOPMENTS IN THE "MR" ZONING DISTRICT.**

Take notice, the foregoing Ordinance was introduced and passed on first reading by the Township Council of the Township of Allamuchy on July 21, 2009 at a special meeting of said Council held at Allamuchy Town Hall, Allamuchy, New Jersey and was given further consideration and finally passed at a regular meeting of the Allamuchy Township Council held August 18, 2009 at Allamuchy Town Hall, Allamuchy, N.J.

  
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Anne Marie Tracy, Municipal Clerk  
Township of Allamuchy