



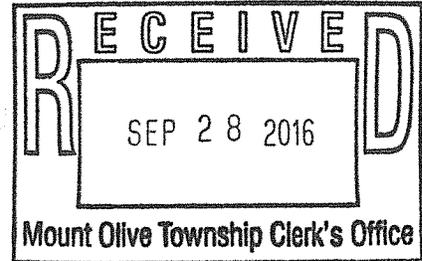
# Borough of Netcong

23 MAPLE AVENUE  
NETCONG, NEW JERSEY 07857  
TEL 973-347-0252 FAX 973-347-3020

cc: Adm.  
9/28/16  
JES

September 23, 2016

TO: Borough of Stanhope  
Township of Mt. Olive  
Township of Roxbury  
Borough of Hopatcong



**The following Ordinance - #2016-14 – “AN ORDINANCE TO AMEND CHAPTER 194, LAND DEVELOPMENT PROCEDURES, OF THE CODE OF THE BOROUGH OF NETCONG, AND REGULATING THE NUMBER OF PARKING SPACES REQUIRED**

was introduced by the Mayor and Council of Netcong on September 8, 2016. A public hearing will be held on October 13, 2016 when said Governing Body will further consider same for second reading and final adoption. The public hearing and final adoption will be held at 7:30 p.m. at the Municipal Building, 23 Maple Avenue, Netcong, N.J.

If you have any comments or questions regarding the above referenced ordinance, please contact me at 973-347-0252 Ext. 105 or email me at [ceckert@netcong.org](mailto:ceckert@netcong.org).

Sincerely,

Cynthia Eckert  
Borough Clerk

**Ord. No. 2016-14**

**AN ORDINANCE TO AMEND CHAPTER 194, LAND DEVELOPMENT PROCEDURES, OF THE CODE OF THE BOROUGH OF NETCONG, AND REGULATING THE NUMBER OF PARKING SPACES REQUIRED**

**BE IT ORDAINED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

**SECTION 1.** Chapter 194, Land Development Procedures, Section 194-4, Definitions, is hereby amended by the following revision to the definition of "Parking Space" which shall read as follows:

PARKING SPACE - An off-street space for parking of one motor vehicle being not less than 18 feet long by 9 feet wide, exclusive of access drives or isles. The width should be measured perpendicular to the access of the length and shall have adequate provision for ingress and egress." This size space is consistent with the NJ Residential Site Improvement Standards.

**SECTION 2.** Chapter 194, Land Development Procedures, Section 194-4, Definitions, is hereby amended by the addition of the following definitions which shall read as follows:

SINGLE-FAMILY DETACHED HOUSING - Any single-family detached home on an individual lot.

TOWNHOUSE - Attached multiple-family dwelling units where the only separation between units is vertical.

APARTMENT - A dwelling unit located within the same building with at least two other dwelling units.

LOW-RISE APARTMENT - An apartment in a building that has one or two levels (floors).

MID-RISE APARTMENT - An apartment in a building that has more than two levels (floors) and less than ten levels.

HIGH-RISE APARTMENT - An apartment in a building with ten or more levels (floors).

RETIREMENT COMMUNITY - Residential units similar to apartments and condominiums usually restricted to adults or senior citizens, and located in self-

contained villages. Special services such as medical, dining, and retail facilities may be available.

**SECTION 3.** Chapter 194, Land Development Procedures, Section 194-55, Provisions applicable to all zones, is hereby amended by the following additions to subsection E., Off-street parking areas, which shall be designated (7) and (8) and shall read as follows:

- (7) Parking requirements for residential land uses: These provisions are intended to mirror the provisions of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-4 et. seq.) and shall be amended or supplemented to the same degree and at the same time as amendments and supplements to the Residential Site Improvement Standards are established and effective. When determination of the required total number of parking spaces for a development results in a fractional space for the entire development, any fraction of one half or less may be disregarded, while a fraction in excess of one half will be counted as one parking space. Off street parking requirements for a combination of uses shall be computed separately and then added together to compute the total number of required parking spaces. Attached units parking requirements (i.e. apartments, condominiums, townhouses) below include guest parking of .5 spaces per dwelling unit which may be supplied on site in common parking areas or on the street as permitted by law.

<u>Type of Residential Use</u>	<u>Parking Requirement</u>
<b>SINGLE-FAMILY DETACHED</b>	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5
5 Bedroom	3.0
<b>TWO-FAMILY (duplex)</b>	Use single family detached values applied to each unit.
<b>GARDEN APARTMENT</b>	
1 Bedroom	1.8
2 Bedroom	2.0*
3 Bedroom	2.4
<b>HIGH-RISE APARTMENT COMPLEX</b>	
1 Bedroom	.8
2 Bedroom	1.3*
3 Bedroom	1.9
<b>MID-RISE APARTMENT</b>	“Garden Apartment” values shall apply.

RETIREMENT COMMUNITY

Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.

ASSISTED LIVING

0.5 per bed

\*Where the applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

- (8) Parking requirements for non-residential uses. All non-residential developments shall comply with the following *off* street parking requirements. To the extent that a particular non-residential land use is not identified below and does not fall into a similar category of one that is identified, such non-residential land use shall have not less than one space per 200 square feet of gross floor. When determination of the required total number of parking spaces for a development results in a fractional space for the entire development, any fraction of one half or less may be disregarded, while a fraction in excess of one half will be counted as one parking space. Off street parking requirements for a combination of uses shall be computed separately and then added together to compute the total number of required parking spaces.

NON-RESIDENTIAL USE

REQUIRED OFF-STREET PARKING SPACES PER

INDICATED AREA

AUTOMOBILE SALES

1 per Employee plus 1 per 10 acres displayed

ASSEMBLY OPERATIONS

1 per 800 square feet of gross floor area

BARS, RESTAURANTS & NIGHTCLUBS

1 per 2 seats of bar space; 1 per 3 seats of restaurant table space

BOWLING ALLEYS

4 per alley

CAR WASHES

10 per washing lane

PLACES OF ASSEMBLY SUCH AS CHURCHES, SYNAGOGUES, MOSQUES, MEETING HALLS & OTHER PLACES OF ASSEMBLY, RELIGIOUS OR OTHERWISE

1 per 3 seats

BANKS, FINANCIAL SERVICE CENTERS AND SIMILAR FINANCIAL INSTITUTIONS	1 per 400 square feet of gross floor area
HOTELS AND MOTELS	1 per guest room, plus 5 per 1,000 square feet of gross floor non- room area
INDUSTRIAL USES	1 per 800 square feet of gross floor area
LIBRARIES	1 per 300 square feet of gross floor area
MANUFACTURING	1 per 800 square feet of gross floor area
EMERGENCY MEDICAL CENTERS AND THE LIKE	1 per 200 square feet of gross floor area
OFFICES	1 per 250 square feet of gross floor area
RESEARCH	1 per 1,000 square feet of gross area
FAST FOOD ESTABLISHMENT WITH DRIVE THRU FACILITIES	1 per 50 square feet of gross floor area plus 1 per 3 seats if there is dining in
RETAIL STORES	1 per 200 square feet of gross floor area
SCHOOLS-Elementary Schools	1.5 per classroom, but not less than 1 per teacher and staff
Intermediate Schools	2.5 per classroom, but not less than 1 per teacher and staff
Secondary	3.0 per classroom, but not less than 1 per teacher and staff
PUBLIC GARAGE (SERVICE STATION)	4 per bay and work area
WAREHOUSES	1 per 2,000 square feet of gross floor area

DOCTORS & DENTIST OFFICES	1 per 200 square feet of gross floor area
FUNERAL HOMES & MORTUARIES	1 per 150 square feet of gross floor area
HOSPITALS, NURSING & CONVALESCENT HOMES	1.2 for each bed

**SECTION 3.** Chapter 194, Land Development Procedures, Section 194-57, R-4 Garden Apartment District, is hereby amended by the following amendment to subsection K., Parking, subsection (1), which shall read as follows:

- (1) Off-street parking shall be supplied on the site, at a rate set forth in Section 194-55 E. (7); and not less than 10% of such required spaces shall be in enclosed garages.

**SECTION 4.** Chapter 194, Land Development Procedures, Section 194-58, B Commercial Business District, is hereby amended by the following amendment to subsection D., Off-street parking, subsection (1), which shall read as follows:

- (1) The number of off-street parking spaces required shall be as set forth in Section 194-55 E. (8).

**SECTION 5.** Chapter 194, Land Development Procedures, Section 194-59, I-1 General Industrial District, is hereby amended by the following amendment to subsection E., Off-street parking, subsection (1), which shall read as follows:

- (1) The number of off-street parking spaces required shall be as set forth in Section 194-55 E. (8).

**SECTION 6.** Chapter 194, Land Development Procedures, Section 194-62, LOR Limited Office/Research District, is hereby amended by the following amendment to subsection F. (9), which shall read as follows:

- (9) Off-street parking. The number of off-street parking spaces required shall be as set forth in Section 194-55 E. (8).

**SECTION 7.** This Ordinance may be renumbered for codification purposes.

**SECTION 8.** The Borough Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

**SECTION 9.** All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

**SECTION 10.** In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION 11.** This Ordinance shall take effect after final passage and publication as soon as practicable and in the manner provided by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 8 day of September, 2016, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 13 day of October, 2016, at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

BOROUGH OF NETCONG

ATTEST:

\_\_\_\_\_  
Cynthia Eckert, Clerk

By: \_\_\_\_\_  
Joseph A. Nametko, Mayor

Introduced: 9/8/16  
Adopted:  
Published: