

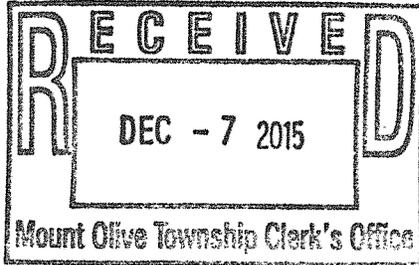
ALLAMUCHY TOWNSHIP  
WARREN COUNTY  
Clerk's Office

12/7/15  
set } cc: Adm.  
Planning.

(C)

Municipal Building - Alphano Road  
Mail To: Box A  
Allamuchy, N.J. 07820

(908) 852-5132  
Fax: (908) 852-0129



December 3, 2015

To : Municipal Clerks of Surrounding Municipalities

Re : Proposed amendment to the Land Development Ordinance

Pursuant to the notice provisions of the Municipal Land Use Law, Chapter 291, please find a copy of the proposed amendment to the Land Development Ordinance of the Township of Allamuchy, County of Warren, State of New Jersey.

This ordinance was introduced at a regular meeting of the Township Council held November 17, 2015 and will be given final consideration at a regular meeting of the Allamuchy Township Council on December 15, 2015 at 7:00 P.M. at the Allamuchy Township Municipal Building, 292 Alphano Road, Allamuchy, N.J.

Anne Marie Tracy, R.M.C.  
Township of Allamuchy

|                              |                          |
|------------------------------|--------------------------|
| cc: Byram Township           | 7011 1570 0000 4688 1508 |
| Frelinghuysen Township       | 7011 1570 0000 4688 1515 |
| Green Township               | 7011 1570 0000 4688 1522 |
| Town of Hackettstown         | 7011 1570 0000 4688 1539 |
| Independence Township        | 7011 1570 0000 4688 1546 |
| Mount Olive Township         | 7011 1570 0000 4688 1553 |
| Warren County Planning Board | 7011 1570 0000 4688 1560 |

ORDINANCE NO. 2015-10

ORDINANCE OF THE TOWNSHIP OF ALLAMUCHY, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING SECTIONS 190-203, 190-304, AND 190-415 TO CHANGE THE ZONING OF LOTS 22 and 22.01 IN BLOCK 901 FROM OR (OFFICE RESEARCH) TO PPE (PARKS, PUBLIC AND EDUCATION) AND PERMIT CULTURAL FACILITIES AS PERMITTED PRINCIPAL USES IN THE PPE DISTRICT

WHEREAS, Lot 22 in Block 901 in the Township of Allamuchy is owned by the State of New Jersey and is dedicated to open space; and

WHEREAS, Lot 22.01 in Block 901 in the Township of Allamuchy is owned and maintained by the Allamuchy Township Board of Education; and

WHEREAS, the Allamuchy Township Board of Education owns and operates a public school for students pre-kindergarten through second grade and a cultural center and museum known as Rutherford Hall; and

WHEREAS, both Lots 22 and 22.01 in Block 901 are situated in the Township's OR (Office Research) District; and

WHEREAS, the uses that are taking place on both Lots 22 and 22.01 in Block 901 are not permitted in the OR District; and

WHEREAS, there is a need to change the zoning of Lots 22 and 22.01 in Block 901 to reflect the uses that are taking place on these properties; and

WHEREAS, the Land Development Code of the Township of Allamuchy does not contain any definitions of and provisions for cultural facilities; and

WHEREAS, there is also a need to amend the Land Development Code to allow the uses on Lot 22.01 in Block 901, which have been in existence for approximately 7 years, to be principally permitted;

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Allamuchy, County of Warren, and State of New Jersey, as follows:

Section One: Section 190-203 of the Land Development Code entitled "Definitions" is hereby amended to include a new definition for cultural facilities as follows:

CULTURAL FACILITIES - Facilities which serve as art galleries, museums, legitimate theatre, libraries and similar facilities which are not operated commercially. Health, wellness and recreational activities serving the community with programs open to the public and operated by a non-profit health, wellness and recreation organization are permitted in cultural facilities. The renting of cultural facilities for such special events as concerts, weddings, holiday parties, and similar events is a permitted accessory use.

Section Two: Section 190-304 of the Land Development Code entitled “Zoning Map” is hereby amended to note that Lots 22 and 22.01 in Block 901 in the Township of Allamuchy are being moved from the OR District to the PPE District.

Section Three: Section 190-304 of the Land Development Code entitled “Zoning Map” is hereby amended to read as follows:

The boundaries of the zoning districts and, as appropriate, the areas designated for optional development alternatives are established on the map entitled “Zoning Map of the Township of Allamuchy”, dated November 30, 2015 which accompanies and is hereby made part of this chapter.

Section Four: Section 190-415 of the Code of the Township of Allamuchy entitled “PPE Parks, Public and Education” is hereby amended to include subsection A(8) as follows:

(8) Cultural Facilities as defined in Section 203 of the Code.

Section Five: Section 190-415B of the Land Development Code entitled “Accessory Uses Permitted” is hereby amended to include a new subsection (9) as follows:

- (9) Special events are permitted at cultural facilities as a permitted accessory use provided that the following is met:
- (a) If a special event is planned on property that contains a school, said special event shall not occur while the school is in session.
  - (b) If a special event is planned on property that contains a school, no portion of the school building other than the kitchen and bathrooms shall be used for the special event.
  - (c) All motorists that park on-site for a special event shall park within marked stalls only and not on the grass or in driveways or other unmarked locations. The only exception to this provision is if the event coordinator sets up and conducts a valet parking service for the event. Even if a valet parking service is established for an event, no vehicles are permitted to be parked in grassed areas.
  - (d) The coordinator of the special event shall obtain any and all permits that are required to erect tenting or other temporary structures that are required as part of a special event.
  - (e) If music is proposed as part of a special event, sound levels shall be in compliance with State noise regulations.
  - (f) The coordinator of the special event shall erect and maintain temporary outdoor lighting if required to illuminate an area where a special event is being held. All temporary lighting shall comply with the illumination requirements in Section 190-507B of the Code.

- (g) If alcohol is served at a special event, it shall be served only by a duly licensed operator engaged by the event coordinator and in accordance with all applicable State laws and regulations. All alcohol shall be removed from the cultural facility at the conclusion of an event by either the guests of the event or the approved event coordinator.
- (h) The site of the special event shall be cleaned at the conclusion of a special event by the event coordinator.
- (i) All special events are subject to the issuance of a special event permit by the Zoning Officer of the Township of Allamuchy. An applicant for a special event permit shall file an application on forms to be furnished by the Zoning Officer for a special event.

Section Six: If any section, subdivision, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, subdivision, paragraph, clause, or provision and the remainder of this ordinance shall be deemed valid and effective. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section Seven: This ordinance shall become effective upon final passage and publication according to law.

### NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced at a regular meeting of the Allamuchy Township Council held on November 17, 2015 and that at a regular meeting of the same to be held on December 15, 2015 at the Municipal Building, 292 Alphano Road, Allamuchy Township, NJ at the hour of 7:00 P.M., that said Allamuchy Township Council will conduct a public hearing and will consider the final passage of said ordinance.

Anne Marie Tracy, Municipal Clerk  
Township of Allamuchy