

TOWNSHIP OF UPPER DEERFIELD

ORDINANCE 769

AN ORDINANCE AMENDING SECTION 405-27 AND
SECTION 405-28 OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD

BE IT ORDAINED by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland and the State of New Jersey as follows:

SECTION 1.

Section 405 - 27 "Minimum Off-Street Parking Requirements" is hereby amended as follows.

A.(38) Shopping centers: 5.0 spaces per every 1,000 square feet of gross leasable area, in addition to any area required for vehicle and pedestrian passageways. Additional area may be required for landscaping and buffering. Specific requirements for individual uses listed elsewhere will be waived when such uses are an integral part of a planned shopping center.

B. and C. - no change to these sections

D. A private garage constructed as an accessory use in a residence district shall be subject to the following special provisions in regard to its location:

The garage shall conform to the setback requirements contained in the Schedule of District Regulations for the district within which it is located.

E. - H. - no change to these sections

I. Reserved.

SECTION 2.

Section 405-28 "Minimum Off-street Loading Requirements" is hereby amended as follows.

Off-street loading and maneuvering space shall be provided for the loading and unloading of vehicles on the lot on which is located the use for which the loading space is required as set forth herein:

A. A minimum of one space per nonresidential use shall be provided, except that, where more than one use shall be located in one building or where multiple uses are designed as part of a self-contained complex, the number of loading spaces shall be based on the cumulative number of square feet within the building or complex and shall be dispersed throughout the site to best serve the individual uses.

B. The minimum number of loading spaces required for any use serviced regularly by trucks shall be in accordance with the following schedule:

Gross Floor Area (square feet)	Minimum Number of Loading Docks
Up to 19,999	1
20,000 - 39,999	2
40,000 - 100,000	3
For each additional 40,000 SF over 100,000 SF	1

C. Where any use is located on a tract of at least 50 acres and no portion of a loading area, including maneuvering areas, is closer than 200 feet to any property line and where the length of the driveway connecting the loading area to the street is at least 300 feet, the number of off-street loading spaces may be fewer than the number required by the above schedule, provided that the applicant, as part of the site plan application, shall indicate on the site plan and shall document to the approving authority that the number of spaces to be provided will be adequate to meet the needs of the specific use proposed.

D. The conformance for any use requiring loading facilities shall remain valid so long as such facilities are provided and maintained in accordance with the following requirements:

(1) They shall be provided and maintained so long as the use exists which the facilities are designed to serve; and

(2) Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the delivery and pickup vehicles that they are designed to serve.

E. Access to a loading space shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit orderly and safe movement of trucks or delivery vehicles.
[Added 9-1-1988 by Ord. No. 316]

F. Loading space(s) as required under this section shall be provided as area in addition to off-street parking space and shall not be considered as supplying off-street parking.
[Added 9-1-1988 by Ord. No. 316]

G. Off-street loading and unloading areas shall be surfaced with a dustless, durable, all-weather pavement, which shall be adequately drained, all subject to the approval of the Township Engineer.
[Added 9-1-1988 by Ord. No. 316]

H. Any use which can reasonably be expected to have a number of trucks making deliveries or pickups on a daily basis which may require delays in order to make such deliveries or pickups shall, in addition to any required loading space, provide truck waiting or standing area in order to avoid undue or unsafe interference with the public use of streets or alleys.
[Added 9-1-1988 by Ord. No. 316]

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that in all other respects the provisions of Chapter 405 of the Code of the Township of Upper Deerfield shall remain as heretofore and unaltered by the provisions hereof.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that all ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance which shall remain in full force and effect.

This Ordinance shall take effect in the time and manner prescribed by law.

NOTICE

Notice is hereby given that the foregoing proposed Ordinance was introduced and passed by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held on January 18, 2018, and will be further considered for final adoption at a public hearing to be held by said Township Committee on Thursday, February 15, 2018 at 7:00 P.M., then prevailing time, at the Municipal Building, Seabrook, New Jersey.

Township Clerk

Roy Spoltore

January 25, 2018