

**BOROUGH OF PEAPACK AND GLADSTONE
ORDINANCE NO.1071-2019**

**AN ORDINANCE TO AMEND SECTION 23-39.2 OF THE LAND DEVELOPMENT ORDINANCE
CONCERNING CONDITIONAL USES, TO INCLUDE RECREATIONAL FACILITIES OWNED AND/OR
OPERATED BY A SCHOOL AS A CONDITIONAL USE IN THE RR-3 ZONE**

WHEREAS,.....

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Peapack and Gladstone, in the County of Somerset and State of New Jersey, as follows:

Section 1. Section 23-39.2 of the Land Development Ordinance concerning conditional uses shall be amended by adding recreational facilities owned and/or operated by a school as a conditional use in the RR-3 Zone in Section 23-39.2.c. to read as follows:

23-39.2 RR-3, RR-2 and RR-1 Rural Residential Zones.

c. Conditional Uses.

1. Home occupations.
2. Recreational facilities in the RR-3 Zone owned and/or operated by a school.

Section 2. Section 23-40.10.b. of the Land Development Ordinance concerning requirements for specific conditional uses shall be amended by inserting conditional use standards that apply to recreational facilities in the RR-3 Zone owned and/or operated by a school as follows:

23-40.10 Conditional Uses

b. Requirements for Specific Uses.

3. Notwithstanding anything contained in the Land Development Ordinance to the contrary, recreation facilities in the RR-3 Zone owned and/or operated by a school shall comply with the specific conditional use requirements for the paragraphs below (with any deviations reviewed pursuant to N.J.S.A.40:55D-70.d3) in place of the Schedule I Table of Height, Area and Other Bulk Requirements (Subsection 23-38.4) for the RR-3 Zone.
 - (a) Minimum total lot size of 20 acres.
 - (b) Minimum contiguous frontage of 500 feet on a county, collector or arterial road.

- (c) Public sanitary sewer service and public domestic water service shall be available to the site.
- (d) Maximum building height for new principal and accessory buildings shall be 35 feet.
- (e) Maximum building coverage for all buildings shall be 2.4 percent of the total lot area, but maximum building coverage for new buildings as of the date of this ordinance amendment used primarily for academic or school administration purposes (which shall be considered permitted accessory uses and structures associated with the permitted conditional use of recreational facilities in the RR-3 Zone operated by a school), shall not exceed 13,000 square feet.
- (f) Maximum site disturbance of 50% of total lot area.
- (g) Minimum setback for all new buildings as of the date of this ordinance amendment shall be 100 feet from property lines and street frontages except no setback shall be required from tax map property lines that coincide with municipal boundary lines where the property on both sides of the boundary lines is commonly owned.
- (h) Parking shall be sufficient to accommodate the parking needs generated by any newly constructed recreation facilities operated by a school. The availability of school parking facilities on adjacent property in common ownership shall be taken into account in determining parking sufficiency.

Section 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect immediately upon (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.

Introduction: April 9, 2019
Adoption:

Nancy A. Bretzger
Borough Clerk

Gregory J. Skinner
Mayor