

TOWNSHIP OF HOLMDEL

TOWNSHIP COMMITTEE AGENDA ITEM #14

Meeting Date: March 3,2015

Subject: Ordinance 2015-04 R4R Conditional Use

Submitted by: Maureen Doloughy

Approved by:

RECOMMENDATION

It is recommended that the Committee Introduce the Ordinance

PREVIOUS ACTION

BACKGROUND

This Ordinance adds a "Conditional Uses" section to provide for a recreational complex in the R-4R Rural Conservation District.

FISCAL IMPACT

None

Attachments:

Proposed Ordinance 2015-04

<i>For Internal Use</i>	
Township Committee Action	
Approve	Denied
Other	
Comments: _____	

ORDINANCE AMENDING CHAPTER XXX (DEVELOPMENT REGULATIONS), SECTION 30-129 (R-4R RURAL CONSERVATION DISTRICT) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HOLMDEL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY. ORD. 2015-04

BE IT ORDAINED by the Township Committee of the Township of Holmdel, County of Monmouth, State of New Jersey, as follows (additions are underlined, and deletions are in [brackets]):

!

Chapter XXX, Development Regulations, Section 30-129. R-4R Rural Conservation District, is hereby amended to read as follows:

30-129 R-4R RURAL CONSERVATION DISTRICT.

30-129.1 – 30-129.15 – No change.

30-129.16 Conditional Uses.

The following conditional uses are permitted subject to the following provisions:

a. Recreational Complex with Retail.

1. Minimum Tract Area of 60 acres;
2. Minimum Lot Depth of 1,000 feet;
3. Minimum Lot Width along primary frontage of 1,000 feet;*
4. Minimum Lot Width along secondary frontage of 250 feet;
5. Minimum Lot Frontage along primary frontage of 1,000 feet;*
6. Minimum Lot Frontage along secondary frontage of 250 feet;
7. Minimum front yard setback 75 feet on state highway;
8. Minimum front yard setback 65 feet on a county road;
9. Minimum side yard setback of 70 feet;
10. Minimum rear yard setback of 100 feet;
11. Maximum indoor recreation facility height of 55 feet;
12. Maximum retail building height of 25 feet;
13. Shall have direct access to either a state highway or a county road;
14. Maximum of 10,000 square feet of retail;
15. Minimum off-street parking of 1 space per 250 gross square feet of retail;
16. Minimum of 250 off-street parking spaces for the recreational complex;
17. Maximum coverage for buildings and pavement, including parking areas of 15%;

*For purposes of this ordinance, primary frontage is the frontage along which access is located.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

This Ordinance adds a "Conditional Uses" section to provide for a recreational complex in the R-4R Rural Conservation District.

LEGAL NOTICE

The foregoing ordinance was introduced and passed on the first reading at a meeting of the Township Committee of the Township of Holmdel held on March 3, 2015 and will be considered for final passage and adoption at a meeting of said Township Committee to be held on April 14, 2015 at Township Hall, 4 Crawfords Corner Road, Holmdel, NJ at 7:30 PM at which time and place all persons desiring to be heard thereon will be given full opportunity.

Eric Hinds, Mayor

Attest:
Maureen Doloughy, RMC
Township Clerk