

BOROUGH OF ALLENDALE

PUBLIC NOTICE

The ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Mayor and Council of the Borough of Allendale, in the County of Bergen, New Jersey, held on Thursday, January 11, 2018 and will be further considered for final passage after public hearing at a regular meeting of the Mayor and Council to be held in the Council Chambers, Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey on Thursday, February 15, 2018 at 8:00 P.M. prevailing time, or as soon thereafter as the matter can be heard.

ORDINANCE 18-05

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, ZONING, CHAPTER 270 AND LAND SUBDIVISION AND SITE PLAN REVIEW, CHAPTER 147 MODIFYING THE D-1 INDUSTRIAL ZONE DISTRICT.

WHEREAS, the Borough of Allendale deems it appropriate, necessary and proper, and for the preservation of public health, safety, morals and general welfare to establish regulations expanding the range uses in the D-1 Industrial Zone District to reflect market and developed conditions while preserving and protecting adjacent residential neighborhoods from unnecessary adverse impacts; and

WHEREAS, to further the goal of providing for light industrial and related land uses in the Borough by establishing and maintaining zone districts in appropriate locations to permit such uses; and

WHEREAS, to further the goal of promoting a balanced tax base in the Borough by promoting the efficient use of land; and

WHEREAS, the Borough of Allendale deems it appropriate, necessary and proper to add limited warehouse and self-storage uses to the primary intended uses in the D-1 Industrial Zone District.

WHEREAS, the Borough of Allendale deems it appropriate, necessary and proper to add accessory uses such as limited outdoor storage in the D-1 Industrial Zone District subject to specific regulations.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Borough of Allendale, Chapter 270 entitled "Zoning".

Section 1.

Amend section 270-8., entitled "Definitions" by adding the following: (new sections are in bold, deleted sections are noted by strikethroughs).

SELF-SERVICE STORAGE FACILITY

A structure or structures containing separate, individual and private storage spaces of varying sizes, leased or rented on individual leases, to residential and commercial users for varying periods of time. For purposes of this chapter, "self-service storage facility" shall be considered synonymous with self-storage warehouse, self-storage facility, mini-warehouse or mini-storage.

WAREHOUSE FACILITY

A warehouse shall refer to structures used for the reception and storage of goods, materials or merchandise for later or subsequent distribution or delivery elsewhere for purposes of processing for sale. Such goods, materials or merchandise shall be incidental to the primary business and no manufacturing shall occur in warehouse structure.

Section 2.

Amend section 270-40 A., entitled "Off street parking requirements-Table of requirements", specifically for the following parking requirements by amending and adding the following: (new sections are in bold, deleted sections are noted by strikethroughs).

Warehouse building	1 per 1,000 square feet of GFA of storage area and 1 per 650 square feet of GFA of related office space
Self-storage facility	1 per 2,500 square feet of floor area plus one parking space per 200 storage units.

Section 3.

Amend section 270-72 A., entitled "Primary intended use" by adding the following: (new sections are in bold, deleted sections are noted by strikethroughs).

- (7) Warehouse facility. Subject to the following minimum standards:**
 - (a) Such facilities shall be within completely enclosed buildings.**

- (b) Such facilities shall not be freight forwarding or transshipping terminals.**
 - (c) No loading dock or service area may be on or visible from any street frontage. Provision for handling all freight shall be on those sides of any building which do not face on any street or proposed streets.**
 - (d) Trucking services at permitted facilities shall be limited in hours of operation to between 6:00 a.m. to 10:00 p.m.**
 - (e) Rear and side property yards shall be landscaped so as to provide an effective screen, at time of planting, to obscure from view at ground level the permitted use from adjoining primary residential uses.**
 - (f) The exterior design of all permitted buildings on lots which abut a residence district or any street opposite land in a residence district, shall be in harmony with the general character of the residential neighborhood.**
- (8) Self-service storage facilities. Self-service storage facilities uses shall be subject to the following requirements:**
- (a) Self-service storage facilities are permitted only within a single contiguous multistory structure. Self-service storage facilities shall be designed with such facade treatments and details that break up break up large expanses of the building form. Such efforts shall include architecture detailing by story and the use of strategically placed windows or other building materials in composition that reduce the visual monotony of the structure. Roof form and materials shall also be considered to offset the mass and scale. These design features shall be incorporated in support of the zoning intent to reduce the visual impacts to the surrounding zone plan. Such design requirements may be waived when an existing structure is retrofitted for such a use and not being enlarged.**
 - (b) Individual storage units shall be the unit so rented and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as:
 - [1] Residences, offices, workshops, studios, or hobby or rehearsal areas.****

- [2] Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other individual activity.**
 - [3] No drop type shipping is permitted.**
 - [4] Conducting retail sales of any kind, including garage or estate sales or auctions, or to conduct any other commercial activity; provided that the operator of the self-service storage may conduct a sale or otherwise liquidate the contents of any storage unit to satisfy and settle an account of unpaid rent or other charges, through public or private sale, in a manner provided by law.**
 - [5] The servicing or repair of any vehicles, boats, tools or equipment.**
 - [6] Storage of flammable, perishable or hazardous materials or the keeping of animals.**
 - [7] The rental of trucks, trailers or moving equipment and the installation of trailer hitches are prohibited.**
 - [8] Sale of boxes or packing materials is permitted but only if accessory to the self-service storage facility.**
- (c) Self-service storage facilities shall not operate or allow tenant access between the hours of 10:00 midnight and 6:00 a.m. Such access shall be controlled by a security code access limitation or approved equal.**
- (d) All goods and property stored in a self-service storage facility shall be stored in an enclosed building. No outdoor storage of any kind.**
- (e) All storage units above ground level and storage units visible from residential areas shall gain access from the interior of the building(s) or site; no unit doors, loading bays, or docks may face towards any adjacent residential zoned areas.**
- (f) Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow connecting to the fixtures for other purposes.**

- (g) A minimum standard of one parking space per 2,500 square feet of floor area plus one parking space per 200 units is required for such self-storage facility.**

Section 4.

Amend section 270-73, entitled "Performance Standards" by amending the following: (new sections are in bold, deleted sections are noted by strikethroughs).

- A. Carry on all manufacturing operations and all storage of goods or materials within a fully enclosed building **except as permitted herein.**

Section 5.

Add section 270-77, entitled "Accessory uses" and add the following: (new sections are in bold, deleted sections are noted by strikethroughs).

- A. Permitted accessory uses shall be limited to those uses customarily incidental to the permitted principal uses in the district.**

- B. Limited outdoor storage of goods and materials incidental part of the primary operation on a lot is permitted subject to the following standards:**

- (1) Shall be approved by a site plan approval of the limits of this use.**
- (2) Shall not be in the front yard of the lot.**
- (3) Shall not be located closer than 10 feet to a side or rear yard lot line, except where such side or rear lot line coincides with a railroad or utility right of way at least 50 feet wide.**
- (4) The area of permitted outdoor storage shall not cover more than 40 percent of any lot serving the use.**
- (5) Shall not be for the storage, keeping or abandonment of scrap metals or other scrap materials, or for the dismantling, demolition, salvage, resale or abandonment of automobiles or other vehicles or machinery or parts thereof.**
- (6) Shall be so screened by fencing, walls or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level at the common lot line.**
- (7) Shall be maintained in accordance with Chapter 199-Property Maintenance.**

Section 6

All Ordinances of the Borough of Allendale which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7

The terms and provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any other part hereof.

Section 8

This Ordinance shall take effect upon final passage, approval and publication as required by law.

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 270 and 147 shall remain in full force and effect as previously adopted.

A copy of this ordinance may be obtained without cost between the hours of 9:00 a.m. and 4:30 p.m. at the Office of the Municipal Clerk, 500 West Crescent Avenue, Allendale, New Jersey.

Anne Dodd, RMC
Municipal Clerk