

SPARTA TOWNSHIP, NJ PLANNING BOARD
Ordinance Review Subcommittee
Planned Commercial Economic Center Update

Sparta Township Planning Board Meeting

June 7, 2023

Topics For Discussion

- Overview of the PCED Zone
- Updated Subcommittee Recommendations- Post 5/17 Meeting
- Potential Paths to Proceed - Choices
- Examples of Effects for Path Chosen
- Summary of All PCED Changes Being Proposed
- Master Plan and Other Recommendations for PCED

Subcommittee Team Members

Planning Board Members

- Jeannette Burke
- Ron Day
- Bill Enright
- Ernest Reigstad

Planning Board Professionals

- Thomas Collins, Esq - Board Attorney
- Michael Mistretta, Board Planner
- David Simmons, Board Engineer

Clarifications

- Development in the PCED is currently permissible under Ordinance §18-4.31A. <https://ecode360.com/35838532>
- All recommendations must conform with the requirements of the existing Master Plan and Amendments thereto. Any changes submitted to the Town Council will include a certification of conformance with the Master Plan.
- “Moratoriums” and/or “No-Build Zones” are not permissible.

PCED Description

- Master Plan Amendment focusing on light industrial, office, restaurants (including drive through windows) and retail uses written in June 2018.
- Ordinance §18-4.31A PCED was adopted in 2018

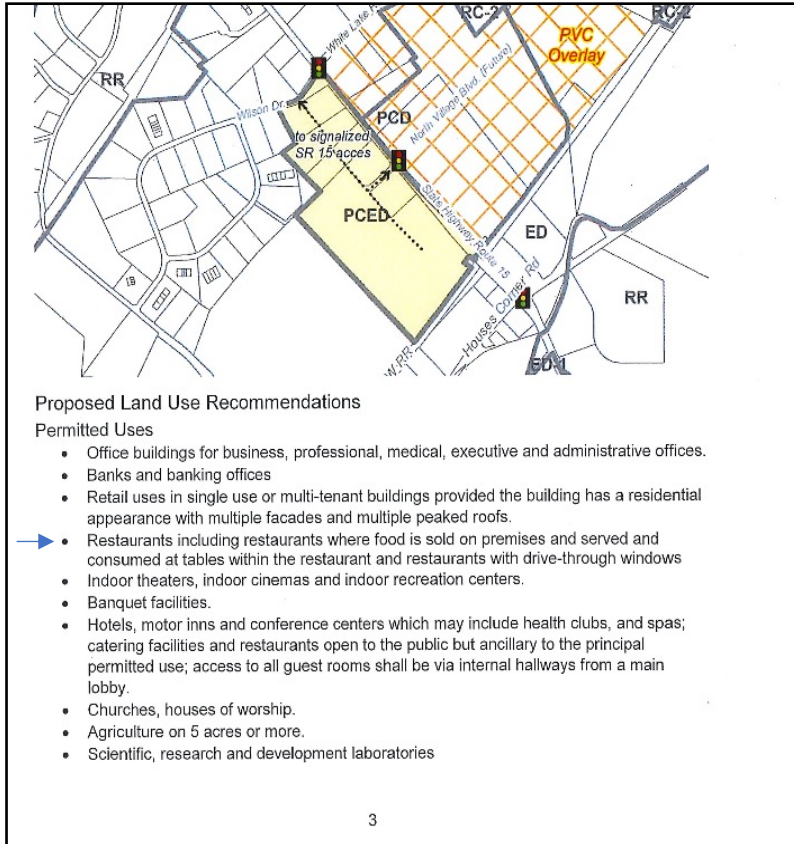


Current PCED Ordinance 18-4.31A as Adopted in 2018 and Modified by Ordinance 22-21.

- Provides for Planned Commercial Development of >20 acres.
- Retail buildings must have residential appearance of multiple facades and multiple peaked roofs.
- Unified architectural design scheme for all buildings and facades that face the street.
- Requires developer to provide for a new road at the traffic light.
- Encourages developer to provide new road from Wilson Drive.
- No new curb cuts allowed.
- Impervious coverage NTE 40% of the lot, with incentive to increase to 50%.
- No building to exceed 40,000 Square Feet.
- Distribution Centers, Fulfillment Centers, Trucking Terminals and Parcel Hubs are prohibited (Ordinance 22-21).
- Gasoline, service stations, car washes are prohibited.
- No use involving hazardous materials as listed under the NJDEP Site Remediation Program.
- No use regulated by the Underground Storage Program of NJ and Federal Gov't

Variations and waivers may be requested by a developer

Existing Land Uses in the PCED Master Plan Amendment



- Processes of manufacture, fabrication, assembly treatment or packaging conversion of products.
 - Indoor recreational uses including gymnastics, basketball, soccer, health clubs, skating rinks, and other similar uses.
 - Outdoor recreation uses including miniature golf and batting cages.
 - Micro-breweries, Micro-distilleries, and wineries.
 - Preexisting storage buildings and preexisting warehouses.
 - ★ • Warehouses and storage buildings located at least 300 feet from Route 15.
- Conditional Uses**
- Public Utilities
 - Schools and institutions
 - Outdoor Dining
- Prohibited Uses**
- Hair and Nail Salons
 - Kennels.
 - Golf courses.
 - Trucking terminals.
 - Soil and rock removal.
 - Gasoline Service Stations
 - Any uses that are regulated by the underground storage tank (UST) program of the State of New Jersey or Federal Government.
 - Any uses that use or generate hazardous materials or materials regulated by the Technical Regulations of the New Jersey Department of Environmental Protection under the Site Remediation Program.

★ Ordinance 22-21 subsequently prohibited Fulfillment Centers, Distribution Centers, Parcel Hubs & Trucking Terminals.

Updated Subcommittee Recommendations - Post 5/17 Meeting

- Reduce the max impervious lot size coverage standard from 40% to 30%.
- Adjust the rear yard set back for existing lots >25 acres, to 300 feet from any impervious coverage surface or building.
- Eliminate the impervious coverage incentive for a new road connected to Wilson Drive or Gail Court.
- Add language that limits the building size to 25K SF, or having a septic system with an aggregate daily design flow of <1,999 GPD, which ever is less.
- Include new hyperlinks for many documents referenced within the ordinance.

Potential Paths to Proceed – Choices

POTENTIAL PATH TO PROCEED	EFFECT OF CHOICE
Choice #1 - Do nothing	Existing ordinance use and standards continue to apply. (Not recommended)
Choice #2 - Update the ordinance only, without any update to Master Plan	Provides for changes that conform to the Master Plan (Not recommended)
Choice #3 - Discontinue ordinance update, place all focus on the Master Plan	Existing ordinance's uses and standards continue to apply until a Master Plan update is adopted by the Town Council. (Not recommended) Time Frame ~ 1 year
<u>Choice #4. Two Step Approach</u> 1. Focus on modifying ordinance as a near term interim step to the Master Plan update. 2. Begin work on the Master Plan	Allows for meaningful near term changes to the PCED ordinance that would influence near term development applications. Time frame 6 – 8 weeks after agreement on ordinance changes.

Subcommittee Recommendation – Two Step Approach in order to provide both near term and long term improvements.

Examples of Effects for Paths Chosen

Ordinance Standard Description	Current PCED Standard	Updated Recommended Standard <i>(Time frame 6-8 weeks)</i>	Master Plan <i>(Time frame ~ 1 Year)</i>
Permissible Use	See land use (slide 7)	Modified while maintaining Master Plan conformance.	Allows for reconsideration of all uses.
Max Building Size	40,000K SF	25,000 SF, or 1,999 GPD, whichever is less.	Revisit
Max Building Height	35 feet or 2 ½ stories, except hotels, motels and conference centers may be 40 feet or 3 stories	35 feet or 2 ½ stories Hotels, Motels & Conf Centers are prohibited	Revisit
Max Impervious Coverage	40% of lot area, with new roadway incentives up to 50%	30% of lot area Eliminate roadway incentives	Revisit

Examples of Effects for Paths Chosen

Ordinance Standard Description	Current PCED Standard	Updated Recommended Standard <i>(Time frame 6-8 weeks)</i>	Master Plan <i>(Time frame ~ 1 Year)</i>
Drive Through Restaurants	Permitted Use No specific queuing standards	Conditional Use Added queuing of 12 cars from point of ordering to pick-up window Encourage a single drive through entry lane that splits into two ordering lanes and merges back into a single pick-up lane.	Revisit Drive Through Usage
Rear Yard Setback	50 Feet	Revised set back to 300 ft from all impervious surfaces and structures from the rear yard line for all existing lots >25 acres	Revisit

Summary of Changes Being Proposed by the Subcommittee

1. Reduce the max building size from 40,000 SF to 25,000 SF or 1,999 GPD.
2. Reduce Impervious Coverage from max 40% of lot area to max 30%.
3. Revise the rear yard set back to 300 SF for existing lots >25 acres.
4. Objectively define “Light Industrial Use” as manufacturing, fabrications, treatment or packaging that does not use or generate hazardous materials regulated by the Technical Regulations NJDEP under the Site Remediation Program.
5. Include “Pharmacy” and “24 Hour Emergency/Urgent Care Facilities” as new Permitted Uses.
6. Modify hotel, motor inns and conference centers from Permitted Use to Prohibited Use.
7. Modify four (4) categories from Permitted Use to Conditional Use.
8. Include new objective standards intended to significantly reduce potential traffic problems associated with drive-through windows.
9. Add new objective environmental protection standards.
10. Enhance the existing architectural standards.
11. Limit the number of dock doors for any building to quantity three (3).

Changes Being Proposed by the Subcommittee (Cont'd)

11. Add requirement for Environmental Studies, Traffic Studies, and Community Impact Statement to any Planned Development.
12. Delete underground and underbuilding parking.
13. Remove incentive for access to the new road at the traffic light and any new road at access Wilson Drive or Gail Court.
14. Modify freestanding directory sign design from 16 foot high sign to monument type sign, NTE 8 feet off the ground .
15. Include hyperlinks to many referenced documents
16. Require that the EIS be prepared by a licensed Professional Planner, Licensed Professional Engineer, or an individual with a masters degree or doctorate in Environmental Sciences, Ecology or similar educational background.

PCED Master Plan Recommendations

- Investigate how to encourage, maintain and increase agricultural uses as part of any Master Plan Update.
- Re-evaluate the use of Drive Through Restaurants in the PCED.
- Re-evaluate the use of Warehouse and Light Industrial in the PCED.
- Reevaluate the maximum impervious coverage standards to determine what is the appropriate standard (e.g. percentage) for the PCED.
- Update the online zoning ordinance map (In-Process).

QUESTIONS or COMMENTS?

Thank You