

O:2006-05

AN ORDINANCE PROVIDING FOR AMENDMENT TO CHAPTER 72
OF THE TOWN CODE ENTITLED 'ZONING'

BE IT ORDAINED by the Town Council of the Town of Phillipsburg
that Chapter 72 of the Town Code entitled 'Zoning' be amended as follows:

ARTICLE II
Definitions

Section 72-3. Construction; definitions.

Section 72-3 B. shall be amended to include the following:

AGE RESTRICTED/ADULT SENIOR HOUSING – A housing project in
which a minimum of 90% of the units are occupied by households in which
at least one member is aged 55 or older and no member is under the age of
19 and which is in compliance with the requirements of the Federal Fair
Housing Act.

ARTICLE XII
B-2 Business – General Zone

Section 72-53. Permitted Uses and Activities

This section is hereby amended to include the following:

72-53H. Planning adult community (PAC) overlay, restricted to Block 2806
bounded by Main Street, Carpentersville Road, the railroad right-of-ways
and Pohatcong Township and subject to the standards in Section 72-55.1
Planned adult community overlay, below.

72-55.1 Planned adult community overlay district

A. Location. A planned adult community overlay shall be allowed in the
B-2 zone only in Block 2806.

B. Permitted uses and accessory uses. The PAC overlay allows, as an alternative use, in the designated portion of the B-2 zone:

(1) An age-restricted adult/senior housing option in accordance with the definitions in Section 72-3 and the Federal Fair Housing Act, which may be designed as single-family detached dwellings, zero lot line dwellings, townhouses or apartments.

(2) Recreation facilities for the exclusive use of the residents and their guests.

(3) Off-street parking, under-building parking and private garage structures for the exclusive use of the residents and their guests.

(4) Storage and maintenance facilities.

(5) Customary accessory structures approved as part of the site plan for development, including fences, walls, light fixtures, sound barriers and other similar structures.

(6) Management office, not to exceed 1,000 SF.

(7) Convenience retail and service uses, for the primary use of the residents, located within either a residential building or community building, not to be freestanding and not to exceed 3,000 SF.

(8) Signs. Signs shall comply with the general requirements of Article VIII. Within the PAC, the following signs shall be allowed:

(a) Signs permitted in Section 72-37

(b) A freestanding project identification sign not to exceed 30 square feet and a height of six (6) feet measured from the ground line, located a minimum of 25 feet from the property line and limited to one per any street frontage or entrance. Such sign may be internally illuminated with non-glare lights or illuminated by shielded flood-or spotlights.

- (c) Building identification signs, not to exceed 4 square feet each, and limited to one per building face for faces fronting on either a street or parking lot.

C. Density, bulk and design requirements.

(1) Tract Size. The minimum tract size for a PAC shall be five (5) acre.

(2) Density. The gross density shall not exceed 16 dwelling units per acre.

(3) Lot Coverage. Maximum lot coverage by residential buildings shall not exceed 50%, excluding common facilities such as clubhouses, gazebos, maintenance sheds, and similar structures. A minimum of 15% of the total site shall be landscaped recreation and open space area.

(4) Building Height. No building shall exceed a height of three (3) stories excluding garage parking level(s).

(5) Setbacks.

(a) Minimum setback from property boundary – 25 feet or 35 feet from an active railroad.

(b) Minimum distance between buildings – one-half of the height of the taller face of the abutting principal buildings, 5 feet between principal building and detached garage.

(6) Roads and off-street parking. All interior roads and off-street parking spaces shall be provided in accordance with applicable residential site improvement standards (RSIS) NJSA 5:21.

(a) Parking spaces over a minimum of 1.5 spaces per unit may be “banked”, that is, shown on the site plan but no constructed, unless subsequent use indicates a need for the additional spaces.

- (b) No parking shall be permitted in the required 25-foot setback area when adjacent to a residential zone.

(7) A system of contiguous walkways shall be provided throughout the development, including its common areas, for safe pedestrian movement. Walkways need not to be parallel local streets.

(8) Recreation facilities

- (a) The areas within the common open space shall provide recreation facilities appropriate for the size of the development.
- (b) The recreation facilities may include a central recreation complex, including such facilities as a clubhouse, swimming pool, tennis courts, and picnic areas.
- (c) The recreation facilities may include a meandering open space and walkway system linking residential buildings.

(9) Buffers.

- (a) Buffering shall provide a year-round visual screen in order to ensure privacy for development and minimize adverse impacts from traffic, noise, glaring light, and railroad traffic.
- (b) Buffering may consist of a combination of either fencing or evergreens, or combinations of materials, to achieve the stated buffering objectives.

(10) Establishment of owners association. The developer shall provide for an organization for the ownership and maintenance of any common facilities and recreation facilities, landscaped areas and internal roadways for the benefit of owners and residents of the development.

CERTIFICATION

I, Michele D. Broubalow, Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an ordinance duly adopted by the Town Council at their February 21, 2006 meeting.

MICHELE D. BROUBALOW, RMC