

ORDINANCE NO. 20-26

AN ORDINANCE TO AMEND SECTION 404.01 OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY AMENDING THE PERMITTED, CONDITIONAL, AND ACCESSORY USES IN THE B-1 TOWN COMMERCIAL ZONE

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Land Development Ordinance of the Township of Neptune is amended as follows:

SECTION 1 – Section 404.01 – B-1 Town Commercial is fully amended as follows:

§ 404.01 B-1 – Town Commercial

- A. Purpose. The B-1 Zone District intends to serve the needs of specific surrounding residential neighborhoods by providing for retail sale and service uses. The need to complement and preserve the character of the surrounding residential neighborhoods is paramount.
- B. Permitted uses.
1. Furniture and Home Furnishings stores (NAICS 442)
 2. Electronics and Appliance stores (NAICS 443)
 3. Musical instrument Stores, Sporting Goods, Hobby and Book Stores (NAICS 451)
 4. Food and Beverage Stores (NAICS 445)
 5. Health and Personal Care Stores (NAICS 446)
 6. Clothing and Clothing Accessories Stores (NAICS 448)
 7. General Merchandise Stores (NAICS 452)
 8. Miscellaneous Store Retailers (NAICS 453)
 9. Credit Intermediation and Related Activities (NAICS 522)
 10. Securities, Commodity Contracts, and Other Financial Investments and related Activities (NAICS 523)
 11. Insurance Carriers and Related Activities (NAICS 524)
 12. Real Estate (NAICS 531)

13. Rental and Leasing Services (NAICS 532)
14. Educational Services (NAICS 611)
15. Ambulatory Health Care Services (NAICS 621)
16. Social Assistance (NAICS 624, except Vocational Rehab Services, Community 6242)
17. Performing Arts and Related Industries (NAICS 711, 7112)
18. Food Services and Drinking Places (NAICS 722 except Drive Thru Food Services)
19. Personal Laundry services (NAICS 812, except 81293 parking lots and garages)
20. Repair and Maintenance (NAICS 811, except all Automotive Repair and Maintenance and NAICS 8111)
21. Administrative and Support Services (NAICS 561 except Landscape Services, Outdoor storage of goods and services is prohibited)
22. Professional, Scientific and Technical Services (NAICS 541)
23. Funeral homes

C. Conditional uses.

1. Convenience Store with Gas
2. Public Utility Facility
3. Electricity regulating substations
4. Places of Worship
5. Building Material and Garden Equipment and Supplies Dealers (NAICS 444)
6. Mixed Use (residential over retail)

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor Dining Facility associated with a permitted principal use
3. Parking for principal use

Bulk regulations. See Schedule B-1.

Conditions for Mixed Use (residential over retail)

1. No residential uses shall be permitted on the ground floor
2. A vegetative buffer and fencing shall be provided along the eastern boundary of the site no less than 15 feet.
3. Parking shall not be in Route 35 front yard area
4. Maximum front yard setback from Route 35: 20 feet
5. Minimum front yard setback from Bangs Avenue: 20 feet
6. Minimum front yard setback from Monroe Avenue: 20 feet
7. Minimum building setback from residential lot line: 40 feet
8. Maximum percent building coverage: 35%
9. Maximum impervious coverage: 80%
10. Maximum Building Height: 42 feet

SECTION 2 - REPEALER

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3 - INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4 - SEVERABILITY

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 this Ordinance shall be deemed valid and effective.

SECTION 5 - EFFECTIVE DATE

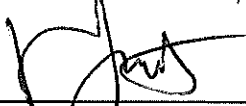
This Ordinance shall take effect upon its passage and publication according to law.

APPROVED ON FIRST READING:


August 10, 2020

APPROVED, PASSED, AND ADOPTED:

September 14, 2020



Richard J. Cuttrell,
Municipal Clerk



Robert Lane, Jr.,
Mayor