

ORDINANCE NO. 05-19

AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY AMENDING THE PROVISIONS OF SECTION 406.01 (CIVIC ZONE) TO PROVIDE BULK AND DESIGN REQUIREMENTS FOR HOSPITALS AND ADDING ADDITIONAL ALTERNATE MEMBERS TO THE BOARD OF ADJUSTMENT

BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

SECTION 1

The Land Development Ordinance of the Township of Neptune and specifically Section 406.01. E. (C Civic) shall be amended and supplemented as follows: (New text is underlined)

E. Bulk regulations. See Schedule B-1-for all permitted uses with the exception of a Hospital.

SECTION 2

The Land Development Ordinance of the Township of Neptune and specifically Section 406.01 (C Civic) is amended and supplemented to add new subsection G. as follows:

G. Regulations for hospital use:

1. Bulk requirements:

- a. Minimum Lot Area- 200,000 square feet.
- b. Maximum Floor Area Ratio- 1.5.
- c. Minimum Lot Width- 150 feet.
- d. Minimum Lot Frontage – 150 feet.
- e. Minimum Lot Depth- 150 feet.
- f. Minimum Front Yard Setback- 50 feet.
- g. Minimum Side Yard Setback-50 feet.
- h. Minimum Combined Side Yard Setback- 150 feet.
- i. Minimum Rear Yard Setback- 75 feet. A rear yard setback of 25 feet shall be permitted for the portion of the rear yard of the hospital use, which abuts public property.
- j. Maximum Percent Building Cover- 50%.
- k. Maximum Percent Impervious Cover- 100%.
- l. Maximum Number of Building Stories/Height- Principal Building - 13 stories/ 240 feet.
- m. Maximum height of multilevel parking structure- 8 stories/115 feet.
- n. Minimum Improvable Area- 96,000 square feet
- o. Minimum Improvable Area-Diameter of a Circle- 201 feet.
- p. Height Exemptions

The maximum height requirement for a hospital use shall apply except for the following:

(1) The height of roof-mounted mechanical equipment, any elevator overrun and roof-mounted radio masts and antennas shall not exceed 25 feet above the level of such roof provided architectural-compatible screening of the mechanical equipment is constructed to minimize the visual appearance. The elevator overrun, for the purposes of this chapter, shall be defined as the building area located above the elevator shaft.

(2) Due to the mechanical equipment required for a hospital use, the aggregate area covered by all such features shall not be limited, provided appropriate screening at the roof level is installed.

(3) Notwithstanding the requirements of Section 415.B.1, roof-mounted personal wireless facilities shall not project more than the height of the elevator overrun.
q. Setback exemption. The below-ground portion of any underground parking structure shall be exempt from the setback requirements.

2. Design Requirements

- a. Parking Lot Landscaping. The Parking Lot landscaping requirements of Section 509. I., which requires that no more than eight (8) parking spaces shall be placed in one continuous row of parking without an intervening landscaped island strip, may be relaxed by the Planning Board due to the uniqueness of the hospital use provided the decreased landscaped is mitigated by supplemental landscaping elsewhere on the site.
- b. Notwithstanding the provisions of Section 412.17.B., the minimum parking space width of hospital parking spaces for employees and those spaces located within a multilevel parking structure or accommodated by valet attendants may be reduced to eight and one-half (8.5) feet, at the discretion of the Planning Board.

SECTION 3.

The Land Development Ordinance of the Township of Neptune and specifically Section 602 (Establishment of the Zoning Board of Adjustment) is amended and supplemented as follows:

A. Membership.

Zoning Board of Adjustment is hereby created consisting of seven (7) regular members and four (4) alternate members, each of whom shall be appointed by the Township Committee

B. Terms of Members

2. Alternate members shall be designated at the time of their appointment as "Alternate No. 1", "Alternate No. 2", "Alternate No. 3" and "Alternate No. 4".

SECTION 4.

If any subsection, paragraph or provision of this ordinance is declared to be invalid by a court of competent jurisdiction, such finding shall not affect the remaining provisions of this Ordinance.

SECTION 5.

All ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 6.

This ordinance shall take effect after publication and passage according to law.

APPROVED ON FIRST READING: June 13, 2005

APPROVED, PASSED AND ADOPTED: June 27, 2005

ATTEST:

Richard J. Cuttrell,
Municipal Clerk

Thomas J. Catley,
Mayor