

ORDINANCE NO. 2009-10

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,  
NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER XXV, PLANNING AND  
DEVELOPMENT REGULATIONS SECTION 25-2.3, "DEFINITIONS"; SECTION 25-8.21,  
"OFF STREET PARKING"; SECTION 25-10.11, "REGULATIONS CONTROLLING CENTRAL  
COMMERCIAL DISTRICT-1"; AND SECTION 25-10.12, "REGULATIONS CONTROLLING  
CENTRAL COMMERCIAL DISTRICT-2"

WHEREAS, the Mayor and Council of the Borough of Red Bank believe that certain changes are required to the Borough's Planning and Zoning Regulations in order to streamline and facilitate minor changes of occupancy of commercial structures;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter XXV of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "Planning and Development Regulations" is hereby amended and supplemented as follows:

**SECTION ONE:**

a. Section 25-2.3, "Definitions, *Change in Use*" is hereby amended and supplemented as follows (stricken text denotes deletions, underlined text denote additions):

**25-2.3 Definitions.** As used in this Chapter:

[...]

*Change in Use* shall mean:

a. Any change from an industrial use to any other industrial use.

b. Any increase in the number of dwelling units in a structure which would result in two (2) or more total units.

c. Any change from any nonresidential use to any other use for which any standard set forth in this Chapter is greater or more restrictive.

d. Any change from a residential use to any nonresidential use.

e. Any change in use from any existing or permitted use to any conditional use.

f. Any change from any existing or permitted use to any permitted use which can be classified as being in a category lower on the following list than was the original use, except that in the CCD-1 and CCD-2 zones, any non-residential use other than food or liquor uses will not be considered a change in use if the new use causes an increase in parking of less than five spaces, no new gross floor area is proposed, and the applicant agrees to post all applicable parking, utility, COAH and other fees:

1. Single Family Residential
2. Two Family Residential
3. Multi-family Residential
4. Professional Office Retail Business
5. Other Office Professional Office, Business Office
6. Retail Business Other Business and Commercial, except Industrial
7. Other Business and Commercial, except Industrial Medical
8. Industrial.

b. Section 25-8.21, "Off Street Parking" is hereby amended and supplemented as follows (stricken text denotes deletions, underlined text denote additions):

**25-8.21 Off Street Parking.** In all zones and in connection with every industrial commercial, institutional, professional, recreational, residential or any other use there shall be provided off-street parking spaces in accordance with the following requirements and parking lot standards:

[...]

**o. Minimum Off Street Parking Spaces Required.**

[...]

5. Barber and Beauty Shops	<del>3 per each chair but not less than 5 per 1,000 s.f. GFA</del>
22. Office Uses	
(a) Medical or Dental	<del>6.5 per 1,000 s.f. GFA</del>
(b) Professional (other than medical or dental)	<del>5 per 1,000 s.f. GFA</del>
(1) For the first 4,000 s.f. GFA	<del>4.5 per 1,000 s.f. GFA</del>
(2) For the next 11,000 s.f. GFA	<del>4 per 1,000 s.f. GFA</del>
(3) For that portion over 15,000 s.f. GFA	<del>3.5 per 1,000 s.f. GFA</del>
(c) Other, including business, mixed business/professional/medical and general office uses. If medical/dental exceeds 33% of GFA compute separately.	<del>5 per 1,000 s.f. GFA</del>
(1) For the first 5,000 s.f. GFA	<del>5.5 per 1,000 s.f. GFA</del>
(2) For the next 10,000 s.f. GFA	<del>5 per 1,000 s.f. GFA</del>
(3) For that portion over 15,000 s.f.	<del>4 per 1,000 s.f. GFA</del>
Note: Over 40,000 s.f. GFA — see Shopping Centers	
(d) Government Offices:	To be determined by the Municipal Agency based on the specific needs of the proposed use.

[...]

c. Section 25-10.11, "Regulations Controlling Central Commercial District-1" is hereby amended and supplemented as follows:

#### **25-10.11 Regulations Controlling Central Commercial District-1**

[...]

b. Required Accessory Uses.

1. Off-street parking subject to the provisions of Subsection 25-8.21, except that in applications for non-residential changes of occupancy between retail, personal service, business or professional offices, where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five (5) parking spaces, and no other variances or design waivers are required; then no variance shall be required for the parking space deficiency and the administrative officer may grant administrative approval provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable parking deficiency schedule, and provided further that this requirement may be met as set forth in paragraph b,3(d) (b)(3), below.
2. Off-street loading subject to the provisions of Subsection 25-8.20, provided that no more than one (1) off-street loading space shall be required and provided further that this requirement may be met as set forth in paragraph b, 3(d) below.
3. Off-street parking and Off-street loading requirements may be met by:
  - (a) Providing the required spaces on site.
  - (b) Providing the required spaces on other properties owned by or under the control of the developer located within a zone which permits the proposed uses either contiguous with or within five hundred (500') feet walking distance of a primary pedestrian entrance to the site being developed.

- (c) Providing evidence that a specific agreement exists with the Red Bank Borough Municipal Parking Utility which provides for the developer to lease sufficient spaces from the Parking Utility.
- (d) A combination of alternates b, 3(a), (b), (c), acceptable to the Municipal Agency.

[...]

- d. Section 25-10.12, "Regulations Controlling Central Commercial District-2" is hereby amended and supplemented as follows:

#### **25-10.12 Regulations Controlling Central Commercial District-2.**

[...]

- b. Required Accessory Uses.
  - 1. Off-street parking subject to the provisions of Subsection 25-8.21, except that in applications for non-residential changes of occupancy between retail, personal service, business or professional offices, where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five (5) parking spaces, and no other variances or design waivers are required; then no variance shall be required for the parking space deficiency and the administrative officer may grant administrative approval provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable parking deficiency schedule, and provided further that this requirement may be met as set forth in paragraph b,3(d) (b)(3), below.
  - 2. Off-street loading subject to the provisions of Subsection 25-8.20 provided that no more than one (1) off-street loading space shall be required and provided further that this requirement may be met as set forth in paragraph b, 3(d) below.
  - 3. Off-street parking and Off-street loading requirements may be met by:
    - (a) Providing the required spaces on site.
    - (b) Providing the required spaces on other properties owned by or under the control of the developer located within a zone which permits the proposed uses either contiguous with or within five hundred (500') feet walking distance of a primary pedestrian entrance to the site being developed.
    - (c) Providing evidence that a specific agreement exists with the Red Bank Borough Municipal Parking Utility which provides for the developer to lease sufficient spaces from the Parking Utility.
    - (d) A combination of alternates (a), (b), (c), acceptable to the Municipal Agency.

[...]

**SECTION TWO:** Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

**SECTION THREE:** If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

**SECTION FOUR:** This Ordinance shall take effect immediately upon its passage and adoption according to law.

First Reading: March 23, 2009

Final Reading: April 13, 2009