

ROBERT BOAK

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September 16, 2015

Adam Young, Deputy Clerk
Borough of High Bridge
71 Main Street
High Bridge NJ 08829-1900

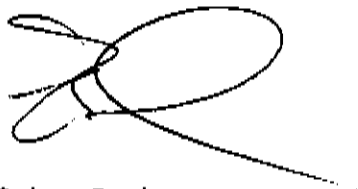
Re: 81 West Main Street

Dear Mr. Young,

I represent NM Holdings Phoenix, LLC, owner of 81 West Main Street in High Bridge. The property was substantially damaged by fire in January of this year. This is to confirm my request to appear before the Planning Board on **Monday, September 21, 2015**, for an informal discussion regarding the future of the property.

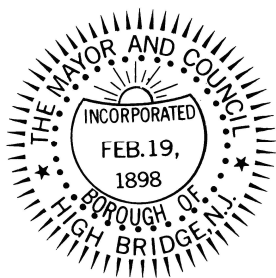
Thank you for your assistance in this regard.

Respectfully,



Robert Boak

cc: Planning Board Secretary



Borough of High Bridge

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OFFICE OF THE PLANNING BOARD / BOARD OF ADJUSTMENT

September 16, 2015

Robert Boak
3594 Hwy 22 West
Whitehouse, NJ 08888

Dear Mr. Boak,

The Planning Board Chairman has scheduled you in for an informal discussion on Monday, September 21st, 2015 regarding 81 West Main Street in High Bridge, New Jersey.

Sincerely,

Adam Young
Office of the Planning Board / Board of Adjustment

**RESOLUTION #PB08-2015
Approved September 21st, 2015**

**Borough of High Bridge
County of Hunterdon
State of New Jersey**

Planning Board / Board of Adjustment Resolution

**IN RE APPLICATION OF ROBERT FERNANDES
BLOCK 29.02 LOT 12**

WHEREAS, the applicant has applied for relief from the High Bridge Land Use Board for variance and site plan approval; and

WHEREAS, the applicant was represented by Vincent Bisano, Esq.; and

WHEREAS, the Board is vested with jurisdiction by virtue of public notice; and

WHEREAS, the Board received documentary evidence and the testimony of witnesses, Robert Fernandes, Christopher Nusser, P.E., Wayne Ingram, P.P., P.S. as well as the testimony of members of the public in attendance; and

WHEREAS, the Board also considered the reports and comments of Darlene Green, P.P. and Joseph Modzelewski, P.E.; and

WHEREAS, the Board made findings of fact and conclusions of law as more particularly set forth on Schedule A attached; and

WHEREAS, on motion by Walker, seconded by Richards, the Board granted an N.J.S.A. 40:55D-3 height variance; and

WHEREAS, on motion by Walker, seconded by Howell the Board granted an N.J.S.A. 40:55D-70(c)(1) variance for the provision


of twenty-one (21) parking spaces subject to the ongoing review of the Zoning Officer to determine whether or not the number of spaces is sufficient; and if not, then the applicant will purchase a parking permit for downtown space; and

WHEREAS, on motion of Richards, seconded by Walker, the Board did approve preliminary site plan subject to the applicant fully complying with conditions raised by the Board Engineer and Board Planner, including but not limited to storm water management, payment of all outstanding fees and taxes, strict adherence to the plan as presented to the Board and the posting of bonds,

NOW, THEREFORE, BE IT RESOLVED that the application be and the same is hereby approved as more particularly set forth above.



Steve Dhein, Planning Board / Board of Adjustment Chair



Adam Young, Planning Board / Board of Adjustment Secretary

Roll call vote: Motion: Howell; Second: Walker

Dhein, yes; Howell, yes; Milne, absent; Walker, yes; Moskway, yes; 4 ayes, 1 absent; motion passes

SCHEDULE A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Block 29.02, Lot 12 fronting on Center Street in the Borough of High Bridge is currently a vacant lot located in the downtown DB Zone. The applicant is proposing twelve (12) rental units. The total size of the proposed building is 12,254 square feet on a lot of 33,933 square feet.

The applicant is proposing two one-bedroom COAH units. The COAH units would be located on the first floor of the building. The units would be same standard as the market units. The applicant will handle all the administrative duties for the COAH units. The applicant indicated that he did not have any other qualified COAH applicants in his other building despite having followed affirmative marketing requirements. The applicant indicated that he would continue to comply.

The applicant indicated that he would comply fully with the review comments of the Borough Engineer and Borough Planner including but not limited to such issues as the doors on the sprinkler room.

The applicant's engineer testified regarding the parking, in particular the grading plan. The engineer testified that the parking lot would comply in all respects with storm water management concerns. The Board Engineer noted that he is satisfied with the applicant's proposed compliance with his list

of concerns. These include by way of example the widening of the street in front of the project and the installation of trees.

The applicant's Professional Planner testified concerning the standards for a conditional use variance. He testified that deviation from the required number of parking spaces by provision of one less space could be undertaken without substantial detriment to the zone plan. In the event that it should prove necessary, the applicant will purchase an additional parking permit for the one space. The Planner indicated that the provision of two COAH units represented a fair contribution given the nature of the project.

The Board takes note of the fact that there are no currently subsisting COAH regulations. There is the possibility that the application would not go forward at all if three units were required. The Board concluded that the provision of two COAH units was in the Borough's best interest.

Various members of the public were afforded the opportunity to testify. Their concerns ranged from the size of the building to the parking situation and resulting traffic on Center Street. The public also offered observations concerning lowering the speed limit on Center Street. Concern was expressed about sewer capacity.

The Board in considering the expressions and concerns from the public concluded that they did not rise to the level necessary to deny the applicant approval. The Board found that the project could be approved with certain conditions as more particularly expressed in the review letters of the Borough Engineer and Borough Planner. Such conditions are intended to mitigate the negative aspects of the application.

The Board finds that the applicant is seeking approval for a conditional use with some variance relief associated therewith. The Board concludes that the applicant is providing much needed housing to promote a more vibrant downtown. The concept of a walkable downtown implies that there is the provision of both residential and commercial activities in close proximity to each other. The Board finds that on balance the application will promote the Master Plan. The Board further finds that the variance relief can be granted without substantial detriment to the zone plan in general or the surrounding properties in particular.

Introduction **November 20, 2014**
Adoption **December 18, 2014**

ORDINANCE #2014-16

**AMENDING CHAPTER 145 OF THE CODE OF BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON
AND STATE OF NEW JERSEY, THE LAND USE AND DEVELOPMENT ORDINANCE**

I. Rezone:

- a. Rezone the homes between Center Street and Mill Street from McDonald Street to the Columbia Trail, Block 7 lots 5 through 19, from DB Zone to the R-4 Zone as single-family detached homes are not a permitted use in the DB Zone.
- b. Rezone a portion of the C Zone along 513 to the MUC Zone. Block 30 lots 1-21 excluding lot 18, Block 24 Lots 11 -20, and Block lots 50.02 and 50.04

II. Parking

Section 306. Off-Street Parking and Loading.

A. Parking Space Size.

B. Required Number of Parking Spaces: DB Zone.

1. Single-Family Homes – the number of parking spaces shall be provided in accordance with the Residential Site Improvement Standards.
2. Properties with non-residential and apartment uses in the same building – the number of parking spaces shall be provided in accordance with the Residential Site Improvement Standards. No parking shall be required for the non-residential uses.
 - a. At least half of the required parking shall be located on-site.
 - b. The remaining spaces shall be located in one of the public parking lots. The property owner shall purchase a parking permit for each of the off-site parking spaces annually.
3. Properties with non-residential uses only, where the number of employees is less than five during the peak shift – two (2) off-street parking spaces.
4. Properties with non-residential uses only, where the number of employees is six or more during the peak shift – to be determined by the Land Use Board. Factors to be considered include type of tenants, total number of employees, tenant operations, etc.

C. Required Number of Parking Spaces: All Other Zones.

D. Required Number of Loading Spaces.

○

III. DB Zone Changes:

Section 405. Regulations for DB, Downtown Business.

B. Permitted Principal Uses.

1. Retail stores, which sell goods or merchandise to the general public. This **excludes** gas and/or service stations.
2. Personal service establishments, except the following:
 - a. Tattoo parlors and/or body piercing.
 - b. Massage parlors.
 - c. Tanning salons.
 - d. Adult-themed retail stores.
 - e. Adult-themed entertainment.
3. Business and professional offices, only on the upper floor(s) of a structure. However:
 - a. Offices that may be located on any floor of a building include travel agencies and real estate offices.
 - b. Buildings in existence as of December 31, 2013 with four or more steps connecting the sidewalk to the first floor may have business and professional offices on the first floor.
4. Restaurants and taverns, except no drive-through windows shall be permitted.
5. Medical and health services, only on the upper floor(s) of a structure. However, opticians may be located on any floor of a building.
6. Studios, including dance, art, aerobic and music, only on the upper floor(s) of a structure.
7. Museums, art galleries and libraries.
8. Child-care centers.
9. Municipal parks, playgrounds, municipal buildings and other public buildings of a governmental or cultural nature, deemed appropriate and necessary by the Mayor and Common Council.
10. Residential uses, including apartments and condominiums, only on the upper(s) floor of a structure. A maximum of six (6) residential units shall be permitted on lots between 5,000 and 10,000 square feet. A maximum of eight (8) residential units shall be permitted on lots greater

than 10,000 square feet. One bedroom units shall contain a minimum of 450 square feet, while two bedroom units shall contain a minimum of 800 square feet. The entrance to said dwelling units shall be directly from a street or from the rear of the building. Units shall not have more than two (2) bedrooms.

11. Mixed-use structures with a combination of two (2) or more of the permitted principal uses within the DB Zone.

C. Permitted Conditional Uses.

Refer to Section 409 for special regulations for these uses, except for farm stands and farmer's markets.

1. Churches and similar places of worship, parish houses and similar accessory uses.
2. Public utility uses.
3. Public, private parochial and quasi-public schools and institutions of higher learning.
4. Farm standards and Farmer's Markets:
5. Wireless telecommunications equipment and facilities.
6. Mixed-use Commercial Residential:
 - a. The parcel shall be within one (1) quarter mile of a rail station or mass transit stop.
 - b. The parcel shall have.....
 - c. Minimum lot area
7. Bed and breakfast lodging.

D. Permitted Accessory Uses.

1. Private garage space for the storage of commercial vehicles.
2. Off-street parking space for the use of patrons and employees and residents, where permitted.
3. Other uses and structures customarily incidental to the principal permitted use.
4. Child-care programs, which shall be exempt from all local zoning restrictions.

5. Massage, bodywork and somatic therapy. While massage parlors remain a prohibited use, massage, bodywork and somatic therapy shall be permitted as an accessory use in the DB Zone, provided the following requirements are satisfied:
 - a. The use is accessory to one of the following principal uses: beauty shop, salon, spa or sports facility.
 - b. All persons employed by the establishment for the purpose of conducting massage, bodywork or somatic therapy shall be certified by the State of New Jersey pursuant to the Massage, Bodywork and Somatic Therapist Certification Act.
 - c. A zoning permit specifically related to the accessory use shall be obtained prior to the start of any such accessory use. There shall be no violations of the Massage, Bodywork and Somatic Therapist Certification Act or the regulations promulgated thereunder, as may be amended from time to time. Any such violation shall result in an automatic rescission of the zoning permit.

E. Area, Yard and Bulk Requirements.

1. Minimum Lot Size: 5,000 square feet
2. Minimum Frontage Width: 50 feet
3. Maximum Front Yard Setback: 8 feet
4. Minimum One Side Yard Setback: 0 feet
5. Minimum Total of Two Side Yards Setback: 5 feet
6. Minimum Rear Yard Setback: 15 feet
7. Minimum Accessory Structure Side Yard Setback: 5 feet where adjacent to R-4 Zone
8. Minimum Accessory Structure Rear Yard Setback: 5 feet where adjacent to R-4 Zone
9. Maximum Lot Coverage: 90%
10. Maximum Building Coverage: 60%
11. Maximum Height: 3 stories and 45 feet

F. Special Regulations.

1. Driveways shall be located at least fifty (50) feet from a street intersection and shall be spaced sufficiently to avoid any potential hazard. No curb cuts shall exceed thirty (30) feet in width.
2. No goods or materials shall be stored or displayed out-of-doors, except as provided below:

- a. Outdoor displays of goods shall be permitted during business hours; however, a three (3) foot wide, obstruction-free sidewalk zone must be maintained to allow for the free flow of pedestrian traffic.
 - b. Outdoor dining areas are permitted within the DB Zone; however, a three (3) foot wide, obstruction-free sidewalk zone must be maintained to allow for the free flow of pedestrian traffic. Tables and chairs shall be secured at closing time.
3. A site plan is required only for any change of use defined as outside the principal permitted use of this section, notwithstanding the definition of “development”.
 4. Outdoor storage of construction vehicles and equipment is prohibited.
 6. Special conditions for bed and breakfast lodging are the same as those stipulated in Section 409, except that there is no minimum lot size requirement.
 - 7.

G. Architectural Design Standards

1. Purpose.

- a. The purpose of the architectural design standards is to establish a set of principles and requirements that guide future redevelopment, repairs and renovations. The following standards shall be used to prepare and review the architectural design of all buildings and structures in a development plan.
- b. Where a development plan involves an existing building, the existing building shall be repaired and/or renovated to comply with this article.
- c. These standards shall be applicable to properties that have frontage on Main Street and North Main Street.

2. Scale and Articulation

- a. New buildings shall be designed to be an integral part of the DB Zone and be developed with appropriate consideration for both proposed and existing buildings with respect to height, massing, location and orientation.
- b. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than forty (40) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
- c. The maximum spacing between such offsets shall be twenty (20) feet. The minimum projection or depth of any individual offset shall not be less than one (1) foot.

- d. Vertical offsets can include, but are not limited to, pilasters, projecting bays and changes in façade materials.
- e. All street-facing building walls shall have a clearly defined base, body and cap (see example below).
- f. The architectural treatment of a façade shall be completely continued around all street-facing facades of a building.
- g. Awnings, which add visual richness to a downtown, are encouraged for storefronts. Awnings shall be made of fire-resistant canvas or cloth. All awnings shall be securely attached to the building so that the lowest part of the awning is mounted a minimum of eight (8) feet and a maximum of twelve (12) feet above the sidewalk at the storefront.
- h. No garage doors shall be permitted along any Main Street building façade. However, garage doors are permitted along what is known as North Main Street.
- i. No parking shall be permitted between the building façade and the Main Street right-of-way.

3. Corner Buildings

- a. Buildings on corners are significant buildings because they have two frontages visible from the street and act as important landmarks.
- b. Corner buildings shall feature a prominent architectural element, which shall include one of the following patterns:
 - (1) Opening space at the ground level for people to walk across the corner, with the building mass above, redefining the corner.
 - (2) A recessed entry at the corner, such as the familiar angled wall with an entry door (chamfered corner).
 - (3) A corner window with an important view to the building.
 - (4) Bay windows that wrap the corner.
 - (5) A tower element to emphasize the corner.
 - (6) Other unique architectural feature(s), subject to Planning Board approval.

4. Roof

- a. The shape, pitch and color of a roof shall be architecturally compatible with the style, materials and colors of such building.

- b. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets or other details.
 - c. Pitched roofs are encouraged to have dormers, chimneys, cupolas or other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors and details of the building.
 - d. Roof top heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the street and adjacent properties.
5. Transparency
- a. Ground floor uses in the DB Zone shall have large pane display windows on the Main Street frontage. Such windows shall be framed by the surrounding wall and shall be a minimum of 50% of the total ground level façade area.
 - (1) The ground level façade area shall be defined as the area bounded by the side edges of the building and the plane coincident with the internal floor of the building and the internal ceiling of the building.
 - (2) Transparent doors may be counted in the minimum transparency calculation.
 - b. Transoms above display windows are encouraged.
 - c. Windows shall be vertically proportioned (taller than wider) where possible.
 - d. Ground floor windowsills along Main Street shall not be more than three (3) feet above the sidewalk. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.
 - e. Buildings of architectural styles that normally have windows with muntins (vertical dividers) or divided lights shall utilize those types of windows.
 - f. Glass blocks are not permitted on facades that abut a public street.
 - g. Exterior security grates are prohibited.
6. Entrances
- a. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porches, overhangs, etc.
 - b. The main entrance of a building shall face the street on which the property fronts.

- c. Federal law requires that entrances be accessible to handicapped patrons wherever feasible. People with physical disabilities should be able to use the same entrance as everyone else and be provided with an accessible route into the building. When renovating, use the Americans with Disabilities Act Accessibility Guidelines with the assistance of building officials to determine the adequacy of proposed renovations in addressing the needs of the disabled.
7. Materials and Traditional Design Elements
- a. Building facades visible from a public street shall consist of durable, long-lasting materials.
 - b. The predominant material of all street walls shall be brick, cement-board siding, wood and/or stone. Stucco may be used as an accent.
 - c. Buildings shall be designed to be in keeping with the existing Main Street historic architecture, which includes Colonial, Federal and Victorian styles.

IV. C Zone

Section 406. Regulations for C, Commercial Zone.

- E. Area , Yard and Building Requirements.
- 1. Minimum Lot Size: 40,000 square feet
 - 2. Minimum Lot Frontage: 140 feet
 - 3. Minimum Front Yard Setback: 40 feet
 - 4. Minimum One Side Yard Setback: 30 feet
 - 5. Minimum Total of Two Side Yards Setback: 50 feet
 - 6. Minimum Rear Yard Setback: 30 feet
 - 7. Minimum Accessory Side Yard Setback: 10 feet
 - 8. Minimum Accessory Rear Yard Setback: 10 feet
 - 9. Maximum Lot Coverage: 70%

10. Maximum Building Height: 3 stories and 40 feet

V. Mixed-Use Corridor Zone

Section 406.1 Regulations for MUC, Mixed-Use Corridor Zone.

A. Purpose.

It is the purpose of this zone to provide an area suitable for businesses and services that is compatible with the character and scale of the CR-513 corridor.

B. Permitted Principal Uses.

1. Retail stores, which sell goods or merchandise to the general public. This excludes retail services with drive-through facilities.
2. Personal service establishments.
3. Business and professional offices.
4. Financial services, excluding drive-through facilities.
5. Medical and health services.
6. Health clubs and/or fitness facilities.
7. Child-care centers.
8. Restaurants and taverns, excluding drive-through facilities.
9. Municipal parks, playgrounds, buildings and other public buildings of a governmental or cultural nature.
10. Mixed-use structures with a combination of two (2) or more of the permitted principal uses within the MUC Zone.
11. Live-work units, which are buildings that provide residential and work space within the same structure typically with work space on the ground floor and residential above. The work space shall comprise at least forty percent (40%) of the principal building's square footage. The building shall be owner-occupied. Employees shall include the property owner and may include non-residents.

C. Permitted Conditional Uses.

1. Automobile repair, service, gas stations, conditions as follows:
 - a. The minimum lot area shall be 35,000 square feet.
 - b. The minimum lot frontage shall be 200 feet.
 - c. Rental of motor vehicles, RV's, trailers or boats may occur in conjunction with a gas station so long as the rentals are kept in neat order. Sales of motor vehicles, RV's, trailers and boats are prohibited.
 - d. No automobile repair work shall be done out of doors.
 - e. Parking spaces for customer vehicles awaiting repair and for employees shall be separated from the driveway and general apron area which gives access to gasoline pumps, air pumps and service bays. No designated parking space shall obstruct access to such facilities.
 - f. Vehicles stored on the premises longer than five (5) days must be parked in the rear of the building or to the side if no rear area exists. These long term parking areas shall be screened from public view as follows:
 - (1) A minimum landscaped buffer, five (5) feet wide, shall be provided along all property lines abutting public streets, except where curb cuts are located. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.
 - g. Service and parking areas shall be screened from abutting residentially-zoned properties. A minimum six (6) foot high, solid fence shall be erected to screen adjacent residentially-zoned properties.
 - h. Parked cars for scrap must be removed as soon as the titles can be obtained.
 - i. No sale of junk car parts directly to the public shall be allowed.
 - j. Gasoline pumps and air pumps shall be placed within the required front yard of the service station, but shall be no closer than thirty-five (35) to the property line. A canopy may be provided over the gasoline pumps provided said canopy is located no closer than ten (10) feet to the property line.
 - k. All waste oil, antifreeze and heating oil tanks must be on a concrete pad and have a cap to seal the top of the tanks.

- l. Old parts and scrap steel must be stored in the side or rear yard until picked up for scrap.
 - m. Dumpster(s) stored on the premises must be located in an accessible area for pick up and clear in case of fire. Dumpsters shall not be located in the front yard. Dumpsters shall not be visible from the public right-of-way and shall be screened from view by a stockade fence or evergreen landscaping.
 - n. Minor body repair and painting of vehicles shall be permitted as an accessory use to a service station.
2. Financial services with drive-through facilities, conditions as follows:
- a. The minimum lot area shall be 30,000 square feet.
 - b. The minimum lot frontage shall be one-hundred (100) feet.
 - c. Drive-through facilities shall be located in the rear yard.
 - d. Where the rear yard abuts a residential zone, one of the following mitigation measures must be completed:
 - (1) A landscaped buffer shall be provided that is five (5) feet wide. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.
 - (2) A minimum six (6) foot high, solid fence shall be erected to screen adjacent residentially-zoned properties.
3. Public utility uses; refer to Section 409 for conditions.
4. Wireless telecommunications equipment and facilities; refer to Section 409 for conditions.
5. Clubs, lodges and fraternal organizations, conditions as follows:
- a. The minimum lot area shall be one-half (0.5) acres.
 - b. Parking facilities must be provided at a rate of one (1) space per one hundred (100) square feet of gross floor area.

D. Permitted Accessory Uses.

1. Off-street parking.
2. Outdoor dining areas associated with a restaurant, however, tables and chairs shall be secured at closing time.
3. Outdoor displays of goods shall be permitted during business hours.
4. Massage, bodywork and somatic therapy shall be permitted as an accessory use in the MUC Zone, provided the following requirements are satisfied:
 - a. The use is accessory to one of the following principal uses: beauty shop, salon, spa or sports therapy facility.
 - b. All persons employed the establishment for the purpose of conducting massage, bodywork or somatic therapy shall be certified by the State of New Jersey pursuant to the Massage, Bodywork and Somatic Therapist Certification Act.
 - c. A zoning permit specifically related to the accessory use shall be obtained prior to the start of any such accessory use. There shall be no violations of the Massage, Bodywork and Somatic Therapist Certification Act or the regulations promulgated thereunder, as may be amended for time to time. Any such violation shall result in an automatic rescission of the zoning permit.

E. Prohibited Uses.

1. The following uses are prohibited within the MUC Zone:
 - a. Retail stores where a single tenant is greater than 5,000 square feet.
 - b. 24-hour a day operations and/or uses, except for municipal uses and/or buildings.
 - c. Car dealerships.
 - d. Car washes.
 - e. Any use not permitted is prohibited in the MUC Zone.

F. Area, Yard and Building Requirements.

1. Minimum Lot Area: 15,000 square feet
2. Minimum Lot Frontage: 65 feet

3. Minimum Front Yard Setback: 10 feet
4. Maximum Front Yard Setback: 40 feet
5. Minimum Side Yard Setback: 10 feet
6. Minimum Rear Yard Setback: 30 feet
7. Maximum Lot Coverage: 70%
8. Maximum Building Height: 3 stories and 35 feet

VI. Design Standards

Section 807. Design of Off-Street Parking, Loading Areas and Driveways.

A. Non-Residential Landscaping.

1. Where off-street parking is located in the front yard a buffer shall be installed, which conforms to the following parameters:
 - a. The landscape buffer shall be a minimum of five (5) feet wide.
 - b. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.
 - c. The requirement to provide a sight triangle set forth in Section 803 shall not preclude compliance with this Section, and the landscape buffer shall be provided outside of the required sign triangle(s).
2. All service and loading areas as well as off-street parking located in the side and/or rear yard in the C Zone and MUC Zone shall be screened from abutting properties as follows:
 - a. A minimum of a six (6) foot high, architecturally solid fence shall be erected to screen adjacent properties, or
 - b. A landscape buffer, which is a minimum five (5) feet wide. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.

3. Each off-street parking area shall provide a minimum of one (1) tree for every ten (10) parking spaces. Trees shall be planted in an area measuring no less than five (5) feet in width and eighteen (18) feet in length. Trees shall be supplemented with ground cover and shrubs. . Trees shall be distributed throughout the parking area in order to break the view of parked cars in a manner that does not impair visibility.
4. See also Section 808, Landscaping.

B. Lighting.

Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and public streets and shall be in accordance with Section 804.B of this Ordinance. The lighting of all off-street parking areas, including any deferred parking areas that may be approved by the Board as provided in Section 807.C., shall be shown on the plan. All lighting sources must be adequately shielded to avoid any glare. A lighting plan shall be provided that shows on-site footcandles and footcandles within twenty-five (25) feet of the property line.

Mark Desire, Mayor

ATTEST:

Adam Young, Deputy Municipal Clerk

Introduced: June 12, 2014

Published: June 19, 2014

Adopted:

Published:

Introduction August 13, 2015
Publication (summary)
Planning Board August 17, 2015 (*Tentative*)
Adoption September 10, 2015 (*Tentative*)
Publication (Title)

Ordinance 2015-29
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

Amend Ordinance 2014-16 Section 405. Regulations for DB, Downtown Business

WHEREAS, Ordinance 2014-16 Section 405; (B), subsection 11 allows for; *mixed use structures with a combination of two (2) or more of the permitted principal uses within the DB Zone.* and

WHEREAS, this section presently does not provide for mixed use Owner-Occupied in the DB Zone;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey that Subsection 12 Live-Work Units be added to section 405.B. to include Section 12 as follows:

12. *Live-work units, which are buildings that provide residential and work space within the same structure typically with work space on the ground floor and residential above.*
 - a) *The work space shall comprise of no less than Fifteen percent (15%) of the principal building's 1st floor square footage.*
 - b) *The building shall be owner-occupied. Employees shall include the property owner and may include non-residents.*
 - c) *The owner shall file an application with the Planning Board prior to converting to a Live-Work unit.*
 - d) *The owner shall comply with all current Borough and State; land, building, and fire codes.*
 - e) *The "work" portion of the unit shall contain permitted non-residential uses listed under -Section 405.B. Uses not mentioned in Section 405.B. are strictly prohibited.*