

TOWNSHIP OF LONG HILL
ORDINANCE #349-15
AN ORDINANCE AMENDING THE TOWNSHIP LAND USE ORDINANCE BY CREATING A
NEW ZONING DISTRICT TO BE KNOWN AS THE RECREATION DISTRICT (“REC”)

WHEREAS, the Township Committee of the Township of Long Hill wishes to encourage the development and enhancement of recreation facilities to supplement public recreation facilities within the Township; and

WHEREAS, the Township Committee of the Township of Long Hill has reviewed existing zoning and development patterns with the Township in its entirety and has found certain property to be particularly suited and appropriate for use and development of recreation facilities; and

WHEREAS, the Township Committee finds that the creation of a zoning district to permit recreation and other compatible uses is the proper mechanism to ensure the appropriate and efficient use of lands suitable for such development within the Township;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey that Section 100, et al. of the Revised General Ordinances of the Township of Long Hill is hereby supplemented and amended as follows:

Section 1

Section 103.5 entitled Principal Building Lot is hereby amended as follows:

No more than one (1) principal building shall be permitted on any one (1) lot in the Township, except in the R-MF, R-MF2, R-MF3, TH, B-3, LI-2 AND REC zone districts.

Section 2

Section 121.1 entitled Enumeration of Zone Districts setting forth the Township Zoning Districts is hereby supplemented and amended to include:

REC Recreation District

Section 3

Section 121.3 entitled Zoning Map setting forth the Township Zoning Districts boundaries is hereby supplemented and amended to include:

- e. The following properties are designated as being in the REC Zone and the zoning map is amended accordingly:

- Block 14602, Lot 4
 - Block 14602, Lot 4.01
 - Block 14602, Lot 8

Section 4

Section 122 entitled Use Regulations is hereby supplemented and amended to add a new Section 122.12 as follows:

122.12 REC, Recreation Zone

- a. Definitions: The following terms are defined as they apply to the REC Zone only and shall not be applied to any other zoning district within the municipality:

Air-Supported Dome Structure – An air-supported dome structure is any building that derives its structural integrity from the use of internal pressurized air to inflate a pliable material envelope (i.e. structural fabric), so that air is the main support of the structure, and where access is via airlocks. Air-Supported Dome Structures must comply with the bulk standards of the zone, except where noted, and may be utilized for a maximum of nine (9) months of the year. Air compressors associated with the structures must meet noise control standards of subsection 124.15.

Recreation Facility – A Recreation Facility is a primary use that consists of land area and buildings used for passive and/or active recreation activities. Recreation Facilities are permitted the use of two (2) air-supported dome structures to enclose primary and accessory uses.

Recreation Activities – Recreation Activities include court games (e.g. tennis or basketball), swimming and aquatic activities, field sports (e.g. soccer, football, baseball and lacrosse), playgrounds, summer camps and day camps, birthday parties and catered events serving up to 30 people, training for sports and recreation activities and running and hiking trails.

- b. Permitted Primary Uses.
 1. Recreation facilities, as defined in subsection a.
 2. Public uses.

- c. Permitted Accessory Uses.
 1. Signs.
 2. Parking facilities.
 3. Fences subject to the provisions of subsection 154.1, except that notwithstanding the provisions of that subsection fences surrounding one or more tennis courts may be located in any yard of the property.
 4. Picnic Areas.
 5. Concession and refreshment stands.
 6. Lifeguard and first aid areas, stands or offices.
 7. Management offices.
 8. Community open space.
 9. Storage facilities for equipment used on site.
 10. Dwelling units accessory to the recreational facility in existing dwelling units.
 11. Other accessory uses customarily incidental to a permitted primary use.

- d. Prohibited Uses:

Amplified music.

Catered events serving more than 30 people and festivals, provided; however, the recreation facility may request permission from the Township Committee to hold up to six (6) catered events or festivals per year. The decision to allow such catered events or festivals shall be at the sole discretion of the Township Committee.

Any use not specifically permitted in this section is prohibited.

- e. Parking.

The number of off-street parking spaces required in the REC zone shall be as follows, except where uses not shown in the table below shall be subject to the parking requirements of Section 151.1.

Use	Number of Required Parking Spaces
Outdoor Tennis Court	2 Spaces Per Court
Outdoor Basketball Court	6 Spaces Per Court
Outdoor Field Sports	16 Spaces Per Field
Enclosed Field (All Types)	0.5 Space Per 1,000 Square Feet
Outdoor Swimming Pool	1 Space Per 8 Swimmers Based on Maximum Number of Swimmers allowed pursuant to N.J.A.C. 8:26-3.3(b)

Section 5

Section 123.3, entitled Prohibited Uses, under item aa, Outdoor Recreation, a footnote shall be added stating, "Except as permitted in the REC Zone".

Section 6

Section 124, entitled Supplemental Use Regulations, shall be amended to add a new subsection

124.15 Recreation Facilities as follows:

Recreation Facilities shall be a permitted use in the REC zone subject to the following performance standards:

- a. Outdoor recreation uses and outdoor fields shall not be lit, except for standard safety lighting permitted in parking areas, along sidewalks, buildings, etc.
- b. Outdoor swimming pools shall be subject to the standards of Section 124.5, except where those standards conflict with this Ordinance.
- c. Outdoor recreation uses shall be permissible from 8:00 a.m. to dusk. Indoor recreation uses shall be permissible from 8:00 a.m. to 10:00 p.m., provided that no more than 100 people are on the premises after 8:00 p.m.
- d. Any air-supported dome structure shall be opaque on any side facing a public road.
- e. No more than 1.5 adults per bedroom may occupy any accessory residential unit.
- f. No amplification systems are permitted.
- g. Recreational facilities shall meet the noise standards of N.J.A.C 7:29-1.2. Whistles from sporting events are to be considered impulse sounds.

Section 7

Section 131 entitled Schedule of Bulk Regulations, and the Schedule of Bulk Regulations are supplemented and amended to reference the REC zone and to include additional notes as follows:

Minimum Lot Area: 20 acres

Minimum Lot Width: 250 feet

Minimum Principal Building Floor Area: 1,500 square feet

Minimum Principal Building Width: 20 feet

Maximum Building Height: 35 feet (16)

Minimum Front Yard for new construction: 100 feet

Minimum Side Yard: 25 feet

Minimum Rear Yard: 50 feet

Maximum Building Coverage: 30%

Maximum Lot Coverage: 40%

Floor Area Ratio: 0.4

Buffers: Pursuant to Section 156 at the widths noted below:

Front: 100 feet

Side: 25 feet

Rear: 50 feet

Note: (16) Air Supported Dome Structure Maximum Height is 50 feet

Section 8

Section 142.1, entitled Development Within Critical Areas, shall be amended and supplemented as follows

142.1 a. Except as authorized in the REC zone pursuant to a valid permit issued by the Department of Environmental Protection in flood hazard areas, [N]no principal building, accessory building, parking area, pool, tennis court, patio or deck shall be located in whole or in part within a critical area.

Section 9

Section 155.75 shall be added following Section 155.7 as follows:

155.75 Signs Permitted in the Recreation Zone:

a. In the REC zone, a Recreational Facility, in addition to signs permitted in all zones, shall be permitted to install one (1) ground sign with a maximum area of 32 square feet and a maximum height of eight (8) feet. In no case shall advertising signs, business names or trademarks be placed on the exterior of any structure within the Recreational Facility.

Section 10

Section 156.1, entitled Buffering, shall be amended and supplemented as follows:

Section 156.1.c Buffering Required:

7. Along the front, side and rear lot lines in the REC zone. Buffering in the front yard shall provide a year-round evergreen screen utilizing double staggered row plantings of evergreen trees with a minimum eight (8) feet in height at time of planting.

Section 11

In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 12

This ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

The foregoing ordinance having been introduced and passed on first reading by the Township Committee of the Township of Long Hill, in the County of Morris on March 11, 2015 will be considered for final passage and adoption at a public hearing held at a meeting beginning on **May 13, 2015** at the Municipal Building, 915 Valley Road, Gillette, New Jersey when and where or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Cathy Reese, RMC, CMR

Township Clerk

First reading:
1st Publication
Sent to Planning Board
Second reading
2nd Publication