

SOUTH BRUNSWICK

Subdivision XXIX. I-3 General Industrial District

Sec. 62-1426. Uses permitted.

The following uses are permitted in the I-3 general industrial district:

(1) Offices.

(2) Industrial activities, including the following:

a. Lumber, coal, fuel storage and distribution yards; warehouses; wholesale distribution centers; contractors' storage yards; public utility storage yards; garages; and other warehouses and workshops.

b. Laundry, cleaning and dyeing work and carpet and rug cleaning.

c. The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, cosmetics, dairy products, drugs, ice, perfumes, pharmaceuticals, plastics, toilet supplies and similar products.

d. The finishing or assembling of articles made from previously prepared or refined materials, such as bone, cellulose, cork, feather, canvas, cloth, fiber, fur, glass, guns, hair, horn, leather, metals, paper, plastics, shell, stone, textiles, leaf products, wax and wood.

e. Metalworking or machine and welding shops.

f. Manufacture of toys, novelties, rubber or metal stamps and other molded products.

g. Manufacture or assembly of electrical appliances, electronic instruments and component parts, radios and phonographs.

(3) The preparation and fabrication of metal and metal products and chemical products.

(4) Scientific or research laboratories devoted to research, design or experimentation and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on the premises for sale, except such as are incidental to the laboratory activities or are otherwise permitted in this district.

(5) The wholesaling of goods or services, including the warehousing or storage of goods, provided that such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view of adjacent lots or roads.

(6) The provisions of division 4 of this article shall apply. (Code 1988, § 175-96(A))

Sec. 62-1427. Uses permitted as conditional uses.

The following uses shall be permitted in the I-3 general industrial district as conditional uses subject to planning board approval under N.J.S.A. 40:55D-67:

(1) Occasional inventory or stock clearance sales to the general public, provided that:

a. Sixteen copies of floor plans are submitted showing no more than ten percent or 3,000 square feet of the principal structure, whichever is lesser, is to be used for the sale. The sale area shall be an integral part of the principal structure.

b. Sixteen copies of a parking and traffic control plan are submitted showing the following:

1. Adequate parking is available to meet the anticipated demand.

2. Adequate temporary signage or other measures are provided to maintain safe vehicular and pedestrian circulation.

c. No more than four sales are permitted per calendar year, with a maximum duration of ten days per sale. For purposes of this subsection, a calendar year is defined as the months of January

through December, inclusive.

d. Only those products produced or customarily marketed by the company may be sold.

e. Outdoor storage and display are prohibited.

f. Permanent signage related to the sale is prohibited.

g. Offsite signage is prohibited unless approved by the traffic safety officer. Signage must be removed within two business days after the end of the sale.

h. Temporary structures related to the sale, such as tents or balloons, are prohibited

i. One temporary ground or facade sign up to 25 square feet is permitted to advertise the sale and shall be installed no sooner than ten days prior to the sale and removed no later than ten days after the sale. A sketch of the proposed sign, indicating its size, shape, and location, must be submitted to the zoning officer for approval prior to installation.

j. A permit has been issued by the director of planning, annually, upon compliance with the provisions set forth in this subsection and payment of a permit fee in the amount of \$100.00. The director of planning shall be notified, in writing, of each sale at least ten business days in advance of the commencement of each sale.

(2) Lodging accommodations subject to the following standards:

a. Lots to contain lodging accommodations shall be within 3,000 feet of the intersection of Cranbury-South River Road and State Route 32 if fronting on other than a state highway or within 10,000 feet of that intersection if fronting on a state highway. For purposes of this subsection distance from the intersection of Route 32 and Cranbury-South River Road shall be measured along the centerlines of the public roads comprising the shortest route between the closest point of the subject lot and that intersection.

b. A minimum of 150 guestrooms shall be provided. Guestrooms must average no less than 300 square feet in area.

c. A minimum of 5,000 square feet of conference/banquet space must be provided, or 30 square feet per guestroom, whichever is the greater.

d. A minimum of 4,000 square feet of restaurant and retail space shall be provided. Retail space shall be no less than 200 square feet, but no more than 25 percent of the floor area devoted to restaurant uses. Restaurants are encouraged to have cocktail and/or lounge space. Retail uses are limited to businesses which are commonly found in hotels, and they shall provide services or shopping opportunities to hotel guests and the public.

e. A minimum of one indoor swimming pool must be provided. The pool shall contain an area equal to six square feet per guestroom.

f. A minimum of two square feet per guestroom for health club space must be provided, in addition to those facilities required for the pool.

g. A minimum of two square feet per guestroom for showers, lockers and toilet areas related to the pool must be provided.

h. Required retail, restaurant, and banquet/conference uses shall be accessible from a main lobby containing a floor area equal to no less than ten square feet per guestroom.

i. Parking requirements are as follows:

1. One parking space per guestroom.
2. One parking space for each employee. The shift having the most employees shall be used to calculate employee parking needs.
3. One parking space for every three seats in restaurant and lounge and conference/banquet space or one space for every 50 square feet devoted to such uses, whichever the greater.
4. One space for every 200 square feet of retail space.
5. Reductions in the required number of parking spaces may be permitted, upon demonstration that shared parking is feasible, likely, and adequate.

j. The minimum lot size shall be six acres. Minimum lot depth shall be 500 feet; minimum lot width shall be 400 feet; minimum frontage on a public street shall be 400 feet.

k. The minimum side and rear yards shall be 50 feet. The minimum front yard shall be 100 feet. No parking shall be permitted in any setback area. Covered carports serving a main lobby may be permitted to encroach to within 50 feet of a street line, upon demonstration that such a structure will have no adverse aesthetic or visual impact.

l. The maximum building and structure coverage of the I-3 district shall apply

m. The maximum total lot coverage of the I-3 district shall apply

n. The height limit of the I-3 district shall apply

o. In addition to all applicable submission checklist requirements, the following must also be submitted:

1. A landscaping plan prepared by a state-certified landscape architect.

2. A market analysis and feasibility study prepared by a professional planner or other qualified professional demonstrating that the hotel can attain a satisfactory occupancy rate within two years of the completion of construction.

(3) Billboards, subject to the following conditions:

a. Billboards are allowed within the zone along the New Jersey Turnpike to a maximum of 200 feet from the right-of-way line of the turnpike.

b. Maximum sign area showing to one direction shall be 672 square feet with copy extensions beyond the basic billboard sign not to exceed ten percent of the basic billboard area.

c. The minimum setback from the New Jersey Turnpike right-of-way shall be ten feet. The minimum setback from all other lot lines shall be 25 feet or equivalent to the height of the billboard, whichever is greater.

d Maximum [billboard height](#) shall be 40 feet as measured from the [existing](#) grade to the top of the [billboard](#).

e. No more than four [billboard](#) structures shall be permitted on both sides of the New Jersey Turnpike within any linear mile. Minimum distance between billboards shall be 1,000 feet along the same side of the turnpike.

f. Billboards shall be located no closer than 800 feet to a residential zone; provided, however, that this distance may be reduced to 500 feet if the [applicant](#) can demonstrate that the proposed [sign](#) will not be capable of being seen at any point within a residential zone, nor will there be any [glare](#) visible from the [sign](#) within the residential zone.

g. Billboards shall be designed and constructed so that the advertising surface is capable of being seen and comprehended without visual aid only by persons travelling on the turnpike.

h. Applications for billboards shall be subject to the review and approval procedures set forth in division 7 of this article.

i. Upon an application for a [billboard](#), the items to be reviewed as part of such an application shall include traffic safety, lighting, landscaping, visual impact, [drainage](#) and other similar elements of [site plan](#) reviews. As part of its review, the approving agency shall consider the impact of the proposed [billboard](#) on surrounding properties and the turnpike itself.

j. Lighting for any [billboard](#) shall be designed to restrict any [glare](#) and spillover to the immediate area of the [sign](#). Landscaping shall be required to achieve a positive aesthetic impression of the general [sign](#) area. Visual impact, particularly on surrounding properties, shall be minimized and addressed through the [use](#) of landscaping, screening, berming, grading and fencing.

k. Any application for construction of a [billboard](#) shall require the [applicant](#) to comply with the Road Side [Sign](#) Control and Outdoor Advertising Act as contained in N.J.S.A. 27:5-5 et seq., as well as any other applicable statutes, laws and regulations related to billboards.

l. No more than one [billboard structure](#) shall be permitted on any one tax [lot](#).