

Secs. 62-1312-62-1345. Reserved.

Subdivision XXVII. OR Office/Research/Conference District

Sec. 62-1346. Purpose.

The intent of the OR office/research/conference district is to permit the [development](#) of executive and corporate offices and high-technology research facilities in comprehensively planned facilities, with accessory hotel and conference activities. (Code 1988, § 175-94(A))

Sec. 62-1347. Uses permitted.

The following uses are permitted in the OR office/research/conference district:

- (1) [Office center](#).
- (2) Scientific or high-technology laboratories devoted to research, design, experimentation or production.
- (3) Assembly of high-technology and electronic equipment.
- (4) Health maintenance organization, regulated under N.J.S.A. 26:2J-1 et seq., limited to outpatient facilities, with no overnight bed care.
- (5) Retail commercial and service facilities as part of a planned office/commercial [development](#) only. Uses and area and yard requirements of the C-2 general retail commercial center district in [subdivision](#) XXIII of this division shall apply. (Code 1988, § 175-94(B)(1); Ord. No. 2007-94, § I, 1-22-2008)

Sec. 62-1348. Uses permitted as conditional uses.

The following uses shall be permitted in the OR office/research/conference district as conditional uses subject to [planning board](#) approved under N.J.S.A. 40:55D-67:

- (1) Government and public utility facilities.

****Webmasters Note:** The previous sections, 62-1311(b) through 62-1348(1), have been amended as per Supplement No. 12.

- (2) Preexisting nonconforming light industrial and manufacturing uses, subject to the following conditions:

- a. Compliance with the township nonresidential performance standards.
- b. Expansion must include the provision of a corporate/executive facility

appearance.

c. Proposed expansion must be accompanied by sufficient parking and buffering so as not to impair the [development](#) or [use](#) of surrounding properties.

(3) Accessory uses intended to complement the permitted uses for the primary [use](#) of employees, visitors and/or clients of principal permitted uses, subject to the following conditions:

a. Uses shall be part of the principal permitted [building](#).

b. Total accessory uses shall not occupy more than ten percent of the gross floor area of any principal [building](#) or exceed 10,000 square feet, whichever is less. Minimum floor area shall 500 square feet.

c. No outside individual entrance, except as required for fire/service access, shall be permitted.

d. No exterior signage, except as part of the overall [building](#) identification directory, shall be permitted.

e. No merchandise display shall be visible from outside of the [building](#).

f. Parking shall be sufficient for the intended [use](#).

(4) Hotels subject to the following standards:

a. Any hotel must be part of a planned office/corporate [development](#), as permitted by [section](#) 62-1352.

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

c. A minimum of 20,000 square feet of conference and banquet space must be provided.

d. A minimum of one indoor [swimming pool](#) must be provided. The pool shall contain an area equal to ten square feet per guestroom.

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

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

- g. A minimum of 4,000 square feet of [restaurant](#) space must be provided. Restaurants are encouraged to have cocktail and/or lounge space.
- h. A minimum of 1,200 square feet of retail space must be provided within the hotel. Retail uses are limited to those businesses which are commonly found in hotels, and they shall provide [services](#) or shopping opportunities to hotel guests and the public. A maximum of ten percent of the floor area of the hotel may be devoted to such retail uses.
- i. Parking requirements are as follows: Reduction in the required number of parking spaces may be permitted by the [planning board](#), upon demonstration that shared parking is feasible, likely, and adequate.
- j. The main lobby must contain a minimum area of 5,000 square feet, exclusive of conference, banquet, [restaurant](#), cocktail or lounge space, and retail space; except that cocktail/lounge [restaurant](#) or retail space in excess of that required under subsections (4)g. and (4)h. of this [section](#) can be counted for up to 50 percent of the lobby requirement if such space is accessible to and part of the lobby.
- k. The maximum [building height](#) permitted is four stories and 54 feet.
- l. The minimum [lot](#) size for a hotel is ten acres. Minimum [lot](#) width shall be 400 feet; minimum [lot](#) depth shall be 500 feet; however, the provisions of [section](#) 62-1352(b)(1) shall apply to hotel uses.
- m. The maximum total [lot](#) coverage of the OR district shall apply, which shall be 55 percent.
- n. The maximum total [building](#) and [structure](#) coverage of the OR district shall apply, which shall be 35 percent.
- o. Deck parking lots are permitted and shall be included in [building](#) coverage calculations. One-half of the footprint area of the deck parking [structure](#) shall be excluded from calculation of total [lot](#) coverage if no less than 5,000 square feet of the highest parking deck level is devoted to a landscaped terrace and/or outdoor dining area accessible to the main lobby or lobby/atrium.
- p. Front, rear and [side yard](#) requirements of the OR district shall apply, but may be modified by the [planning board](#) in accordance with [section](#) 62-1352(b)(1). No parking shall be permitted in a required [setback](#) area.
- q. Frontage on a state highway is prohibited. Minimum frontage on an interior [street](#) shall be 400 feet.
- r. In addition to all applicable submission checklist requirements, the following

must be submitted for review:

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.

(5) Middle school or high school, subject to the conditions stated in [section](#) 62-2172. (Code 1988, § 175-94(B)(2); Ord. No. 54-94, 9- 20-1994)

Sec. 62-1349. Accessory uses permitted.

The following accessory uses are permitted in the OR office/research/conference district:

- (1) Buildings or structures customarily incidental to the principal [use](#) permitted.
- (2) Storage uses and buildings for materials, liquids, chemicals and similar items not permitted within the main [building](#) under Fire Underwriters' standards, provided that outside storage is completely enclosed on all sides and is not visible from a public [street](#) or residential district.
- (3) Permitted accessory uses include, as tenants within principal structures, coffeeshops, delis/restaurants, newspaper/stationery shops and teller bank machines.
 - a. Such uses shall be included as tenants within the various principal office buildings and shall not occupy separate buildings.
 - b. Not more than ten percent of the gross floor area of any principal office [building](#) may be occupied by accessory uses. The minimum floor area shall be 500 square feet. No more than 10,000 square feet shall be provided in any one [building](#) for such accessory uses.
 - c. No accessory [use](#) shall have an individual outside entrance, except for fire/service access, nor shall there be any display of outside signage, except as part of the overall [building](#) identification directory. No merchandise shall be visible from outside of the [building](#). (Code 1988, § 175-94(B)(3))

Sec. 62-1350. Area and yard requirements.

- (a) The minimum [lot](#) size in the OR office/research/conference district shall be three acres, with a frontage on an improved public [street](#) of not less than 400 feet on a dual highway and not less than 300 feet on all other roadways.

(b) There shall be a minimum [front yard setback](#) of 100 feet from the [street](#) line to the main foundation line on the nearest [building](#) or [structure](#).

(c) The minimum [side yard](#) shall be 25 feet, but in no event shall either [side yard](#) be less than the [height](#) of the [building](#). The minimum [rear yard](#) shall be 50 feet. No parking or accessory structures are permitted in front of the side and rear yards.

(d) Total [building](#) and [structure](#) coverage shall not exceed 35 percent of the total [lot](#) area. Total [lot](#) coverage, including buildings, structures, paving, sidewalks, etc., shall not exceed 55 percent of the total [lot](#) area.

(e) No [building](#) or parking shall be located within 100 feet of a residential zone district boundary line.

(f) The maximum [height](#) for all buildings shall not exceed four stories and 54 feet, except as provided for in this chapter. (Code 1988, § 175-94(B)(4))

Sec. 62-1351. Off-street parking requirements.

(a) In the OR office/research/conference district, only ten percent of the parking shall be permitted in the [front yard](#) behind the front yard [setback line](#). All other parking shall be located in the side and rear yards. Relief from this can only be granted for a corner [lot](#), where only an excess of ten percent of the parking shall be permitted in the front yard, oriented to a minor [street](#) behind the front yard [setback line](#). Front yard parking can be increased by ten percent for every 25-foot increase of the front yard [setback line](#).

(b) Office, research and assembly uses shall provide one [parking space](#) for each employee on the maximum work shift or one [parking space](#) for each 300 square feet of gross floor area, whichever is greater.

(c) All off-street parking shall be designed to comply with the standards set forth in this chapter.

(d) As set forth in [section](#) 62-1271, all buildings in C-2, C-3, OR and OP zones shall face the public roadways, and there shall be no service areas, loading/unloading areas facing public roadways.

(e) Buffer area.

(1) In any zoning district other than residential, C-1 and C-4, [land](#) within 100 feet of the boundary of a residential or mixed-use district shall be known as a buffer area. In the C-1 district, [land](#) within 30 feet of the boundary of a residential or mixed-use district shall be known as a buffer area which shall include a berm a minimum of five feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. In the C-2, OR, OP, I-2 and I-3 Districts, [land](#) within 200

feet of the boundary of a residential or mixed [use](#) district shall be known as a "buffer area," which shall include a berm a minimum of ten feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. The berm should be undulating and its geometric form (e.g., sloped sides) should be varied to provide for a less rigid and more natural appearance, but in no instance shall the slope of the berm exceed a 3:1 (width to [height](#)) ratio.

(2) No driveways, parking areas, loading areas, storage areas, buildings or structures shall be located within the buffer areas. [Stormwater](#) management facilities shall not be located within 50 feet of the boundary of a residential or mixed-use district. Nothing in this [section](#) shall be construed to prohibit direct driveway access from a [street](#). The buffer areas shall be comprised of [existing](#) vegetation and/or shall be landscaped in such a manner so as to provide an effective visual screen between uses.

(3) For new residential subdivisions and residential [site plan](#) applications, lands within 200 feet of property containing an active railroad line shall be required to meet the 200 foot "buffer area" requirement. For railroad buffers, top of berm must have four rows of staggered evergreen plantings. If [existing](#) trees compromise [disturbance](#), areas may be supplemented by evergreen plantings at the discretion of the board. Fencing may also be required at the discretion of the board.

All required buffer widths set forth in this [section](#) may be increased at the discretion of the board, where environmental noise studies indicate [existing](#) or estimated future sound levels that warrant an increase of the required buffer width for protection of the public health, quality of life, and general welfare of the township. (Code 1988, § 175-94(B)(5); Ord. No. 6-98, § 6(175-95), 3-17-1998; Ord. No. 19-00, app. A, 4-18-2000)

Sec. 62-1352. Planned office/commercial development permitted use.

(a) Permitted [use](#) criteria. A planned office/commercial [development](#), which meets the criteria set forth in this [section](#), is a permitted [use](#) in an OR office/research/conference district or a combination of an OR and C-2 district or a combination of an OR district, C-2 district and a residential district, provided that the property in the residential district consists of a transitional [lot existing](#) at the time of the passage of the ordinance from which this [section](#) is derived. The criteria for a planned office/commercial [development](#) are as follows:

(1) The minimum tract size shall be 300 contiguous acres. For the purposes of this [section](#), the term "tract" shall mean all the lands within the perimeter of the planned office/commercial [development](#). Rights-of-way for interior roads to be constructed, zone district boundary lines, utility lines and railroads shall not be deemed to divide the acreage of the tract.

(2) The tract must have a minimum of 1,000 feet of frontage on a major arterial [street](#), as shown in the [circulation](#) element of the township [master plan](#).

(3) Public sewer and water service must be provided to all portions of the tract to be developed.

(4) A minimum [open space](#) buffer area of 50 feet from the tract property line or any external road right-of-way must be provided.

(5) A minimum [open space](#) buffer of 100 feet from a common property line of the tract and a [lot](#) outside of the tract in a residential zone or a [lot](#) outside the tract containing a residential [use](#) must be provided.

(6) A minimum of 25 percent of the total tract must be reserved as a public or private [open space](#).

(7) The principal, accessory and conditional uses permitted in the OR office/research/ conference district shall also apply to the planned office/commercial [development](#).

(b) Area, yard and [density](#) requirements. The area, yard and [density](#) requirements of the OR office/research/conference district shall apply to the planned office/commercial [development](#), except that:

(1) The minimum [lot](#) areas, [lot](#) widths, [lot](#) depths, [lot](#) frontages, front yard, side yard and rear yard setbacks may be reduced by the planning board after the [applicant](#) has demonstrated that the proposed [lot](#) areas, lot widths, lot depths, lot frontages, front yard, side yard and rear yard setbacks are consistent and proportionately arranged within a cluster of structures. The [applicant](#) must also demonstrate that adequate light, air and open space surround each [structure](#). In no case shall the distance between structures be less than 25 feet or the [height](#) of the [structure](#), whichever is greater.

(2) Parking is permitted in the [front yard](#) of the [structure](#) only when a 50-foot-wide buffer is provided along the public [street](#) and any internal [street](#) classified as a collector roadway. If an internal [street](#) is classified as a minor [street](#), a 25-foot-wide buffer shall be provided. This buffer shall be an area of green space and shall consist of grass and landscaping, together with berming. Pedestrian walkways, [stormwater](#) detention facilities and access drives across the buffer area are permitted, as long as additional landscaping and berming can be provided.

(3) Total [building](#) and [structure](#) coverage shall not exceed 35 percent of the total tract area, excluding any C-2 part of the tract and including any dedicated [open space](#) within the tract. Total tract coverage, including buildings, structures, paving, sidewalks, etc., shall not exceed 55 percent of the total tract area, excluding any C-

2 part of the tract and including any dedicated [open space](#) within the tract. These coverage requirements apply to the planned office/commercial [development](#) tract as a whole, excluding any C-2 part of the tract and including any dedicated [open space](#) within the tract. That portion of the tract set aside for commercial [use](#) shall conform to the C-2 requirements.

(c) Plan submission. In addition to procedural requirements set forth in this chapter for [conventional](#) applications, at the time of a preliminary [site plan](#) submission a plan shall be submitted for the entire tract to be developed as a planned office/commercial [development](#).

(d) Compliance with procedures for planned [development](#). In addition, the [applicant](#) shall comply with procedures for planned [development](#) in sections 62-157 and 62-158 with the exception of the findings as to residents of the [development](#).

(e) [Final approval](#) in stages. Notwithstanding anything to the contrary in this chapter, the [applicant](#) may seek final [subdivision](#) or [site plan](#) approval for a planned office/commercial [development](#) in stages, pursuant to an approved staging plan and/or agreement for range of timing of [development](#) which the [applicant](#) shall provide at the time of [preliminary approval](#).

(f) Off-street parking. Subject to the buffer requirements of subsection (b)(2) Of this [section](#), parking may be permitted in the front, side and rear [setback](#) areas of the office and commercial portions of -lots, provided that the arrangement of parking spaces on the lots is designed in a comprehensive manner and that landscaping is provided within the lots, in accordance with the standards of this chapter.

(g) Informal concept plan review. For a planned office/commercial [development](#), the [applicant](#) may, and is encouraged to, present an informal concept plan for the entire tract for review by the [planning board](#).

(h) Reapproval required for substantial deviations. Substantial deviations from [preliminary approval](#) will require reapproval of the [preliminary approval](#) by formal resolution of the [planning board](#). (Code 1988, § 175-94(C))