

Old Bridge Township

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TCD TOWN CENTRE DISTRICT

A. Purpose and Designation of Zones

The purpose of this special district is to create a mixed use village center with a core of retail, office and civic uses in the midst of residential development which begins as high density near the core and fades to low density at the edges of the district. The intent of the district is to create a sense of community and a "Main Street" feel with a neo-traditional design which features street trees, village greens, landscaped courtyards, buildings fronting on pedestrian sidewalks, and other design features as described in the Town Centre District Master Plan Amendment adopted April 07, 1998, and as described and regulated herein.

The Town Centre District is comprised of a Core: zones 1A, 1B, and 2 (area north of Route 516); Community Development Area: zones 3A, 3B, 3C, 2 (south of Route 516) and TCD-R15; and the Town Centre Environs: zones TCD-R40, TCD-R80 and TCD-ARC 2. The Core is intended to be the central business district containing a pedestrian-oriented area of commercial and civic uses serving the Community Development Area and the surrounding municipality. The Community Development Area is the land around the Core where growth is intended to occur. The Environs is intended to remain low density, rural, or agricultural in order to serve to define the edge of the Town Centre through a visual separation of intensity.

The Town Centre District is intended to: 1. embrace the Centers policy of the State Development and Redevelopment Plan (SDRP), 2. encourage the appropriate use and development of land in a manner which promotes the public health, safety, morals, and general welfare, 3. promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, community, region and preservation of the environment, 4. provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, 5. promote a visual environment through creative development techniques and good civic design and arrangements, 6. promote the conservation of historic sites, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

The commercial area of the core is intended to be compact and designed for the human scale with small and moderately sized shops or in close proximity to each other to facilitate patronage and encourage pedestrian use. Building size is limited to preclude large uses, such as "big box" stores, super food stores and department stores, which would cause disruptions to the pedestrian flow due to their immense size.

The following sub-district zones are hereby established as shown on the Town Centre Zoning Districts Map which is attached hereto as illustration TCD2, and is hereby made a part of this ordinance, together with all notations, references and designations shown

TCD-1

thereon, and all amendments thereto as may be from time to time adopted by ordinance.

- TCD - ZONE 1A Main Street Business District:
Retail and services - neighborhood trade; residential dwelling units and offices are permitted above the primary retail uses.
- TCD - ZONE 1B Neighborhood Business District:
Retail and services - neighborhood trade; office and retail are primary uses and are permitted on the ground floor; residential and offices permitted above.
- TCD - ZONE 2 Civic/Community District:
Public and quasi-public uses including municipal offices, schools, houses of worship, cultural and recreation facilities.
- TCD - ZONE 3A High Density Residential District:
Residential density of 2.4 du/ac. (R15) - cluster transfer option may be utilized to achieve up to 10 du/ac. (SFD, Duplex, TH, Multifam).
- TCD - ZONE 3B Medium High Density Residential District:
Residential density of 2.4 du/ac. (R15) - cluster transfer option may be utilized to achieve up to 8 du/ac. (SFD, Duplex). Offices are permitted, free-standing or conditionally in conjunction with a residence (75% of building area.)
- TCD - ZONE 3C Medium Density Residential District:
Residential density of 2.4 du/ac.- cluster transfer option may be utilized to achieve up to 7 du/ac. (SFD)
- TCD - R15 Medium Density Residential District:
Residential density of 2.4 du/ac. - development in the TCD-R15 district is intended to conform to R15 Medium Density Residential Zone standards except as modified herein.
- TCD - R40 Low Density Residential District:
Residential density of 0.9 du/ac. - development in the TCD-R40 district is intended to conform to R40 Low Density Residential Zone standards except as modified herein. The TCD-R40 district also provides a rural transition that serves to define the boundary of the Town Centre District.
- TCD - R80 Low Density Residential District:
Residential density of 0.5 du/ac. - development in the TCD-R80 district is intended to conform to R80 Low Density Residential Zone standards except as modified herein. The TCD-R80 district also provides a rural transition that serves to define the boundary of the Town Centre District.

TCD - ARC 2 Agriculture/Rural Conservation District:
Residential density of 0.5 du/ac. - the intent of this district is to designate areas where agricultural farming is practiced and to provide protection for the farmlands. The TCD-ARC 2 district also provides a rural transition that serves to define the boundary of the Town Centre District.

B. Definitions - General

The definitions of words used herein shall be common usage unless otherwise defined in the Land development Ordinance or elsewhere herein.

“Build-to” Line—Coinciding with the building setback line, the “build-to” line is the alignment to be followed by the buildings or structures fronting thereon in order to provide the preferred street viewshed. The “build-to” line does not apply to building projections or recesses.

Concourse -- The pedestrian area between the bicycle lane and the building or “Build to” line, including the *étalage*, trottoir, and petit *étalage* (see illustration no. TCD-4).

Étalage – Literally meaning showcase, for the purpose of this ordinance shall mean the five (5) foot wide brick paver walkway between the trottoir and the bicycle lane wherein street furniture such as: planters, information kiosks, directories, benches and trash receptacles are to be located, as well as street trees, street lamps and the like. The *étalage* also serves as the visual divider and delineator separating pedestrian traffic from bicycle and roller blade traffic (see illustration no. TCD-4).

Petit Étalage -- Literally meaning small or little showcase, for the purpose of this ordinance shall mean the two (2) foot wide brick paver walkway between the building line and the trottoir wherein a small amount of street furniture such as benches, planters and sandwich signs may be located (see illustration no. TCD-4).

Trottoir -- The main pedestrian way or sidewalk area in the concourse between the *étalage* and the petit *étalage* (see illustration no. TCD-4).

Viewshed or public viewshed—that which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any semi-public or private space which is normally accessible to the general public.

C. Regulation of Uses

Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the Township’s zoning scheme and the public health, safety, morals and general welfare. Any

doubt as to the permitted nature of any use shall be resolved in interpreting the doubtful use as prohibited.

Interpretation, NJSA 40:55D-70.b.

Because it is a special district with specific standards, application for use variance must be scrutinized as to whether the proposed use can be developed in conformity with the layout of the district plan. The applicant should advance proof and the Board of Adjustment should find that the proposed use functions in a manner which substantially conforms to the layout scheme of the district.

1. Permitted Uses

The land uses permitted in the Town Centre District are set forth in Schedule TCD A.

2. Conditionally Permitted Uses:

a. Apartment Dwelling:

1. Permitted only on the second and third stories in Zones TCD 1A and TCD 1B above first floor commercial development.

b. Religious Quarters:

- a. Permitted as an accessory to a house of worship in Zones TCD 2, TCD-R40, TCD-R80 and TCD-ARC 2.
- b. Parking, in addition to the number of spaces required, for the house of worship shall be provided at the rate of two (2) spaces for the first dwelling unit, plus 1.5 spaces for each additional dwelling unit.
3. A private yard area for the use of the residents shall be provided. The minimum size shall be four hundred square feet (400 sq. ft.) for a single dwelling unit, and shall be increased by two hundred square feet (200 sq. ft.) for each additional dwelling unit.
4. The minimum apartment size shall be four hundred eighty square feet (480 sq. ft.)

c. Manufacturing:

1. Manufacturing in the town Centre shall be limited such that it is ancillary to a retail use. Examples would be: a candy shop, leather goods, jewelry and apparel with products made on the premises. To test for compliance with this section the approving board should find that the use is a retail store with products made on the premises rather than a large manufacturer which primarily ships products nation-wide or regionally.

The type of manufacturing shall be limited to final fabrication such as light assembly, dress making, tailoring, and sewing, and shall not include chemical or biological processing, tanning, skinning, or other secondary treatment phase or involve the emission of any noxious or foul odor.

- d. Taxicab Transportation, Limousine Services and Other Vehicles for Rent or Hire:
 - 1. Only the business office of the taxicab, limousine service or other vehicle for rent or hire is permitted in the Town Centre District.
 - 2. Storage or long term parking of taxicab, limousine and other vehicles for rent or hire is expressly prohibited in the Town Centre District. For the purpose of this section, eight (8) consecutive hours, or more than sixteen (16) hours in any seven (7) day period shall constitute long term parking.
- e. Transportation Ticket Services:
 - 1. Only the business office and/or ticket counter for transportation ticket services shall be permitted in the Town Centre District. Vehicle terminals and garages are prohibited.
- f. Eating and Drinking Places (Non Auto Oriented):
 - 1. Night clubs, cabarets and taverns shall be expressly prohibited in Zone TCD-3B.
- g. Professional Services:
 - 1. Office oriented services in Zone TCD-1A shall be restricted to second and third story levels above first floor commercial development so as not to interrupt or cause a gap between commercial retail uses.
- h. Laundering, Dry Cleaning and Dying:
 - 1. No chemicals shall be stored or utilized on the premises which cannot be purchased at a typical supermarket.
- i. Dwelling Services and Other Building Services:
 - 1. Dwelling and other building services shall be limited to the office portion of the business such that no construction equipment, vehicles or materials shall be stored on the premises.
 - 2. No chemicals shall be stored or utilized on the premises which cannot be

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3. purchased at a typical supermarket.
The use shall be restricted to the second and third stories above first floor commercial development in Zone TCD-1A.
4. No construction equipment, construction vehicles or vehicles bearing a name, logo, or other markings identifiable as a company or business vehicle shall be parked overnight in the Town Centre District.
- i. Automobile Repair Service:
 1. Automobile gasoline stations, automotive repair garages, and automotive service stations shall comply with the conditions set forth in Section 7-2, B, 2, subsection H.
- k. Electrical Appliance Repair Service:
 1. Electrical appliance repair service is permitted as an accessory or ancillary use to electrical appliance retail sales only.
 2. The sale of used or second hand appliances is prohibited.
- l. Contract Construction Services:
 1. Contract construction services shall be limited to the office portion of the business such that no construction equipment, vehicles or materials shall be stored on the premises.
 2. No chemicals shall be stored or utilized on the premises which cannot be purchased at a typical supermarket.
 3. The use shall be restricted to the second and third stories above first floor commercial development in Zone TCD -1A.
- m. Educational Services:
 1. Educational services in Zone 1A are permitted only on the second and third story above first floor commercial development.
 2. Daycare centers shall not be permitted in Zones TCD-1A & TCD -1B. In Zones, TCD-2 and TCD-3B, daycare centers shall be permitted providing it is demonstrated to the satisfaction of the approving board that there is adequate area for vehicle stacking for drop-off or exit; that vehicles entering the site will not cause gridlock or traffic back-up greater than thirty (30) seconds delay; and that the off-street parking has been provided at a minimum rate of one (1) space per 600 sq. ft. GFA of the building.

- n. Cultural Activities:
 - 1. Libraries, museums, art galleries, and other cultural activities, nec. shall not be permitted in the Town Centre on the same lot as a detached single family or duplex residence.
- o. Public Assembly, Miscellaneous Purposes:
 - 1. In Zone TCD-1A, auditoriums, convention halls, and civic theaters and halls are permitted only as accessory to an educational use. Meeting halls for rent are permitted only in conjunction with a governmental use such as a first aid or fire service building. Exhibition halls may be permitted as accessory to a governmental use, educational use, museums or inns.
 - 2. Public assembly uses in Zone TCD-1B shall have at least one (1) direct access to Route 9, Route 516 or Cottrell Road; or, if located such that direct access cannot be provided, it must be demonstrated that the use can be accommodated at the time of full build-out of the Town Centre District without any site access drive on a secondary road or any secondary road intersection falling below traffic level of service "C".
- p. Recreation and Community Centers:
 - 1. Shall be permitted as an accessory to a residential cluster of sixty (60) or more dwelling units.