

ORDINANCE 11-2024

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN, AMENDING
AND SUPPLEMENTING CHAPTER XXV, "LAND DEVELOPMENT" OF THE
TOWNSHIP CODE TO ADD THE INSTITUTIONAL OVERLAY ZONING
DISTRICT AND SUPPLEMENTAL STANDARDS**

WHEREAS, Aberdeen Township wishes to create a new overlay zoning district entitled "INS Institutional Overlay" zoning district, to allow institutional campus environments and to permit said sites to accommodate multiple accessory uses which are secondary to the primary institutional use; and

WHEREAS, the Township Council of Aberdeen Township wishes to amend and supplement the Township Code of Aberdeen Township (the "Township Code") in order to create an "INS Institutional Overlay" zoning district, and to amend the regulations associated thereto.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of Aberdeen Township, County of Monmouth and State of New Jersey, that Chapter 25 Land Development of the Township Code, be amended and supplemented as follows:

Section 1. Chapter 25, Section 25-3, entitled, "Zoning Districts and Zoning Map", Subsection 25-3.1, entitled, "Zoning Districts" is hereby supplemented and amended to include the INS Institutional Overlay District by adding the text in bold underlined as follows:

For the purposes of this chapter, the Township of Aberdeen is hereby divided into ~~21~~ 22 zoning districts as follows:

Symbol	
CR	Conservation/Recreation
RA	Agriculture & Very Low Density Residential Single-Family Residential
R-100	Single-Family Residential
R-75	Single-Family Residential
R-70	Single-Family Residential
R-65	Single-Family Residential
R-60	Single-Family Residential
R-50	Single-Family Residential
PC	Planned Community Single-Family Residential
APT/TH	Apartment/Townhouse Multiple-Family Residential
ARAH	Age-Restricted Affordable Housing
IDD-A	Inclusionary Development District A
OR	Office Residential

Symbol	
NC	Neighborhood Commercial
HC	Highway Commercial
RC	Regional Commercial
RO	Research/Office
MFG	Manufacturing
LI	Light Industrial
AHO-1	Affordable Housing Overlay District
AHO-2	Affordable Housing Overlay District
<u>INS</u>	<u>Institutional Overlay District</u>

Section 2. Chapter 25, Section 25-3, entitled, “Zoning Districts and Zoning Map”, Subsection 25-3.2, entitled, “Zoning Map” is hereby supplemented and amended to delineate the INS – Institutional Overlay Zone district on the Zoning Map, as amended. This shall be an overlay zone that is supplemental to the underlying zone districts and constitute optional development regulations as an alternative to the underlying development regulations. The following properties shall be included in the INS overlay zoning district:

Block 302, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, and 28

Block 305, Lots 1, 2, 3, 4, 6, 7, 8, 8.011, 8.012, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18

Block 306, Lots 1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 9, 10, and 11

Block 307, Lots 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35

Block 313, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28

Section 3. Chapter 25, Section 25-4, entitled, “District Regulations”, Subsection 25-4.1, entitled, “Supplementary Requirements Applicable to All Zones” is hereby amended by deleting the text in bold strikeout and adding the text in bold underlined as follows:

c. Accessory Buildings

4. Height. The maximum height of any accessory building shall be fifteen (15) feet, unless **a lesser height is established in the applicable zoning district otherwise established in the applicable zoning district or overlay.**

Section 4. Chapter 25, Section 25-2.1, entitled, “Definitions”, is hereby amended and supplemented by adding the text in bold underlined as follows:

EDUCATIONAL FACILITY

Any institution that provides post-secondary education in a building whose principal use is educational, and may include a gymnasium, cafeteria, and or dormitory.

Section 5. Chapter 25, Section 25-4, entitled, “District Regulations”, is hereby amended and supplemented by adding the text in bold underlined as follows:

§ 25-4.13 INS Institutional Overlay

- a. **Purpose. The purpose of the INS district is to accommodate an institutional campus environment and permit the site to accommodate multiple accessory uses which are secondary to the primary institutional use. Standards prescribed for this district are intended to minimize the intrusion on the existing residential area.**
- b. **Permitted Principal Uses.**
 1. **Educational facility**
 - c. **Accessory Uses Permitted.**
 1. **Dormitories shall be permitted, provided they are limited to no more than 100 pupils.**
 2. **Cafeterias and Gymnasiums shall be permitted, provided they are sized not to exceed the educational facility's functional capacity. Cafeterias and Gymnasiums shall not be permitted to operate as a house of worship except for students of the principal educational facility use.**
 3. **Dormitories shall be a permitted accessory use, provided their use is restricted to only those attending an educational facility located within the INS Institutional Overlay zone.**
 4. **Dormitories shall require a minimum of a 20 feet front set back.**
 5. **The height for the educational facility shall not exceed 55 feet.**
 - d. **Sign Standards.**

Signs proposed for educational facilities shall be subject to the same sign standards contained in section 25-5.18.b.1(a) and are applicable to churches, schools and institutional buildings.
 - e. **Off-Street Parking Requirements.**
 1. **Required off-street parking shall be provided on-site or, if adequate on-site space is not available, on a contiguous lot or lot directly across the street from the site.**
 2. **Off-street parking areas shall be subject to the stall size standards, parking area design standards and landscaping requirements of § 25-5.12 of this Chapter.**
 3. **Off-street parking must be setback a minimum of 10 ft. from a lot zoned for or containing a single-family detached dwelling.**

f. Area and Yard Requirements for Educational Facilities:

	<u>Educational Facility</u>
<u>Principal Building</u>	
<u>Minimum</u>	
<u>Lot area</u>	<u>20,000 sq.ft.</u>
<u>Lot frontage</u>	<u>100 ft.</u>
<u>Lot width</u>	<u>100 ft.</u>
<u>Lot depth</u>	<u>100 ft.</u>
<u>Side yard</u>	<u>15 ft.</u>
<u>Front yard</u>	<u>20 ft.</u>
<u>Rear Yard</u>	<u>20 ft.</u>
<u>Maximum</u>	
<u>Building height</u>	<u>55 ft.</u>
<u>Building coverage</u>	<u>35%</u>
<u>Accessory Building</u>	
<u>Minimum</u>	
<u>Distance to side lot line</u>	<u>10 ft.</u>
<u>Distance to rear lot line</u>	<u>10 ft.</u>
<u>Distance to other building</u>	<u>10 ft.</u>
<u>Maximum Building coverage</u>	<u>8%</u>

Section 6. Chapter 25, Section 25-5.12, entitled, “Off-Street Parking, Loading and Driveways”, is hereby amended and supplemented by adding the text in bold underlined as follows:

- b. Parking Requirements by Use. Each use shall meet the following requirements in terms of parking.
16. **Educational facilities, with or without dormitories, shall provide one (1) space for every ten (10) students as determined by the school's enrollment.**

BE IT FURTHER ORDAINED, if any article, section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be unconstitutional or invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, in the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the general ordinances are hereby ratified and confirmed, except where inconsistent with the terms hereof.

BE IT FURTHER ORDAINED, the Municipal Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Monmouth County Planning

Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

BE IT FURTHER ORDAINED, after introduction, the Municipal Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of Aberdeen Township (the “Planning Board”) for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral, a report including identification of any provisions in this Ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Planning Board deems appropriate.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect immediately upon (1) adoption; (2) execution by the Township Manager pursuant to N.J.S.A. 40:69A-95(b); (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of the adopted Ordinance by the Clerk with (a) the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Municipal Tax Assessor as required by N.J.S.A. 40:49-2.1.

Introduced: March 7, 2024

Tabled: April 4, 2024

ATTEST:

Melissa Pfeifer
Municipal Clerk

ABERDEEN TOWNSHIP

By:

Bryan Russell
Township Manager