

**ORDINANCE #95-820**

**AN ORDINANCE TO AMEND ORDINANCE #643, "THE ZONING ORDINANCE OF THE BOROUGH OF MANVILLE (1987)".**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF MANVILLE THAT THE ZONING ORDINANCE OF THE BOROUGH OF MANVILLE (ORDINANCE #643) BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. Article 3, Section 301, "Definition of Terms" is hereby amended by adding thereto the following:

**301.4-1 AUTOMOBILE AUCTION MARKET**

A premises on which is held at periodic times auctions sales of automobiles and other motor vehicles including facilities related to the auctioning of motor vehicles, for indoor and outdoor storage of motor vehicles and related vehicles for mechanical repair, auto body repair, maintenance, painting, washing and servicing of motor vehicles and office facilities, display areas and lounge and dining facilities for employees, clients and customers as well as such signs and amenities normally associated with maintenance and operation of a motor vehicle auction facility.

2. Article 6, "Zone District Regulations" is hereby amended by adding thereto the following:

**608.1 EDD - ECONOMIC DEVELOPMENT DISTRICT**

**608.1-1 PERMITTED USES:**

- a. COMMERCIAL USES, as set forth in 606.1.
- b. AUTOMOBILE AUCTION MARKET, notwithstanding the prohibitions of Sections 414, 421.2-2, 421.2-3, 421.2-4, and 421.2-5.
- c. MEDICAL FACILITIES, MEDICAL CLINICS, and DAY CARE FACILITIES.

**608.2 CONDITIONAL USES as provided by Section 606.3.**

**608.3 AREA AND BULK REQUIREMENTS**

608.3-1 Area and bulk requirements for the Economic Development District shall be as follows:

- a. Minimum Tract Area 50 acres
- b. Minimum Lot Size 1 acres
- c. Maximum Height 35 feet/2 stories
- d. Front Yard 100 feet\*
- e. Side Yards 25 feet
- f. Rear Yard 50 feet\*\*
- g. Max. Tract Imp. Cov. 75% Aggregate
- h. Max. Ind. Lot Imp. Cov. 90%
- i. Min. Lot Width 100 feet

\*May be reduced to 0 feet for retail/office use along North Main Street.

\*\*May be reduced to 25 feet for rail access.

#### 608.4. Performance Standards

608.4-1 The following performance standards shall apply to all permitted uses in the economic development district:

- a. As set forth in Section 607.5.a through 607.5g.
- b. Automobile auctions may only be held between the hours of 7:00 a.m. and 7:00 p.m. on weekdays; no automobile auctions may be held on Saturdays, Sundays or national holidays.
- c. The stated purpose of the Economic Development District shall be to permit flexibility in the planning and development of the zone to provide an appropriate mix of uses for the community taking into account the need to provide opportunities for extension of commercial and public development of the Main Street frontage of the property zoned for such use. To that end, any plans submitted of approval of an automobile auction market shall set aside a portion of the overall tract abutting Main Street consisting of not less than 26 acres for uses other than an automobile auction and as more specifically permitted by the provisions of this district. It is contemplated that said portion of the tract shall be utilized for retail stores, office buildings, and public facilities, such as a police station. Upon presentation of a site plan for development of an automobile auction market, the applicant shall submit to the planning board a plan showing the set-aside of said 26 acres as well as an economic development district master plan for the development of said acres. Any application for site plan approval on any portion of the tract shall be accompanied by a master plan for the balance of the tract.

#### 608.5 Parking requirements for Economic Development District

- a/ Retail 4 spaces per 1,000 sq. ft.
- b/ Office 3 1/2 spaces per 1,000 sq. ft.
- c/ Alternate Standard--overall parking and mixed use

in the Economic Development District can be reduced to 3 spaces per 1,000 if shared parking is demonstrated to the planning board's satisfaction.

608.6 Rezoning of lot 1 in block 311, lot 1, block 312, lot 1, block 309.

608.6-1 Lot 1 in block 311, lot 1, in block 312 and lot 1 in block 309, all as shown on the tax map of the Borough of Manville are hereby rezoned from Industrial to Economic Development District.

3. Article 901.2 is hereby amended to read: "Signs permitted in commercial, industrial and Economic Development Districts".

#### SECTION 1601 EFFECTIVE DATE

This Ordinance shall become effective immediately upon passage and publication according to law.

Borough of Manville



Angelo Corradino, Mayor

HEREBY CERTIFY the foregoing to be a true copy of a document on file in the Borough Clerk's office.

