

TOWNSHIP OF BORDENTOWN

**AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN FOR THE
REGULATION OF HOTELS AND MOTELS**

ORDINANCE NO. 2005-15

WHEREAS, the Township Committee of the Township of Bordentown has, in consultation with the Planning Board and its professionals, reviewed the Community Commercial and Highway Commercial Zones in the Township of Bordentown; and

WHEREAS, the Township Committee of the Township of Bordentown has determined that an amendment to the Land Development Ordinance is appropriate and in the public interest.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bordentown that the Land Development Ordinance is amended and superceded as follows:

Specific Definitions

25:202

Hotel, Inn, Extended Stay: A building or group of buildings with individual sleeping units designed for transient occupants and not for permanent residency. A transient occupant is a person physically occupying a Hotel, Inn, Extended Stay unit and having a principal residence elsewhere. Hotels, Inns, Extended Stays shall not be used for occupancy on any permanent basis and no such occupant shall be deemed a permanent resident.

Motel: A building or group of buildings with individual sleeping units designed for transient occupants and not for permanent residency. A transient occupant is a person physically occupying a Motel unit and having a principal residence elsewhere. Motels shall not be used for Occupancy on any permanent basis and no such occupant shall be deemed a permanent resident.

Monument or Ground Sign: Any detached sign on the same lot or parcel as the use it advertises that has its bottom portion attached to a proportionate base or plinth, integrated ground planter box, or structural frame.

CC-Community Commercial; HC-Highway Commercial

Principal permitted uses on the land and in buildings

25:408.A.6

Reserved.

Maximum Building Height

25:408.C.2 A building used exclusively for offices is permitted up to fifty-five (55) feet or five stories in height, subject to the conditions and restrictions set forth in Section 25:602

GC-I – General Commercial and GC-II – General Commercial

Principal permitted uses on the land and in buildings

25:408.A.6 Reserved.

25:409.A.11 Hotels, Inns/Conference Centers, Motels and Extend Stay Hotels as conditional uses in the GC-II district only under *N.J.S.A. 40:55D-67* (see Section 25:601 for standards).

REO-Research, Engineering and Office

Principal permitted uses on the land and in buildings

25:410.A.7 Hotels, Inns/Conference Centers, Motels and Extend Stay Hotels as Conditional Uses only under *N.J.S.A. 40:55D-67* (see Section 25:601 for standards).

General Requirements

25:410.E.4 The minimum setback area shall include a planted buffer of fifty (50) feet in width in the REO district, along any common property line or common right-of-way line with a residential district or use. A combination of berming and evergreen trees, subject to the approval of the Approving Authority, a minimum of eight to ten (8-10) feet in height at the time of installation, shall be required. Evergreen trees shall be planted 10 feet on center in a double staggered row. Fencing may also be used to enhance the buffer at the discretion of the Approving Authority. (See section 25:506E for additional standards.)

Conditional Uses

25:601:E Exetended Stay Hotel.

1. An Extended Stay Hotel shall meet all of the requirements set forth in Hotels, Inns/Conference Centers and Motels, in addition to the requirements set forth herein.
2. All Extended Stay units must be accessed by doors located on interior central corridors set forth herein.
3. The Maximum floor area ratio shall be 0.30.
4. Each unit of accommodation shall contain a minimum floor area of three-hundred (300) square feet, with at least thirty percent (30%) of the units containing three-hundred-and-forty (340) square feet.

5. Each unit of accommodation shall include a minimum of three (3) areas, a bedroom, a kitchenette with cooking facilities, and a separate full bathroom with a tub and shower.
6. There shall be a residency limitation on all guests on Ninety (90) days maximum. Whenever a guest shall have occupied a unit for the ninety day maximum, that guest shall not, directly or indirectly rent that or any other unit in the motel for a period of not less than ninety (90) days. In times of declared national emergency or military troop mobilization and upon order of the Department of Defense, Military personnel and members of their immediate families will be permitted to remain beyond ninety (90) days until the reason for the emergency or mobilization is declared over. The owner/operator shall be required to notify the Clerk of the Township of Bordentown, in writing, when the 90 day limit is exceeded. Further, the owner shall provide the names of all persons exceeding the 90-day limitation and the reason.
7. The Maximum building height for an Extended Stay Hotel shall not exceed forty-five (45) feet and 4 stories.
8. An extended stay occupant shall be a guest that occupies a unit in an extended stay hotel for a period up to and including ninety (90) days who shall not for any purposes be treated as or deemed a resident of Bordentown Township.
9. In addition to a monument sign, one (1) additional building mounted sign, a maximum of 20 percent of the building façade or 200 square feet, whichever is smaller, shall be permitted on any frontage along a state or federally designated highway or interstate route, provided those frontages are not adjacent to or across from a residential use or zone.
10. Other development standards shall be in accordance with the provisions of Section 25:500, which may be waived or modified by the Approving Authority as it deems appropriate for the particular application during site plan review.

25:601.F Hotels, Inns/Conference Centers.

1. A Hotel/Inn or a Hotel/Conference Center shall meet all of the requirements set forth in Motels, in addition to the requirements set forth herein.
2. All Hotel/Inn or Hotel/Conference Center units must be accessed by doors located on interior central corridors or hallways.
3. The maximum floor area ratio shall be 0.25.
4. The Floor Area Ratio may be increased, with the approval of the Approving Authority, to 0.30 if structured parking is used to accommodate at least sixty percent (60%) of the parking.

5. Conference centers shall consist of a minimum of nine-thousand (9000) square feet of meeting, seminar, training or reception space with at least one room containing seven-thousand-five-hundred (7,500) square feet. For hotels with over 100 units, the conference center shall consist of at least ninety (90) square feet per hotel unit.
6. The maximum building height for a Hotel/Inn shall not exceed forty-five (45) feet and 3 stories. The Maximum building height for a Hotel with a conference center shall not exceed forty-eight (48) feet and 4 stories.
7. Barber shops, gift shops, magazine/newspaper stands, and similar uses shall be permitted as accessory uses provided they have no outside building access for customers and no outside advertising.
8. Off-street parking shall be provided in accordance with the design requirements set forth in Section 25:508, which may be waived or modified by the Approving Authority, as it deems appropriate for the particular application, during site plan review. Those spaces shall be for automobile or four wheeled vehicles only. The Approving Authority may permit, in its sole discretion and in accordance with an approved Site Plan, parking for not more than two oversized vehicles, such as recreational vehicles.
9. Other development standards shall be in accordance with the provisions of Section 25:500, which may be waived or modified by the Approving Authority as it deems appropriate, after testimony to the relevant fact, for the particular application during site plan review. Those spaces shall be for automobile or four wheeled vehicles, less than three thousand (3000) pounds maximum rated capacity only. The Approving Authority may permit, in its sole discretion, after testimony to the relevant facts and in accordance with an approved site plan, parking for not more than two (2) oversized vehicles, such as recreational vehicles.
10. In addition to a monument sign, one (1) additional building mounted sign, a maximum of 20 percent of the building façade or 200 square feet, whichever is smaller, shall be permitted on any frontage along a state or federally designated highway or interstate route, provided those frontages are not adjacent to or across from a residential use or zone.
11. Other development standards shall be in accordance with the provisions of Section 25:500, which may be waived or modified by the Approving Authority as it deems appropriate for the particular application during site-plan review.
12. Each unit of accommodation shall contain a minimum floor area of three-hundred (300) square feet.

25:601G Motels.

1. Any motel that may be constructed on a lot or parcel of land must contain a minimum of at least fifty (50) units of accommodation. All units shall have outside access, by a door located in an open weather protected area or exterior balcony, porch or covered exterior entrance.
2. The Maximum building height for a Motel shall not exceed twenty-eight (28) feet and 2 stories.
3. Each unit of accommodation shall contain a minimum floor area of three hundred (300) square feet. Ceiling shall be a minimum of eight (8) feet in height.
4. Each unit of accommodation shall include a minimum of two (2) rooms, a bedroom and a separate bathroom. No units shall include cooking facilities within the units.
5. There shall be a residency limitation on all guests of thirty (30) days maximum. Whenever a guest shall have occupied a unit for the thirty day maximum, that guest shall not, directly or indirectly, rent that or any other unit in the motel for a period of not less than ninety (90) days
6. Minimum frontage shall be five-hundred (500) feet on all roads. All of the other area, yard, building coverage, height, and general requirements of the respective zone and other applicable requirements of this Chapter must be met.
7. Off-street parking shall be provided in accordance with the design requirements set forth in Section 25:508, which may be waived or modified by the Approving Authority, as it deems appropriate for the particular application, during site plan review. Those spaces shall be for automobile or four wheeled vehicles only. No truck parking shall be allowed other than for routine deliveries in areas designated on the approved site plan. The Approving Authority may permit, in its sole discretion and in accordance with an approved Site Plan, parking for not more than two (2) oversized vehicles, such as recreational vehicles.
8. One sign shall be permitted, either monument or attached, not exceeding an area equivalent to five (5) percent of the first floor portion of the front façade or seventy-five (75) square feet, whichever is smaller. Monument signs shall be set back at least twenty-five (25) feet from all street and lot lines and shall not exceed six (6) feet in height.
9. Significant planted buffering shall be required on all frontages immediately adjacent residential uses. Buffering shall incorporate berms, fencing mature trees and plantings to provide screening of all onsite activities from residential uses.
10. No Motel ingress/egress may be located on streets serving a residential use or zone without appropriate justification.

11. In order to provide proper emergency access, heavy duty paving shall be provided throughout the site to accommodate heavy duty emergency vehicles.
12. Other development standards shall be in accordance with the provisions of Section 25:500, which may be waived or modified by the Approving Authority as it deems appropriate for the particular application during site plan review.
13. Each motel shall maintain any and all registers of guests required by the laws of the State of New Jersey and shall permit inspection of these registers by members of the Township Committee or any peace officer of the State of New Jersey at all times.
14. In addition to any other information required by law to be kept in the register, the register shall show:
 1. The name of each rooming occupant;
 2. the principal address of each such occupant;
 3. the date on which the occupancy of such unit commenced;
 4. the signature of each occupant of such unit;
 5. the identification number from a legal form of identification such as a driver's license or passport;
 6. the age of each occupant; and
 7. the make, model, and license number of any motor vehicle parked at the motel by occupants of each unit.
15. No person under the age of 18 shall be permitted to rent a unit without having the permission of a parent or legal guardian at the time the room is rented. The minor shall present at the time of check-in proof of parental or guardian consent. Parental or guardian consent if written must include the parent's or guardian's name and telephone number.