

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning by (i) amending Section 16-2 to add the ORH Office Research Hotel District; (ii) amending Section 16-3 to change the zoning district classification on the zoning map from OR Office Research to ORH Office Research Hotel District for certain properties; and (iii) amending Section 16-18 to add the ORH Office Research Hotel District.

**TOWNSHIP OF WARREN
ORDINANCE NO. 16-23**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS", AMENDING SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP", AND AMENDING SECTION 16-18 ENTITLED "OR-OFFICE RESEARCH."

BE IT ORDAINED by the Mayor and Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey as follows:

SECTION 1. Section 16-2 entitled "Establishment of Districts" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is hereby amended to add the following to Subsection 16-2.1 entitled "Districts::

ORH Office Research Hotel

SECTION 2. Subsection 16-3.1 entitled "Official Zoning Map" of Section 16-3 entitled "Official Zoning Map and Interpretation" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is amended as follows:

- A. Change the zoning district classification on the official zoning map from OR Office Research to ORH Office Research Hotel District for the following properties:
1. Block 85.01 Lots 1 and 2

The boundaries of the rezoned area are indicated on Exhibit A attached to this ordinance.

SECTION 3. Subsection 16-18.1 entitled "Purpose" of Section 16-18 entitled "OR-Office Research District" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is amended to read as follows:

16-18 OR – OFFICE RESEARCH [DISTRICT] AND ORH OFFICE RESEARCH HOTEL DISTRICTS

16-18.1 Purpose. This district provides employment opportunities along interstate Route I-78 and the opportunity to provide guest and short term living accommodations. Uses are limited to office, research and administrative activities and hotel as conditional uses in the ORH district.

SECTION 4. Section 16-18 entitled "OR-Office Research District" of Chapter XVI entitled "Zoning" of The Revised General Ordinances of the Township of Warren is amended by the addition of new subsection 16-18.4c. to read as follows:

16-18.4c Hotel and Extended Stay Facilities in the ORH District Only. A use consisting of a building or group of buildings containing sleeping rooms for short-term occupancy, as well as restaurants, meeting rooms, a fitness facility/health center and customary and usual accessory uses. Any fitness facility/health center shall be restricted to guests and may be available to the general public on a membership-only basis. All primary access to rooms shall be through common interior corridors.

A hotel and/or extended stay use shall be subject to the following requirements:

- a. The minimum lot size shall be 10 acres.
- b. Parking may be permitted in the front yard but no less than 75' from the street provided an earth berm and landscaping and/or fencing are provided between the parking area and the street.
- c. The building height may be increased to 65' or 6 stories whichever is ever the lessor.

SECTION 5. All other ordinances, part of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

SECTION 6. Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

SECTION 7. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

Notice to Codifier: [] denotes a deletion to original text;
underlined language denotes new text.

ATTEST: 

Cathy Reese, RMC,
Township Clerk

WARREN TOWNSHIP COMMITTEE


George K. Lazo, Mayor

INTRODUCED September 8, 2016

ADOPTED October 27, 2016

EFFECTIVE November 3, 2016

Handwritten signature in blue ink, possibly reading "Handwritten" or similar.

EXHIBIT "A"

