

The Mayor and Council of the Borough of Laurel Springs in the County of Camden and State of New Jersey do hereby ordain an amendment to Ordinance #855-2021 – SUPPLEMENTING AND AMENDING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED “ZONING” as follows:

SECTION 1.

§270-32 - Design standards:

J. Parking Schedule. All uses permitted by this chapter within the Borough in any zone shall provide, at a minimum, the number of off-street parking spaces specified in the following schedule:

1. For one-family and two-family dwellings, calculation of parking space per dwelling unit shall adhere to the requirements specified in N.J.A.C. §5:21-4.14, Table 4.4, as same may be hereafter amended.
2. For private clubs or lodges: one space for every three members, plus one additional space for each two employees of the club or lodge.
3. For hospitals, sanatoriums and convalescent homes, one parking space for each three patient beds, plus one additional space for each staff or visiting doctor, plus one space for each two employees, including nurses. Loading and unloading space for hospital ambulances and similar vehicles is not included in the spaces allotted herein.
4. For medical and dental clinics: one parking space per doctor engaged at the clinic, plus one additional space for every two employees, plus two additional spaces for each medical examination room or dental chair or combination thereof.
5. For mortuaries or funeral parlors: one parking space for each “official” vehicle, plus one space for each family resident of the premises, plus one additional space for each two employees (other than residents of the premises), plus one space for each 30 square feet of floor area in the viewing rooms, slumber rooms, parlors or individual funeral service rooms.
6. For churches: one parking space for each four seats, plus one additional space for each church official resident on the premises, plus additional spaces equal in number to at least 50% of the number of permanent employees thereof. Where individual seats are not provided, each 20 inches of benches or other similar seating shall be considered as one seat for the purposes of determining the required number of parking spaces.
7. For all schools: one parking space for each two employees, including teachers and administrators, plus off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking at the high school level and above, at the ratio of one space for every 50 students.
8. For restaurants, nightclubs, tearooms, lunch counters, cannabis lounges and the like: one off-street parking space for each three seats and one off-street parking space for each two employees on the shift of greatest employment.

9. For roadside stands, filling stations, repair shops or other roadside service establishments: one parking space for each two employees, plus additional spaces for customers/motorists in the ratio of one space for every 50 linear feet of road frontage.
10. For office, professional or public buildings: one parking space for each 250 feet of gross floor area.
11. For general business, retail, commercial, and personal service establishments not specifically covered in this section: one space for each 250 feet of gross floor area.
12. Mixed uses: The parking facilities required shall be the sum of the requirements for each individual use computed separately in accordance with this parking schedule. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use.
13. Change of use/size: Where there is a change in the number of employees, visitors, use or size of any unit, and that change creates a need to increase the required off-street parking as required by this parking schedule, the developer, owner or proprietor of that use shall provide the additional off-street parking facilities within a reasonable period of time, not to exceed six months from the date on which the change generating the need for added parking occurs.
14. For any use not listed on this schedule, the developer or owner shall submit an estimate of the parking requirements generated by the use. This estimate shall be prepared by a qualified engineer, traffic expert, planner or architect and shall refer to one or more standards or studies identifying the parking demand for its use. The calculations in this estimate shall be subject to the review and approval of the Borough Engineer.

SECTION 2.

All ordinances amending ordinances or portions thereof which are inconsistent with the provisions of this ordinance are hereby repealed but only to the extent of such inconsistencies.

SECTION 3.

This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST: _____
Dawn T. Amadio, Municipal Clerk

Thomas A. Barbera, Mayor

The foregoing Ordinance was introduced by Mayor and Council of the Borough of Laurel Springs at their meeting held on Monday, May 8, 2023. The ordinance will be considered for adoption after second reading and public hearing to be held on Monday, June 12, 2023 at 7:00 p.m. in the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021

Dawn T. Amadio, RMC, Municipal Clerk

The foregoing Ordinance was duly passed and adopted by Mayor and Council of the Borough of Laurel Springs after second reading and public hearing thereon, at a meeting held on Monday, June 12, 2023, 7:00 p.m.

Dawn T. Amadio, RMC, Municipal Clerk