

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE  
TOWNSHIP OF SPARTA AMENDING CHAPTER XVIII  
ENTITLED “COMPREHENSIVE LAND MANAGEMENT CODE”  
TO AMEND PORTIONS OF SECTION 18-4.36 ENTITLED  
“PDRM-2 PLANNED DEVELOPMENT AND RESOURCE  
MANAGEMENT AREA”**

**Purpose Statement.** The purpose of this Ordinance is to amend certain provisions of the Comprehensive Land Management Code to amend portions of the PDRM-2 Zone District requirements.

**Section 1.** Section 18-4.36.f.4 is hereby amended to add the following sentence to the end of the existing paragraph:

4. The overall building coverage allowance for cumulative principal and accessory structures in any overall planned development in the PDRM-2 Zone shall be limited to a total 175,000 square feet in area.

**Section 2.** Subsection 18-4.36.f is hereby amended to add a new item “f”, as follows:

- f. Development Standards for Storage and Warehouse Uses in the PDRM-2 Zone.
  1. The ratio of dock doors shall be permitted up to a maximum amount as follows:
    - (a) For buildings 0 – 75,000 square feet – 1 per 5,000 SF GFA, or 5 dock doors, whichever is greater;
    - (b) For buildings 75,001 or greater – 1 per 8,000 SF GFA;
  2. Dock doors shall be adequately spaced from one another as to provide access to fire safety equipment and vehicles.
  3. There shall be no tractor trailer queuing or parking off-site or on adjacent right-of-ways.
  4. There shall be two means of ingress and egress, of which one may include an emergency access road, subject to approval by the Township Fire Official.
  5. Tractor trailer Parking.
    - (a) Tractor trailer parking stalls shall be provided that are not directly adjacent to the building.
    - (b) One (1) tractor trailer parking stall per dock door shall be provided.
    - (c) Tractor trailer parking stalls shall be provided at a minimum dimension of 50 feet in length by 10 feet in width.
    - (d) Tractor trailer stalls shall not be utilized as overnight quarters.
    - (e) Trucks shall be subject to NJDEP vehicle idling standard requirements and adequate signage shall be installed to enforce idling standards.
  6. Number of building tenants. For warehouse uses and structures over 100,000 square feet, no single building shall be subleased or divided for more than two (2) tenants.

7. Landscape Area Ratio. All areas of the site not occupied by a building and required improvements shall be landscaped by the planting of shrubs, and trees, or the preservation of existing ground cover, shrubs, and trees, in accordance with a landscape planting plan approved by the approving Board.

(a) A Landscape Plan prepared by a Licensed Landscape Architect shall meet the following standards:

- i. A minimum Landscape Area Ratio (LAR) of 0.40 shall be required.
- ii. Landscaping shall conform to the requirements of Subsection 18-5.3o of the design standards.
- iii. At property boundaries, evergreen trees shall be planted at fifteen-foot intervals in a minimum of two offset rows along all adjoining properties to obscure views from upper floors of nearby buildings and shall supplement other landscaping. Linear rows of evergreen trees shall be avoided.
- iv. Additional evergreen plantings shall be required to screen any parking areas and utility areas.
- v. Landscaping shall provide a visual screen and an aesthetic setting consistent with the character of the surrounding area.
- vi. The overall landscaping plan shall "break up" long buildings and screen off parking, service, and utility areas. The plan shall provide for a variety of different species to protect against disease attacking all of the plantings. A variety shall be selected with consideration for various seasons and of different colors, textures, shapes, blossoms and foliage, as well as a requirement for deer-resistant, non-invasive, and native species.
- vii. On slopes, the landscape plan shall recommend plantings that prevent erosion.
- viii. Plant material used shall not be of the exotic variety requiring substantial maintenance or material highly subject to pollution, salt damage along highways and current insect disease manifestations.

(b) Dead and dying materials shall be replaced by the developer during the two growing seasons following planting and the estimated costs of such replacement shall be included in the estimate prepared for any maintenance guarantees which the developer is required to post under this chapter.

8. Design Standards.

(a) The materials used on building facades play a large part in determining the appearance of a building. The building's frontage needs to be considered in both aesthetic and design for the purposes of softening up the street appearance of the site and meeting the zone purpose of a campus-like setting. The design of outside walls, exterior lighting, landscaping, and streetscape improvements shall promote a safe and pleasant environment. The following architectural and design standards shall be followed:

1. Reduce large building volumes to a scale consistent with the existing setting through the use of massing, design, and architectural features/elements.
2. Any entryways along the main frontage shall serve as aesthetic

focal points of the building and be inviting to visitors.

3. Exposed metal buildings, sheet or corrugated metal, asbestos, and similar materials used on exterior walls on the frontage of the building are prohibited.
4. All mechanical equipment, generators, HVAC equipment and similar equipment shall be ground-mounted and screened from view in a manner that is consistent with the architecture of the building and shall be acoustically buffered.
5. Building facades shall be constructed of the same material and quality on all 4 sides.

**Section 3.** Subsection 18-4.36.f is hereby amended to add a new item "f", as follows:

f. Required Impact Studies.

1. Environmental Impact Study.

(a) An environmental impact study (EIS) shall be prepared by a qualified Environmental professional which includes elements relating to soil erosion, preservation of trees, protection of watercourses and resources, noise, topography, soil and animal life, air quality, floodplains, wetlands, preservation of trees and vegetation, coastal zones and groundwater resources shall be reviewed, and the design of the plan shall minimize any adverse impact on these elements. Other requirements of the EIS under Section 18-6.5.c.4 shall be required as necessary.

2. Traffic Impact Study

(a) The traffic impact for the immediate area as well as the increased traffic volume being created by the proposed use shall be analyzed in written form by a licensed and qualified Traffic Engineer and submitted to the Planning Board.

(b) Traffic impact. An analysis of the existing road network available to serve the proposed development as well as the proposed road network within the development itself and the surrounding road network which will be affected by the proposed development, including the capacity of the existing and proposed roadways and intersections, the anticipated traffic volumes as a result of the proposed development as well as the increase in traffic volumes expected from other developments within the area; and any problem spots in the overall road network, including unsafe intersections, turns or grades.

(c) For warehouse uses, the Traffic Study shall show that the following standards are met:

1. Trip generation rates at the AM and PM peak hours shall be provided within the study.
2. The maximum allowable peak hour trip generation rate shall be 0.25 trips per 1,000 SF gross floor area.
3. The additional traffic resulting from the proposed use will not reduce the level of service (LOS) at any impacted intersection to "C" or below. An impacted intersection shall be considered one where 100 or more weekday peak hour trips are added. Where LOS in a no-build condition exists as "F", the study shall provide mitigation to improve the LOS.

(d) For all other industrial uses, the Traffic Study shall show that the following standards are met:

1. Trip generation rates at the AM and PM peak hours shall be provided within the study.
2. The additional traffic resulting from the proposed use will not reduce the level of service (LOS) at any impacted intersection to "C" or below. An impacted intersection shall be considered one where 100 or more weekday peak hour trips are added. Where LOS in a no-build condition exists as "F", the study shall provide mitigation to improve the LOS.

4. Community Impact Statement.

(a) All applications in the PDRM-2 Zone shall be accompanied by a community impact statement analyzing the proposed development and its expected impacts upon existing municipal facilities and services. The community impact statement shall indicate why, in the applicant's opinion, the proposed development is in the public interest, as well as providing data and opinions concerning the following specific items:

1. Population impact. An analysis of the number of people expected to be added to the municipal population as a result of the proposed development according to the following age cohorts: preschool-aged children, school-aged children, parents of family-bearing age, middle-aged adults and retired people, as well as the number of temporary and permanent jobs created.
2. Facilities impact. An analysis of the existing facilities available to serve the proposed development and the impact of the development upon the facilities, including the adequacy of existing public water facilities; public sewerage facilities; and emergency response facilities. Should such facilities be determined inadequate to serve the proposed development, the remedies, either expected or proposed by the applicant, shall be indicated along with the estimated costs for such additional facilities and who, in the opinion of the applicant, should pay for them.
3. Services impact. An analysis of the existing services provided by the municipality to serve the proposed development and the impact of the development upon services, including police protection, fire protection, first aid, solid waste disposal, and street maintenance services.
4. Financial impact. An analysis of the revenues expected to be generated from the development compared to the anticipated costs which the proposed development is expected to generate. Revenues and costs shall be shown for the municipality and the county.

**Section 4.** Subsection 18-4.36.g.1 is amended to remove "Distribution center uses" from the paragraph.

**Section 5.** Appendix B Checklists (Subsection 18-3.4j), Form 2, Checklist-Preliminary Major Subdivision, Item 58 shall be revised as follows:

58. Environmental Impact Statement (E.I.S.)  
Traffic Impact Study  
Community Impact Study

**Section 6.** Appendix B Checklists (Subsection 18-3.4j), Form 4 “Checklist-Preliminary Site Plan”, Item 53 shall be revised as follows:

53. Environmental Impact Statement (E.I.S)  
Traffic Impact Study  
Community Impact Study

**Section 7. Severability**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 8. Repealer**

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

**Section 9. Effective Date**

This Ordinance shall take effect upon passage and publication as provided by law.

**NOTICE**

PLEASE TAKE NOTICE that the above ordinance was introduced and passed upon first reading at a regular meeting of the Sparta Township Council held at the Municipal Building, 65 Main Street, Sparta, New Jersey on **January 28, 2025** and will be considered for final passage and adoption at the regularly scheduled meeting of the Township Council of the Township of Sparta to be held at the Municipal Building, 65 Main Street, Sparta, New Jersey, on **March 11, 2025** at 7:00 p.m., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same.

BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SPARTA.

ROXANNE LANDY, RMC  
MUNICIPAL CLERK

**NOTICE**

**NOTICE** is hereby given that the above entitled ordinance was introduced and passed at a meeting of the Township Council of the Township of Sparta, held at the Municipal Building, 65 Main Street, Sparta, NJ on **January 28, 2025**. The same came up for final passage and adoption at a meeting of the Township Council of the Township of Sparta, held on **March 11, 2025** at 7:00 p.m., at the Municipal Building, 65 Main Street, Sparta, NJ and after all persons present were given an opportunity to be heard concerning the same, it was finally passed and adopted and will be in full force in the Township according to law.

BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SPARTA

ROXANNE LANDY, RMC  
MUNICIPAL CLERK