

ORDINANCE #25.04

**ORDINANCE AMENDING ARTICLE IX "GENERAL REGULATIONS" OF
CHAPTER 80 "ZONING" OF THE PAULSBORO BOROUGH CODE REGARDING
PARKING REQUIREMENTS**

WHEREAS, Chapter 80 of the Code of the Borough of Paulsboro ("Borough") regulates the use of all land and every building or portion of a building erected, altered, added to or relocated, and every use within a building or use accessory thereto within the Borough; and

WHEREAS, the Mayor and Council of the Borough (the "Mayor and Council") have determined it is necessary, from time to time, to amend the Borough Code for the purpose of regulating and maintaining the general welfare of the residents of the Borough; and

WHEREAS, the Mayor and Council have determined that Chapter 80 entitled "Zoning" does not adequately contain provisions addressing the hardship of parking regulations along Delaware Street and that, accordingly, certain sections of the Borough Code are in need of amendment; and

WHEREAS, the Mayor and Council recognize that current parking regulations place an undue burden on property owners, including current and prospective business owners, deterring the ability of the Borough to attract new businesses, the prosperity of the community, and issues of public health, safety, and welfare; and

WHEREAS, it is in the public interest that the parking regulations be revised in order to enhance economic business opportunities, minimize public health, safety, and welfare issues, maintain property values, and boost the local economy; and

WHEREAS, the Mayor and Council find that there is a substantial interest in furthering the public health, safety and welfare by reducing potential criminal activity, eliminating building vacancies, protecting property values, and protecting the local economy.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Paulsboro, County of Gloucester, State of New Jersey, as follows:

Section 1. Article IX of Chapter 80 of the Code of the Borough entitled "General Regulations" be hereby amended as set forth below:

§ 80-35. Parking space.

A. Not less than one off-street parking space, with proper access from a street or alley, shall be provided on any lot on which a dwelling is hereafter erected, and the following types of uses shall provide off-street parking space, as indicated, except as set forth in §80-35(D), which parking space shall have proper access from a street or alley and shall be located on or near the lot on which such use is situated:

- (1) Multiple dwelling on conversion: one space for each housekeeping unit.
- (2) Hotel or tourist house: one space for each rental room or suite.

- (3) Restaurant, eating or drinking establishment having a total floor area of more than 1,000 square feet: one space for each 50 square feet of floor space devoted to patron use.
 - (4) Professional office as an accessory use in a residential district: one space for each 100 square feet of floor area devoted to waiting room or office use.
 - (5) Theater, auditorium or other place of public assemblage, except churches: one space for every 10 seats.
 - (6) Commercial, office or recreational building or use, other than those specified above, having a total floor or ground area of more than 1,000 square feet: one space for each 200 square feet, or portion thereof, of ground or ground-floor area, plus one space for each 300 square feet, or portion thereof, of upper-floor area.
 - (7) Industrial establishment: one space for each four employees on any one shift.
- B. In addition to parking space requirements, adequate driveways, aisles, and maneuvering spaces shall be provided. Parking areas shall be graded for convenient access and shall be paved with a hard or semihard material or otherwise treated to prevent dust or other loose cover from becoming a nuisance or a hazard.
- C. Off-street parking facilities existing at the effective date of this ordinance shall not subsequently be reduced to an amount less than that required under this ordinance for a similar new building or new use. Off-street parking facilities provided to comply with the provisions of this ordinance shall not subsequently be reduced below the requirements of this ordinance.
- D. As of the effective date of this ordinance, and limited to the uses set forth in §80-35(A)(3)-(7):
- (1) Uses with frontage on Delaware Street without on-site parking shall not be required to provide on-site parking, provided there is no increase in the gross floor area of the building.
 - (2) Uses with frontage on Delaware Street with existing parking or loading areas shall not be permitted to reduce the supply of such parking or loading; however, the supply may be increased provided no new direct access drives from Delaware Street to the parking or loading areas may be created.
 - (3) If a new building is constructed and direct access drives from Delaware Street exist, off-site parking shall be required as set forth above.
 - (4) If an existing building along Delaware Street with on-site parking is expanded, the parking shall be expanded to accommodate the added floor area.

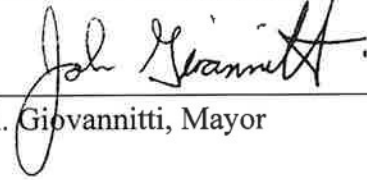
Section 2. All other Chapters of the Borough Code remain valid and in effect and are not amended by this Ordinance.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, clause, sentence, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 5. This Ordinance shall take effect after final passage, approval, and publication, as provided by law.

BOROUGH OF PAULSBORO



John A. Giovannitti, Mayor



Elsie Tedeski, Borough Clerk

Date of Introduction: February 11, 2025

Date of Final Adoption: March 11, 2025

Vote: Ayes: 6 Nays: 0 Absent: 0 Abstain: 0