



**ALPHA BOROUGH
LAND USE BOARD**
1001 East Boulevard

Alpha, New Jersey 08865

REGULAR MEETING AGENDA
Borough of Alpha Municipal Building
November 11, 2020 7:00 PM
Virtual Meeting

1. Call to Order: Open Public Meetings Notice- Chairman
2. Roll Call:
3. Approval of meeting minutes:
 - Regular meeting minutes: 3/18/20
 - Executive session minutes: 3/18/20
4. New Business
 - Review of Ordinance 2020-15 (Attached):
ORDINANCE 2020-15
AN ORDINANCE OF THE BOROUGH OF ALPHA AMENDING CHAPTER 410
OF THE CODE OF THE BOROUGH OF ALPHA, SPECIFICALLY
REGARDING BUILDING HEIGHT
 - Acceptance of resignations – John Moscotta and Tim Mihursky
5. Old Business
6. Correspondence
7. Next Meeting: December 9, 2020
8. Public Comment:
9. Adjournment

ORDINANCE 2020-15
AN ORDINANCE OF THE BOROUGH OF ALPHA AMENDING CHAPTER 410 OF
THE CODE OF THE BOROUGH OF ALPHA, SPECIFICALLY REGARDING
BUILDING HEIGHT

WHEREAS, warehouses and distribution centers have been permitted uses in the industrial zone in the Borough of Alpha for decades;

WHEREAS, the Borough seeks its building height restrictions for warehouses and distribution centers in its industrial zone to be compatible with regional industry standards;

WHEREAS, the market demands dictate the increased height limit and same will make the Borough of Alpha economically competitive throughout the region and will ultimately benefit the Borough of Alpha with increased assessed tax values for such properties.

BE IT ORDAINED, by the Borough Council of the Borough of Alpha, that the Code of the Borough of Alpha, specifically Chapter 410, is being amended as follows:

§ 410-3 Definitions

HEIGHT OF BUILDING

The vertical distance measured from the average finished grade level immediately adjacent to the building foundations to the extreme high point of the building, exclusive of parapet walls not exceeding four feet in height for structures with a flat roof, church steeples and spires, chimneys, antennas, farm silos, solar panels, HVAC systems, and similar fixtures.

The building height schedule or appendix related to **§ 410** shall be amended as is done so on the attached page hereto.

BE IT FURTHER ORDAINED that all ordinances or portions of ordinances which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only. The various parts, sections and clauses of this Ordinance are hereby declared to be severable so that if any part, sentence, paragraph, section or clause of this Ordinance is adjudged unconstitutional or invalidated by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. This Ordinance shall take effect immediately upon final passage and publication as required by law.

ALPHA CODE															
Schedule of Area, Yard and Building Requirements Borough of Alpha, Warren County, New Jersey (cont'd)															
Zone and Primary Permitted Uses	Maximum Lot Size								Minimum Yard Size				Maximum Height		
	Interior Lots				Corner Lots				Front Yard (feet)	Any Side Yard (feet)	Total (Both Side Yards) (feet)	Rear Yard (feet)	Maximum Percentage of Lot Coverage	Stories	Feet
Area (square feet)	Maximum Depth of Measurement (feet)	Street (feet)	Building Line (feet)	Area (square feet)	Maximum Depth of Measurement* (feet)	Street (feet)	Building Line (feet)								
AH Affordable Housing	See Text														
B-1 Business Zone Retail stores and shops	15,000		100	100					25	15	30	25	35%	2	35
B-2 Business Zone Small retail stores and offices	11,000		75	75					25	15	130		30%	2	35
B-3 Business Zone Professional and general office uses	7,500		50	50					15	10	20	35	35%	2	35
Industrial Zone	2 acres	400	200	200					75	50	100	75	30%	2 ¹	35 ^{2,3}

- NOTES
- * Minimum lot areas must be measured within the maximum distance of the front street right-of-way prescribed in this column.
 - ¹ Measured from any abutting street.
 - ² Can be reduced by 6 1/2 feet for an open-sided front porch.
 - ³ Buildings containing a warehouse or distribution use shall be permitted a maximum height of 1 story and 43 feet. Portions of the building containing other ancillary uses including but not limited to office, manufacturing, laboratories, etc., shall be permitted to a maximum height of 2 stories and 43 feet as noted in the schedule.
 - ⁴ For buildings containing a warehouse or distribution use, height of building shall be measured from the finished floor elevation for those portions of the building with loading docks.

NOTICE

PLEASE TAKE NOTICE that the foregoing was introduced and passed on first reading at the meeting of the Mayor and Council of the Borough of Alpha, held on the 13th day of October 2020, and that said Ordinance will be taken up for further consideration for final passage at a virtual ZOOM meeting of the Mayor and Council to be held, on the November 24th, 2020 at 7:00 p.m., or as soon thereafter as said matter can be reached. All persons who may be interested herein will be given opportunity to be heard concerning the same. A copy of this ordinance and information concerning how to participate in the virtual ZOOM meeting have been posted on the Borough’s website, Facebook page, and the front and rear entrance doors of the municipal building located at 1001 East Blvd., Alpha NJ.

Helen Marino, Assistant Municipal Clerk
 Witness my hand and seal of the Borough of Alpha
 This 13th day of October 2020.