



**BOROUGH OF ALPHA
LAND USE BOARD**

1001 East Boulevard
Alpha, New Jersey 08865

REGULAR MEETING AGENDA

Borough of Alpha Municipal Building
January 18, 2023, 7:00 PM

1. **CALL TO ORDER and PUBLIC NOTICE**

2. **ROLL CALL**

Mr. Bodogh, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts, Mr. Schwar, and Mr. Seiss.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

➤ **ORDINANCE 2023-01**

AN ORDINANCE OF THE BOROUGH OF ALPHA TO AMEND CHAPTER 410 OF THE CODE OF THE BOROUGH OF ALPHA, CHANGING THE FRONT AND REAR YARD SETBACKS FOR CONDITIONAL USE 410-20D (3)

5. **CORRESPONDENCE**

6. **PUBLIC COMMENT**

7. **EXECUTIVE SESSION (As Needed)**

8. **NEXT MEETING – 2/15/23**

9. **ADJOURNMENT**

ORDINANCE 2023-01

AN ORDINANCE OF THE BOROUGH OF ALPHA TO AMEND CHAPTER 410 OF THE CODE OF THE BOROUGH OF ALPHA, CHANGING THE FRONT AND REAR YARD SETBACKS FOR CONDITIONAL USE 410-20D (3)

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:

The setbacks for conditional use 410-20D (3) have been changed and are set forth in the bulk requirement schedule to the appendix of 410-20D (3) and are incorporated herein.

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IT FURTHER ORDAINED that all ordinances or portions of ordinances which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only.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	Minimum Lot Size								Minimum Yard Size				Maximum Percentage of Lot Coverage	Maximum Height		
	Interior Lots				Corner Lots				Front Yard (feet)	Any Side Yard (feet)	Total (Both Side Yards) (feet)	Rear Yard (feet)		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	25	130	130	30		2	35
B-3 Business Zone Professional and general office uses	7,500		50	50					15	100	10	20	35	35%	2	35
Industrial Zone Primary Use	2 acres	400	200	200					75	50	100	75	30		2/3	35
Industrial Zone Conditional Use	10,000	100	100	100					10	10	20	10	50		1	150
*410-20D (3)																

* 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.

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.

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

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.