

PUBLIC NOTICE

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

SITE IMPROVEMENT ADVISORY BOARD

Notice of Public Hearing to Consider Special Area Standards for Parking for the Borough of Avalon, Cape May County

Take notice that on January 30, 2014, the Borough of Avalon in Cape May County, New Jersey applied for a special area standard under the Residential Site Improvement Standards (RSIS), *N.J.A.C. 5:21*, for parking. The RSIS allows municipalities to petition the Site Improvement Advisory Board (SIAB) for standards that are at variance with the RSIS when there is need to preserve or enhance a community's character. Avalon Borough's special area standard would apply to the entire municipality and increase off-street parking requirements.

SIAB will hold a public meeting to consider this proposal on Thursday, May 15, 2014. The meeting will start at 10:00 A.M. in Room 129 at the New Jersey Department of Community Affairs, 101 South Broad Street (William Ashby building) in Trenton.

The proposed standard would amend table 4.4 of the RSIS. Footnote "a" to table 4.4 would be modified. A new footnote "d" would be added that deals with large dwellings with six or more bedrooms, and the table source would be revised. Deleted text is shown in brackets, [thus]. Added text is in bold, **thus**. Changes follow.

TABLE 4.4

PARKING REQUIREMENTS FOR
RESIDENTIAL LAND USES^a

Housing unit type size ^b	Parking requirement per dwelling unit
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5 ^c
5 Bedroom	3.0 ^d
Two Family (Duplex)	"Single-Family Detached" values shall apply to each unit. ^d
Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3 ^c
3 Bedroom	2.4 ^d
High Rise	
1 Bedroom	0.8
2 Bedroom	1.3 ^c
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	"Garden Apartment" values shall apply.
Assisted living	0.50

Notes:

^a When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction [of one-half or less] **less than one-half** may be disregarded, while a fraction **equal to or** in excess of one-half shall be counted as one parking space.

^b Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

^c If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

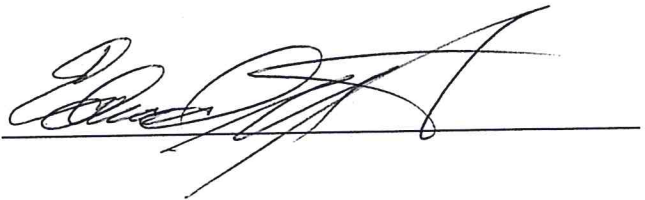
^d **For one- and two-family attached or detached development and townhouses, every bedroom over five (5) requires one (1) additional, off-street parking space.**

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File--New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980) **and**

special area parking standard for Avalon Borough.

SIAB's Streets and Parking Standards Committee met at 10:00 A.M. on Thursday, March 20, 2014, to discuss this proposal. They found it reasonable and consistent with RSIS intent and recommended the Board formally consider it at the next meeting, which is scheduled for May 15, 2014.

Persons who wish to attend the meeting and comment should contact Ms. Cynthia Cordero. Persons who wish to obtain a copy of the standard, the Borough's application, or other information or be placed on an interested parties' mailing list should contact Ms. Cordero at (609) 292-7898 or Cynthia.cordero@dca.state.nj.us. They also should let her know of specific accommodations needed to participate in this hearing.

A handwritten signature in black ink, appearing to read 'Edward M. Smith', is written over a horizontal line.

Edward M. Smith

Director, Division of Codes and Standards

New Jersey Department of Community Affairs