ORDINANCE NO 2026-13

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF MOUNT ARLINGTON TO DEFINE AND ADD SELF-STORE FACILITIES AS A CONDITIONAL USE IN THE HOTEL/MOTEL CONFERENCE CENTER ZONE

WHEREAS, the Borough Mayor and Council determined that a review of the HMC Zone to see if a self-storage facility could be permitted in the Hotel/Motel Conference Center Zone in a way that would serve the public interest by providing for a beneficial use for residents and tax ratables in an already developed section of the Borough; and

WHEREAS, the Borough Mayor and Council requested that the Borough Planner provide the Land Use Board a draft of such an ordinance for their review to provide a recommendation; and

WHEREAS, the Land Use Board reviewed a draft conditional use ordinance permitting Self-Storage Facilities as a conditional use in the HMC Zone and provided recommendations to improve the draft; and

WHEREAS, the Borough Planner incorporated the Land Use Board's recommendations into a final ordinance;

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris and State of New Jersey, that Chapter 17 of the Borough's Land Development Ordinance be amended and supplemented as follows:

SECTION 1. Chapter 17, Land Development, of the Code of the Borough of Mount Arlington is hereby amended, supplemented, and added to read as follows (existing text is black; proposed new text is in red):

§ 17-2 Definitions.

SELF-STORAGE FACILITY

A building or group of buildings designed and used for separate, individual private storage space of varying sizes rented or leased to the general public for the purposes of storing personal property. No property owner, renter, or lessee shall use a self-service storage facility for residential purposes. A self-service storage facility is not intended for warehouse or commercial storage purposes.

§ 17-28.11 HMC, Hotel/Motel Conference Center Zone.

a. Principal Permitted Uses.

(1) Hotels, motels, and conference centers.

b. Permitted Accessory Uses.

(1) Off-street parking and loading facilities as provided in Article VII.

(2) Signs as provided in § 17-24.8.

(3) Accessory structures.

(4) Clothing bins as provided in § 17-32.7.

c. Conditional Uses.

(1) Essential services as provided in § 17-33.6.

(2) Self-Storage facility as provided in § 17-33.12.

§ 17-33.12. Self-Storage Facilities.

a. Permitted Zone: HMC, Hotel/Motel Conference Center Zone.

b. Bulk Standards.

(1) Minimum area: 60,000 square feet.

(2) Minimum lot width: 125 feet.

(3) Minimum yards (principal building):

i. Front: 75 feet.

ii. Side: 25 feet.

iii. Rear: 35 feet.

(4) Minimum setbacks (accessory structures).

i. Side Yard: 25 feet or two times the accessory structure height, whichever is greater.

ii. Rear Yard: 25 feet or two times the accessory structure height, whichever is greater.

iii. Other Building: 10 feet.

(5) Maximum Impervious Coverage: 45%.

(6) Maximum Building Height: Principal Structure: 5 stories/60 feet; Accessory Structure: 2 stories/35 feet.

(7) Buffer Zones.

i. Minimum Landscape Buffer: 10 feet.

ii. Buffers shall be planted with evergreen trees and shrubs providing a year-round screen with a minimum height of eight feet within two years of planting.

c. Parking and Loading Requirements.

(1) Number of Parking Spaces: 1 space per 5,000 SF of gross floor area.

(2) Parking Space Setbacks: Minimum of 10 feet from any property line.

(3) Minimum Parking Stall Dimensions: 9 feet by 18 feet.

(4) Minimum Driveway Width:24 feet.

(5) Single Access: 15 feet.

(6) Dual Access: 24 feet.

(7) Minimum Drive Aisle Width: 24 feet.

(8) Minimum Loading Required: Two (2) spaces per building.

d. Architectural plans shall be provided as part of any conditional use approval containing the following:

(1) Exterior finishes shall be similar to and compatible with surrounding buildings in the HMC Zone.

(2) Exterior finishes shall be provided on all four sides of the building.

(3) Access to storage units shall be from the interior of the building. No direct access from the exterior of the building is permitted.

e. Outdoor storage of any kind is prohibited, except that a dumpster/trash enclosure is permitted for use by the self-storage facility.

f. Commercial storage or warehousing for commercial purposes is prohibited within a self-storage facility.

g. Storage of hazardous materials is prohibited.

SECTION 2.

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

SECTION 3.

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 4.

The Borough Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. The Borough Clerk is further directed to refer this Ordinance to the Borough Land Use Board, pursuant to N.J.S.A. 40:55D-64. Upon the adoption of this Ordinance, after public hearing,

the Borough Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Morris County Planning Board, as required by N.J.S.A. 40:55D-16

SECTION 5.

This Ordinance shall take effect after publication and passage according to law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, adopted on October 2, 2026 and will be further considered after a Public Hearing held on November 4, 2026 at the Municipal Building at 7:00 P.M.

INTRODUCED:

PUBLISHED:

ATTEST:

BOROUGH OF MOUNT ALRINGTON

COUNTY OF MORRIS

STATE OF NEW JERSEY

Ashley Todd, Borough Clerk

Michael Stanzilis, Mayor