

**LEGAL NOTICE**

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MUNICIPAL ORDINANCES**

**NOTICE OF INTRODUCTION**

**NOTICE IS HEREBY GIVEN**, that the following Ordinance was submitted in writing at a Meeting of the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, held on April 3, 2018 introduced and passed on first reading and the governing body will further consider the same for second reading and final passage thereof at a Meeting to be held on April 17, 2018 at 7:30 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township at which time and place a Public Hearing will be held thereon by the governing body, and all persons and citizens in interest shall have an opportunity to be heard concerning same. A copy of this ordinance has been posted on the Bulletin Board in the Municipal Building. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

KHALED MADIN  
Township Clerk

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE NO. 2018:06**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY AMENDING AND  
SUPPLEMENTING CHAPTER 430, ZONING, OF THE CODE OF THE TOWNSHIP  
OF PARSIPPANY-TROY HILLS RELATED TO THE CONDITIONAL USE  
STANDARD APPLICABLE TO AUTOMOBILE SERVICE STATIONS**

**WHEREAS**, pursuant to N.J.S.A. 40:55D-62 of the Municipal Land Use Law, the Township of Parsippany-Troy Hills (the "Township") is authorized to adopt or amend zoning ordinances; and

**WHEREAS**, the Township has adopted zoning ordinances which conditionally permit automobile service stations in the B-1 Highway Commercial District, B-2 Highway Development District and B-3 Local Business District; and

**WHEREAS**, the Township desires to amend and supplement Chapter 430, Zoning, related to the conditional use standard applicable to service stations to require an appropriate buffer between automobile service stations and residential zones and certain public uses.

**WHEREAS**, the Township finds and declares that an increase in the spatial separation between automobile service stations and residential zone districts and certain public uses is necessary to protect residential and public uses from the noise, glare, traffic, odor and storage of flammable products associated with the operations of automobile service stations and convenience stores; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Parsippany, in the County of Morris, New Jersey, as follows:

**Section 1.** Section 430-88B(1) of the Township Code, Conditional Uses, is hereby deleted in its entirety and replaced as follows:

**§430-88 Conditional uses.**

The following conditional uses shall be permitted:

- B. Automobile service stations, subject to all development regulations of the district, and further subject to the following regulations:
  - (1) No gasoline service station, garage or automobile repair facility shall be located within 500 feet of any residential zone district, place of worship, school, hospital, public library or other similar places of public assembly. No more than three service stations shall be permitted within a linear mile along any street. For purposes of this provision, a “residential zone district” shall include all zone districts where residential uses are permitted or conditionally permitted.

**Section 2.** All other provisions of the Ordinances of the Township of Parsippany-Troy Hills not amended or supplemented herein remain in full force and effect.

**Section 3.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**Section 4.** All ordinances or parts of Ordinances of the Township of Parsippany-Troy Hills heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.