

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AMENDING CHAPTER 148 "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON "PERTAINING TO LIMITED BREWERIES"

Ordinance #11-2023

BE IT ORDAINED by the Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey, that the following amendments shall be made to Section 148-35 of Article V, "Conditional Uses, Exceptions, Modifications and Critical Areas", Chapter 148 of the Land Use Ordinance of the Township of Readington as follows (changes marked thus signify new language; changes marked ~~thus~~ signify deletions:

SECTION 1. Section 148-35. Limited Brewery.

A limited brewery (1b) licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10, subject to the following conditions:

- A. Shall not utilize a plenary retail license (1c) for alcohol consumption with the limited brewery license;
- B. Shall be located upon a tract of land exclusively under the control of the brewery licensee;
- C. The brewery licensee shall be actively engaged in farming on, or on a tract directly adjacent to, the brewery premises;
- D. The brewery licensee shall grow and cultivate hops or other products on the farm used in the manufacturing of brewery products at the brewery;
- E. The brewery licensee shall hold no other brewery licenses within Readington Township;
- F. Shall not exceed 5,000 barrels of production per year. Production shall be demonstrated via documentation provided to the Township Clerk and Zoning Officer on an annual basis;
- G. Shall be located on a commercial farm;
- H. Shall be located on a contiguous tract at least 20 acres in area;
- I. The property upon which the brewery is located shall abut US Route 22 or US Route 202 and shall have direct vehicular access from such abutting highway;
- J. Shall have tasting room/areas;
- K. Brewery sales hours of operation: shall not extend outside of the hours of noon and 10:00 pm;
- L. Entertainment and media hours of operation. Other than background music, radio and television contained within the brewery building, all other forms of entertainment/media permitted by the license shall not occur outside the hours of noon and 9:00 p.m.;
- M. Outdoor beverage service. Sales and service of beverages is permitted outside within a fenced or walled enclosed area with such fence or wall having a minimum height of three feet, provided that such an area is delineated on an approved site plan;

N. **On-Premises Special Events. A Limited Brewery may conduct on-premises special events, as defined and by the New Jersey Alcohol Beverage Control Act, Title 33. These may be held indoors or outdoors. The maximum number of each category of event per calendar year is subject to the following limitations:** Outdoor on-premises special events (open to the general public) shall be subject to the following:

(1) 25 Special Events

(2) 52 Private Parties

(3) 25 Social Affair Events

~~(1) Events that exceed 60 attendees shall be limited to six events per year, subject to Subsection P below;~~

~~(2) Shall be located within a delineated area depicting the location and extent of the area that is be used for such events and which is shown on an approved site plan;~~

~~(3) Shall not occur outside the hours of noon and 9:00 p.m.;~~

~~(4) Off street parking for special events shall not be permitted in areas other than those parking areas depicted on an approved site plan.~~

O. **Outdoor Special Events with Amplified Sound. Outdoor, on-premises special events that include live, amplified music performance, amplified recorded music or broadcast music, a DJ appearance, or a live-televised championship sporting event shall be limited to no more than 16 events per calendar year. Notwithstanding the annual limit on such events, no more than four (4) such events are permitted per calendar month. The duration of each event shall be one day.** On-premises private parties and social affairs shall be subject to the following:

~~(1) Events that exceed 60 attendees shall be limited to six events per year, subject to Subsection P below;~~

~~(2) Shall be located within a delineated area depicting the location and extent of the area that is be used for private parties and which is shown on an approved site plan. The site plan shall illustrate, in plan and details, the manner in which this area shall be segregated from the general public;~~

~~(3) If held outdoors, shall not occur outside the hours of noon and 9:00 p.m.;~~

~~(4) Off street parking for private parties shall not be permitted in areas other than those parking areas depicted on an approved site plan.~~

P. **Outdoor on-premises special events with amplified music only shall not occur outside the hours of noon and 9:00pm.** A maximum of six outdoor events with amplified music shall be permitted per year among the various described activities in Subsections L, N and O above;

Q. **Off-street parking for on-premises special events shall not be permitted in areas other than those parking areas depicted on an approved site plan or as approved through a special event permit.**

~~QR.~~ On-premises special event notice: A copy of the notice required to be provided to the New Jersey Division of Alcoholic Beverage Control for an on-site special event shall be provided to the Township Clerk and Zoning Officer no less than 10 days prior to an event;

~~RS.~~ Entertainment notice: A copy of the notice required to be provided to the New Jersey

Division of Alcoholic Beverage Control advising of the intent to have live music, DJ's, television programs, movies or sporting events shall be provided to the Township Clerk and Zoning Officer no less than 10 days prior to an event;

~~ST~~. Compliance with maximum permissible sound levels: All activities, other than agricultural activities, shall comply with Chapter 158 Noise, of the Readington Township Code with respect to the maximum permissible sound levels.

~~TU~~. Maximum floor area ratio for brewery buildings: .02. This is not in addition to the overall maximum permitted floor area ratio of 0.04;

~~UV~~. Maximum building height for any buildings associated with brewery shall not exceed two stories and 30 feet;

~~VW~~. Minimum building and off-street parking setback from street line or property line, excluding existing agricultural buildings: 100 feet;

~~WX~~. Minimum street frontage on a street: 200 feet;

~~XY~~. Minimum off-street parking shall be provided as follows:

- (1) One space for every three seats in tasting room/areas plus one space for every employee on the shift with the greatest census; plus
- (2) One space for every 100 square feet of special event or private party space not accounted for in the calculation of the brewery/tasting room.

~~YZ~~. Off-street parking screening: Parking for visitors, employees and commercial vehicles for the brewery shall be screened from public view and the view of any adjacent properties with a screen planting, berm, fence, wall or combination thereof, no less than four feet in height. This buffering shall be provided between the off-street parking areas and any lot line or street line. Where a building intervenes between a street line or property line to sufficiently buffer views of parking, such screening shall not be required;

~~ZAA~~. Outdoor storage: No outdoor storage, except for agricultural materials, supplies and equipment, shall occur on the property;

~~ABB~~. Refuse and recycling containers shall be enclosed within masonry enclosures with gates with a height sufficient to conceal all materials stored within;

~~BB~~ ~~CC~~. Lighting: Maximum height of any fixture shall be 14 feet; parking lot lights shall be turned off within two hours after the close of business;

~~CC~~ ~~DD~~. Permanent freestanding sign permitted: Not more than one permanent freestanding sign having a maximum permitted sign area of 64 square feet and a maximum permitted height of eight feet;

~~DD~~ ~~EE~~. Temporary freestanding sign permitted: Not more than one temporary sign having a maximum sign area of no more than 14 square feet and a maximum height of four feet. The maximum permitted duration for a temporary sign is 30 days;

~~EE~~ ~~FF~~. Building-mounted sign permitted: Not more than one building-mounted sign having a maximum sign area of 24 square feet and a maximum height of 15 feet;

~~FF~~ ~~GG~~. Major site plan approval is required.

SECTION 2. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 3. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON *MAY 1, 2023* AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON *JUNE 5, 2023* AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK