BOROUGH OF DUNELLEN

ORDINANCE 07-08

WHEREAS, Section 115-35 (C.3) of the Municipal Code of the Borough of Dunellen lists Gasoline Service Stations as a Conditional Use in a “B” Business District with conditions defined in Section 115-37; and

WHEREAS, no conditions have been defined in that section or any other section; and

WHEREAS, the one-square mile Borough of Dunellen has a geographical compactness, diverse housing options and a relatively high density of its population in and around the Route 28 area; and

WHEREAS, the Dunellen Planning Board has conferred with the Dunellen Police Department Safety Officer and the Borough’s Professional Planner, the Planning Board proposes the following:

THAT, Section 115-37 (Conditional Uses) of the Municipal Code of the Borough of Dunellen shall be amended to include the following conditions for a Gasoline Service Station in the business Zone:

Gasoline Service Stations. Gasoline Service Stations may be permitted in the B Zone, provided that:

1. It shall not be located within 1,000 feet of a residential unit.
2. It shall not be located within 1,000 feet of a railroad line so as to reduce its potentiality as a target for disruption of rail service.
3. Lot size shall be sufficient to accommodate supply tank refills without disruption/reduction of filling service to customers, and to allow access and egress of supply tank vehicles without the need to reverse the vehicle’s direction.
4. Vehicles refilling supply tanks shall not cross lot lines while off loading.
5. No convenience store or selling of consumable products exists on the lot.
6. No automobile repair and/or bodywork is performed on site.
7. Pump islands shall maintain a front and side yard setback of at least 20 feet and a rear yard setback of at least 25 feet.
8. Lot is not located adjacent to an intersection so as to reduce its potentiality as a generator of traffic congestion or blockage in the event of a catastrophic incident.