

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE
REDEVELOPMENT PLAN FOR BLOCK 14, LOTS 2 AND 4 KNOWN AS
THE NIKE MISSILE BASE SITE**

ORDINANCE 2021-23

WHEREAS, the Township of Woolwich purchased property identified on the Tax Maps of the Township of Woolwich as Block 14, Lots 2 and 4 and commonly known as the former Nike Missile Base Site from the Government Services Administration in 2009; and

WHEREAS, on June 18, 2009, the Township Joint Land Use Board adopted Resolution R-2009-18 recommending that the Township Committee designate the Property an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, on July 20, 2009, the Township Committee adopted Resolution R-2009-165 designating the Property an Area In Need of Redevelopment; and

WHEREAS, thereafter, the Township Committee adopted a redevelopment plan entitled “Nike Missile Site Redevelopment Plan” prepared by J. Timothy Kernan, Maser Consulting, pursuant to Ordinance 2017-03 on March 6, 2017; and

WHEREAS, the purpose of this Ordinance is to Amend the Nike Missile Site Redevelopment Plan to incorporate special use, bulk, area and design criteria as part of that redevelopment plan with the ultimate goal of facilitation of redevelopment of the Nike Missile Site; and

WHEREAS, the special bulk, area and design criteria are attached hereto as Exhibit “A” and incorporated into this Ordinance by reference; and

WHEREAS, the Township Committee of the Township of Woolwich desires to adopt said Amendment to the Nike Missile Site Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of Woolwich Township, County of Gloucester, State of New Jersey, that:

1. The Redevelopment Plan entitled, "Nike Missile Site Redevelopment Plan," is hereby amended to include and incorporate the use, bulk, area and design criteria depicted on Exhibit "A" attached hereto and referenced herein; and
2. Where bulk standards are not provided in Exhibit A, standards shall continue to be governed by the Nike Missile Site Redevelopment Plan; and
3. The Township Committee of Woolwich Township notes that the power of eminent domain is not made a part of the Nike Missile Site Redevelopment Plan; and
4. The Amendments to the Nike Missile Site Redevelopment Plan will be on file in the office of the Woolwich Township Clerk for review by the public during normal business hours.

TOWNSHIP OF WOOLWICH

By: _____
Vernon Marino, Mayor

ATTEST:

Jane DiBella, Administrator / Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the ____ day of _____, 2021. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such Ordinance at which time any interested person(s) may be heard. Said hearing is to be conducted on the ____ day of _____, 2021, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey beginning at 6:00pm.

Jane DiBella, Administrator / Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the ____ day of _____, 2021.

Jane DiBella, Administrator / Clerk

EXHIBIT “A”
Nike Missile Site Redevelopment Plan
Section 5 Proposed Land Uses, Building Requirements and Design Standards

Lot 2, CONTROL SITE

Permitted Principal Uses

Industrial, includes warehouses.

Permitted Accessory Uses

Includes sound attenuation walls/structures with an allowed 30-foot height.

Bulk Standards

Site Criteria:

Minimum Lot Width	200 feet
Minimum Lot Depth	250 feet

Yard and Bulk Requirements:

Maximum Impervious Coverage	75 %
Minimum Floor Area Ratio	0.45
Maximum Building Height	60 feet
Buffer / Pedestrian Zone Front	75 feet
Buffer / Pedestrian Zone Rear (non-residential)	50 feet
Buffer / Pedestrian Zone Side (residential)	75 feet

Building Setback:

Minimum Front Yard	100 feet
Minimum Side Yard	100 feet
Minimum Rear Yard	100 feet

Parking and Loading Setback:

Auto / Light Truck Parking from right of way (Gilcrest and Swedesboro-Paulsboro)	75 feet
Trailer Truck Parking / Loading from right of way	100 feet*
Adjacent lot line with adjoining residential use	75 feet
Adjacent lot line with adjoining light industrial	50 feet

Design:

- (1) Understanding that design standards intended for commercial, retail, and small- scale light industrial uses may not be appropriate or aesthetically pleasing for larger scale warehouse-type uses, the following design standards shall be incorporated into the proposed redevelopment:
 - (a) With the exception of materials related to rooftop solar or a vegetated green roof, all rooftop equipment shall be screened from view.
 - (b) Blank facades or walls exceeding 100 feet in length shall not be permitted. To mitigate the appearance and perception of a large monolithic building, developers may consider, but are not limited to the following: decorative patterns on exterior finishes, metal or synthetic paneling, fenestration, horizontal banding, and vegetated “green” walls or espaliers, or a combination thereof.

- (c) Building articulation and fenestration shall also be provided for warehouse or distribution/warehouse facilities with an accessory office component, specifically in the areas of the facility related to employee entrances and office spaces. Such areas shall maximize natural lighting and incorporate the following:
 - [1] No blank facades or walls are permitted.
 - [2] Minimum area of window opening on facades of office spaces and employee entrances: 40%.
 - [3] Vertical and horizontal building offsets are encouraged.
 - [4] Spandrel glass may be utilized in the design; however, it shall not be included as part of the window area calculations in subsection [2] above for more than 50% of the required opening.
- (d) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (e) Outdoor storage shall be fully enclosed.
- (f) Shared-use paths.
 - [1] Multipurpose shared-use paths and sidewalks shall be provided consistent with the Township’s Public Spaces Plan within the front buffer, connecting to existing adjacent paths and sidewalks, or constructed so that future adjacent paths can connect. The minimum widths for such paths shall be as follows:
 - [A] Local Connector: A 6-foot-wide sidewalk shall be provided.
 - [B] Rural Highways: A minimum 6-foot-wide paved path shall be provided.
 - [2] A pedestrian system within parking court defined by textured pavement is required.
 - [3] Minimum five-foot-wide sidewalks shall be provided adjacent to buildings for safe access by employees.
- (g) Basins are permitted in buffer areas along roads, provided enhanced landscape screening and berming is utilized to the satisfaction of the Joint Land Use Board.
- (h) Recommended Design Guidelines. As part of a written design concept statement developers shall identify if and how the proposed development incorporates the following recommended design guidelines:
 - [1] Building façade materials may include or resemble brick, stone, synthetic trim board, stucco or similar material.
 - [2] Cool roofing (roofing with a high solar reflectance index), vegetated “green” roofs, and rooftop solar are encouraged.
 - [3] Environmental features in building and site design that promote sustainability are encouraged. Such features include, but are not limited to solar screens, solar panels, green stormwater infrastructure (i.e. bioswales, cisterns, rain gardens, porous pavements), xeriscaping or native vegetation to reduce irrigation needs, and design features or vegetation that helps to modulate microclimate and lower summer cooling loads.

Parking Requirements:

Warehouse facilities	1 space per 2,500 gross square feet of building
Distribution/Warehouse facilities	1 space per 1,500 gross square feet of building

Passenger Vehicle Parking Stall Size

While 9 ft. x 18 ft. is permitted, at least 50% of all parking spaces shall be 10 ft. x 20 ft.

Driveway Openings:

Maximum width

50 feet

* The Parking and Loading setback for Semi-Trailer Trucks (From External Rights of Way) may be reduced from 100 to 75 feet where enhanced landscape screening and berming is utilized to the satisfaction of the Joint Land Use Board.