

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023-05**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,
SECTION 137, ENTITLED “CORRIDOR COMMERCIAL DISTRICT” IN
ACCORDANCE WITH THE 2022 MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, one of the Goals of the 2003 Master Plan was to “Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability” and identified an objective to review existing zoning patterns to determine if changes to the light industrial and office use were necessary; and

WHEREAS, the 2022 Master Plan Re-examination report acknowledged that this goal and objective continues to be applicable and should continue to be implemented, and recommended that due to the increase in warehousing and logical distribution facilities, continued evaluation of the zoning ordinance as to these uses is appropriate; and

WHEREAS, warehouse and distribution uses have become an increasingly prominent use in recent development applications within the light industrial zone; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to limit the areas in which warehousing and distribution facilities are permitted; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Amend §203-137, entitled, “Corridor Commercial District”, to eliminate the following permitted uses from Section B:

(30) Warehouse and distribution of goods and products, provided that no goods are sold at retail from the premises.

Section 2. Amend §203-137, entitled, “Corridor Commercial District”, to revise the following permitted uses from Section B by adding the underlined language:

(11) Light industrial and light assembly operations which do not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. 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 a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.

Jane DiBella, Township Clerk

