

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023-21**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING ORDINANCE
NO. 2023-12 RELATING TO THE 5A FIVE ACRE RESIDENTIAL DISTRICT**

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 (“2022 Master Plan Re-Examination Report”); and

WHEREAS, the 2022 Master Plan Re-examination Report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, the Master Plan Re-examination Report recommended that the Township adopt a clustering ordinance for the 5-acre zoning district (5A) to support the preservation of farmland and greenway space while allowing for development in areas outside of environmentally sensitive lands and nearby existing utilities; and

WHEREAS, pursuant to N.J.S.A. 40:55D-62(a) the Township Committee of the Township of Woolwich (“Township Committee), is authorized to and has the power and authority to adopt or amend zoning ordinances; and

WHEREAS, N.J.S.A. 40:55D-65(k) authorizes a municipality to create cluster development and establish criteria for such cluster development; and

WHEREAS, on June 5, 2023, the Township Committee adopted Ordinance 2023-12, which adopted a clustering ordinance for the 5a Five Acre Residential District, in order to implement the recommendations set forth in the 2022 Master Plan and to strike an appropriate balance between development and preservation of farmland and/or other greenway space within the Township of Woolwich; and

WHEREAS, it was determined that the Section 203-39.F.(11) of Ordinance 2023-12 was too restrictive as it relates to deed restricted wetlands and wetland buffers, and the Mayor and Committee determined that it was in the best interest of the Township to amend this section to be consistent with standards adopted by the New Jersey Department of Environmental Protection.

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. Section 203-39.F.(11) of the Woolwich Township Zoning Ordinance of 1992, entitled, “5A Five Acre Residential District”, as adopted by Ordinance 2023-12, is hereby repealed in its entirety and replaced with the following:

- (11) Restrictions Applicable to Wetland and Wetland Buffers. All wetlands and wetland buffers located within the Greenway Lands, and any activity thereon, shall comply with the requirements of the New Jersey Freshwater Wetlands Protection Act Rules

adopted by the New Jersey Department of Environmental Protection, at N.J.A.C. 7:7A, as may be amended or supplemented, including but not limited to any exemptions for farming, ranching and siculture set forth in N.J.A.C. 7:7A-2.4, if applicable, as the same may be amended or supplemented.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. 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 4. 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 19th day of June, 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 17th day of July, 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 the 17th day of July, 2023.

Jane DiBella, Township Clerk