

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023 - 07**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,
SECTION 5, ENTITLED “DEFINITIONS AND WORD USAGE” 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 increasingly prominent uses in recent development applications within the light industrial zone; and

WHEREAS, the New Jersey State Planning Commission’s Office of Planning Advocacy has recently adopted policy recommendations setting forth Distribution Warehousing and Goods Movement Guidelines which suggest that warehousing, delivery, distribution and fulfillment facilities are becoming a more specialized use that no longer fits the definition of “light industrial” uses; and

WHEREAS, the Township has determined that it is in the best interest of the Township to reexamine and redefine light industrial uses to clarify the type of land uses associated with that definition; 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 §203-5, entitled, "Definitions and word usage", to repeal and replace the following definition:

INDUSTRIAL, LIGHT

Indoor fabrication, finishing, manufacturing, processing and/or assembly of noncombustible materials, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of finished products, parts or goods and the incidental sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties. Light industrial uses shall not include the production of petroleum into fuel, oil or other products or chemical processing and storage, and shall not produce any corrosive, toxic, noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety, or general welfare, provided however that existing activities not in violation of city, state or federal law are exempt. Light industrial specifically excludes warehouses, container terminals, terminal facilities, storage facilities, distribution facilities, fulfillment centers, last miles fulfillment facilities, cold storage facilities, or other storage or distribution of goods.


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 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

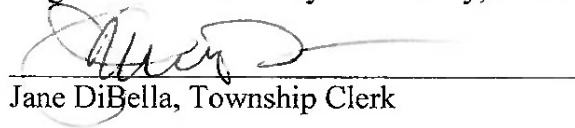
interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.



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.



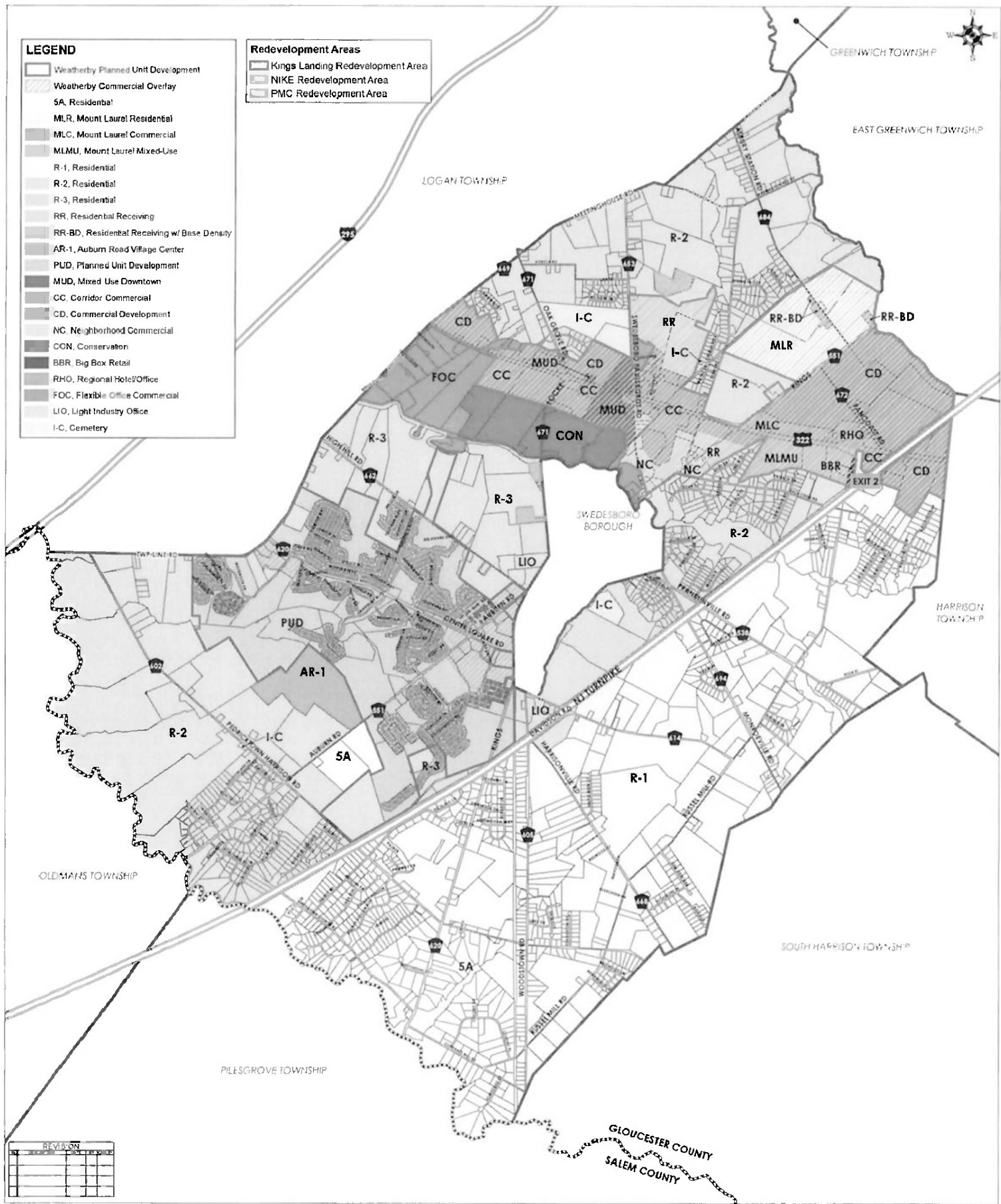
Jane DiBella, Township Clerk

LEGEND

- Weatherby Planned Unit Development
- Weatherby Commercial Overlay
- 5A, Residential
- MLR, Mount Laurel Residential
- MLC, Mount Laurel Commercial
- MLMU, Mount Laurel Mixed-Use
- R-1, Residential
- R-2, Residential
- R-3, Residential
- RR, Residential Receiving
- RR-BD, Residential Receiving w/ Base Density
- AR-1, Auburn Road Village Center
- PUD, Planned Unit Development
- MUD, Mixed Use Downtown
- CC, Corridor Commercial
- CD, Commercial Development
- NC, Neighborhood Commercial
- CON, Conservation
- BBR, Big Box Retail
- RHO, Regional Hotel/Office
- FOC, Flexible Office Commercial
- LIO, Light Industry Office
- I-C, Cemetery

Redevelopment Areas

- Kings Landing Redevelopment Area
- NIKE Redevelopment Area
- PMC Redevelopment Area



NO.	DATE	DESCRIPTION
1	02/06/2023	ADOPTED

REVISION

1. This map is a draft and is subject to change without notice. It is not to be used for any legal or financial purposes. The final map will be published in the official gazette.



DRAFT

ZONING MAP
 WOOLWICH TOWNSHIP
 GLOUCESTER COUNTY, NJ
 02/06/2023 SCALE 1" = 1,000'

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