

**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Zoning Ordinance of 1992, entitled, “5A Five Acre Residential District”, as adopted by Ordinance 2023-12, is hereby repealed in its entirety and replaced with the following: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 siviculture 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 19<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> day of July, 2023.



Jane DiBella, Township Clerk



**Craig Frederick  
Mayor**

# **WOOLWICH TOWNSHIP**

120 Village Green Drive  
Woolwich Township, New Jersey 08085  
Main: 856.467.2666 Fax: 856.467.3545

**Jane DiBella  
Administrator**

To: Erin Simone [esimone@maleygivens.com](mailto:esimone@maleygivens.com)  
Shannon Kilpatrick, JLUB Secretary [skilpatrick@woolwichtwp.org](mailto:skilpatrick@woolwichtwp.org)

From: Jane DiBella, Administrator/Clerk

Date: July 18, 2023

Re: 7-17-2023 meeting

For your files, please be in receipt of the following as adopted by the Woolwich Township Committee on July 17th 2023.

**2023-21 Ordinance of the Township of Woolwich Amending Ordinance 2023-12 Relating to the 5A Five Acre Residential District**

Shannon-Please provide copies to your board professionals and members.

## **RESOLUTION #2023-33**

### **RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING PROPOSED CHANGES TO THE ZONING CODE**

**WHEREAS**, the Mayor and Township Committee of the Township of Woolwich have referred certain proposed changes to the Zoning Code as contained in Ordinance 2023-21, to the Joint Land Use Board of Woolwich Township to review for consistency with the Master Plan and for comment in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64; and

**WHEREAS**, the Joint Land Use Board of the Township of Woolwich has adopted a Master Plan, and recently adopted a re-examination of the Master Plan ("2022 Master Plan Re-Examination Report") pursuant to Resolution 2022-33 adopted by the Joint Land Use Board on October 20, 2022, providing for the appropriate use and development of lands in the Township in a manner which will promote the public health, safety, morals and general welfare, which includes in part a land use plan element and housing plan element; and

**WHEREAS**, the Mayor and Committee have introduced at first reading Ordinance No. 2023-21, which title reads "Ordinance of the Township of Woolwich Amending Ordinance No. 2023-12 Relating to the 5A Five Acre Residential District", which would amend §203-39.F.(11) to amend and replace the restrictions applicable to Wetland and Wetland Buffers within the 5A Five Acre Residential District, and has referred the proposed Ordinance to the Joint Land Use Board for review and recommendation pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26. A copy of the proposed Ordinance No. 2023-21, which sets forth the proposed amendments to the Zoning Code is attached hereto and made a part of this resolution by way of reference as Exhibit A; and

**WHEREAS**, the Woolwich Township Joint Land Use Board, on July 6, 2023, performed its review and after careful review and consideration, made its recommendation based on the documents presented by the Township Planner and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

**WHEREAS**, the Woolwich Township Joint Land Use Board after careful review and discussion has determined that the adoption of the proposed amendments to the Zoning Code contained in the proposed Ordinance No. 2023-21 conform and are consistent with the Master Plan, including the recently adopted Master Plan Re-Examination adopted on October 20, 2022 and meet the goals of same, the amendments conform with sound planning principles, the passage of the ordinance amendments would further assist in the orderly development of land within Woolwich Township and overall the amendments are in the best interests of Woolwich Township.

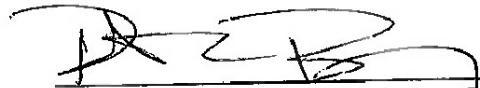
NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 8 in favor, 0 opposed and 0 abstentions, (Voting for: Grasso, Fein, Julianno, Lock, Marino, Frederick, Maccarone, Rushton) (Voting Against: \_\_\_\_\_) as follows:

1. The Woolwich Township Joint Land Use Board approves and recommends the adoption of the proposed Ordinance No. 2023-21 which includes the proposed amendments to the Zoning Code, attached hereto as Exhibit A, and same is hereby referred to the Woolwich Township Mayor and Township Committee, for review and adoption; and

2. The Woolwich Township Joint Land Use Board determines and finds that the proposed Ordinance and the proposed amendments to the Zoning Code contained therein and attached hereto as Exhibit A, are consistent with and conform to the Master Plan, including the recently adopted Master Plan Reexamination Report.

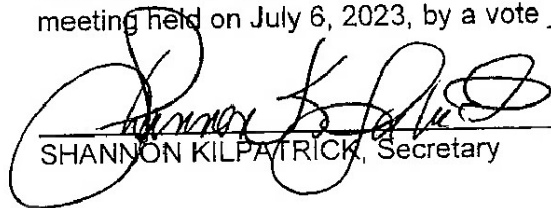
3. Any recommendations, if any, of the Joint Land Use Board are attached hereto as Exhibit B.

JOINT LAND USE BOARD OF THE  
TOWNSHIP OF WOOLWICH

  
\_\_\_\_\_  
Robert Rushton, Vice Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 6<sup>th</sup> day of July 2023; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on July 6, 2023, by a vote 8 to approve, 0 to oppose and 0 to abstain.

  
\_\_\_\_\_  
SHANNON KILPATRICK, Secretary

In favor of the resolution:

Grasso, Fein, Julianno, Lock, Marino, Frederick, Maccarone, Rushton

Opposed to the resolution:

Abstained: