

**TOWNSHIP OF KNOWLTON
COUNTY OF WARREN COUNTY STATE OF NEW JERSEY
ORDINANCE 2022-03**

AN ORDINANCE OF THE TOWNSHIP OF KNOWLTON AMENDING CHAPTER 11,
ARTICLE 39 OF THE CODE OF THE TOWNSHIP OF KNOWLTON TO PROHIBIT
AUTOMOBILE SERVICE STATIONS WITHIN THE C-1 NEIGHBORHOOD
COMMERCIAL ZONE

WHEREAS, the Knowlton Township Planning Board adopted a Master Plan Reexamination Report on September 22, 2020, as required by N.J.S.A. 40:55D-89; and

WHEREAS, the 2020 Reexamination Report made the following findings regarding automotive service stations:

- Among a number of other permitted and conditional uses in the C-1 District, automobile service stations are a permitted conditional use.
- Automotive service station is defined by the Knowlton Township Land Development Ordinance as “Lands and buildings where motor fuel, lubricants and miscellaneous accessories for motor vehicles other than tractor trailers are sold and dispensed and where services are rendered for engine and mechanical repairs, but where no vehicular painting and/or body work is conducted and where no junked or unregistered motor vehicles are kept or stored”.
- There has been a marked increase in automotive service station applications before the Knowlton Planning Board and Zoning Board to expand existing or construct new service stations.
- The Master Plan Reexamination Report establishes a Master Plan Objective against the proliferation of automobile service stations and truck stops in the Township.
- While service stations may provide a valuable service to passing motorists, the uses are not desirable for the Township. They are generally inconsistent with the rural character of the Township and have a high risk of pollution and contamination of the Township’s rich environmental resources.
- The Reexamination Report finds that there is already a proliferation of service stations throughout the Township that well exceed the needs of the local residents of Knowlton Township; and

WHEREAS, the 2020 Reexamination Report recommends that the Land Development Ordinance be amended to remove automotive service stations from the list of permitted uses in the C-1 Neighborhood Commercial Zone; and

WHEREAS, the 2020 Reexamination Report expresses concern regarding the impacts of current truck traffic within Knowlton Township and the anticipated future increase in truck traffic in Knowlton that may generated as a result of proposed industrial and warehouse development in neighboring communities; and

WHEREAS, the 2020 Reexamination Report noted that the Warren County Planning Department received a grant from the Highlands Council to conduct a traffic study to determine the impacts on traffic conditions that would result from the full buildout of the industrial zoning districts throughout Warren County and recommended that this issue of truck traffic be revisited by the Knowlton Planning Board once the County completes its study; and

WHEREAS, the Warren County Planning Department published the Warren County Light Industrial Site Assessment (WCLISA) Final Report on September 9, 2020; and

WHEREAS, the WCLISA Report made certain findings that relate to the Township of Knowlton which are summarized as follows:

- The WCLISA states that Warren County's location in the Region and proximity to Interstates 78 and 80 position the County as a desirable center for warehouse development and freight/goods movement. The County is currently experiencing increased interest in warehousing and distribution development. The study was undertaken to understand the potential long-term impact of such development in the County.
- Fifteen sites within Warren County (outside of the Highlands Preservation Area) were identified as having potential for industrial development, two of which include the Industrial and LDI Low Density Industrial Districts in the neighboring community of White Township.
- The fifteen industrial sites reviewed contain over 4,000 acres and have a potential to produce over 45 million square feet of gross floor area for industrial and warehousing development.
- The WCLISA found that at full buildout these sites would generate a substantial amount of traffic, both from trucks and automobiles, as increased employment and goods movement would be generated to and from these industrial sites; and

WHEREAS, the WCLISA Report failed to study the impacts of increased truck and passenger vehicles traffic along Route 46 in Knowlton Township, which is currently heavily traveled by trucks and vehicles desiring to travel westbound towards Interstate 80 or eastbound from Interstate 80; and

WHEREAS, the Township of Knowlton remains opposed to increased truck traffic along Route 46 and intends to take legislative action in accordance with the Municipal Land Use Law to limit the increase of such truck traffic and lessen the potential impacts to the character of Knowlton Township.

BE IT ORDAINED, by the Mayor and Committee of the Township of Knowlton in the County of Warren, and State of New Jersey as follows (deletions are shown as ~~thus~~ and additions are shown as thus):

SECTION 1. Chapter 11, Article 39 entitled, “Neighborhood Commercial Zone (C-1) Regulations” is hereby amended as follows:

§ 11-311 Conditional uses.

Conditional uses in the C-1 Zone shall be as follows:

- A. Essential services.
- B. Churches and other places of worship, including parish houses, Sunday school buildings and other similar uses.
- C. Nursery schools.
- D. ~~Automobile service stations.~~ *Reserved.*
- E. Cellular antennas and cellular towers (see Article 41.1).
- F. Animal hospitals and kennels.

§ 11-315 Regulations governing conditional uses.

~~E. Automotive service stations. In addition to meeting the requirements of this zone, the following additional standards shall be applicable:~~

- ~~(1) Location. No service station, gas station, vehicle repair shop or any vehicular access thereto shall be located within 200 feet of schools, playgrounds, churches, hospitals, public libraries and institutions for dependents or for children and senior citizen housing.~~
- ~~(2) Vehicular access. Vehicular access shall not be closer to the intersection of any two street lot lines than 50 feet, nor shall any such use be located within 25 feet of any boundary line or any residential zone.~~
- ~~(3) These operations shall be conducted on a lot of no less than one acre.~~
- ~~(4) The maximum impervious cover shall be 60%.~~
- ~~(5) All automotive service stations that sell gasoline at retail to consumers from gasoline pumps shall be required to have an alternate energy source, such as a standby power generator, that is capable of providing electrical service during an interruption of the normal electrical supply sufficient to power the gasoline pumps so that gasoline can be sold to consumers. The alternate energy source shall be sufficient to operate all pumps during normal business hours of the service stations.~~
- ~~(6) The alternate energy source required herein shall be required any time an existing automotive service station expands and requires site plan and/or variance approval from the Planning Board; or undertakes a substantial renovation (e.g., tank replacement). The determination of whether a renovation is substantial shall be within the sole discretion of the Zoning Officer.~~

E. *Reserved.*

§ 11-315.1 Prohibited uses.

- A. Automotive service stations are expressly prohibited in the C-1 District. New construction or expansion of any automotive service station shall be prohibited.

SECTION 2. NUMBERING.

This ordinance may be renumbered for codification purposes.

SECTION 3. REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Introduction: April 28, 2022

Motion: Starrs

Second: Cuntala

Roll Call: Cuntala—aye, Mazza—absent, Shipps—aye, Van Horn—aye, Starrs—aye.

Adoption: May 26, 2022

Motion: Starrs

Second: Cuntala

Roll Call: Cuntala—aye, Mazza—absent, Shipps—aye, Van Horn—aye, Starrs—aye.