

ORDINANCE # 13-2021

ORDINANCE OF THE TOWNSHIP OF EAST GREENWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 16.76, 16.78, 16.79, 16.80 AND 16.84 OF THE ZONING LAND DEVELOPMENT CODE

WHEREAS, the Township Planner has brought to the Township Committee that there are some components of the Land Development Code regarding zoning which should be amended for conformity purposes; and

WHEREAS, the Township Committee has determined that it is in the best interests of the Township to adopt recommendations made by the Planner and to amend the Zoning Ordinances to be more effective, efficient, and enforceable; and

WHEREAS, the Township of East Greenwich desires to amend Chapter 16.76 - B-1 Interstate Business Zone; Chapter 16.78 – B-2 Interstate Business II Zone; Chapter 16.79 – B-3 Community Commercial District; Chapter 16.80 – I Industrial Zone; and Chapter 16.84 – Conditional Uses; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Committee of the Township of East Greenwich, in the County of Gloucester and State of New Jersey, that it hereby repeals and amends the limited following Sections of Chapter 16.76 - B-1 Interstate Business Zone; Chapter 16.78 – B-2 Interstate Business II Zone; Chapter 16.79 – B-3 Community Commercial District; Chapter 16.80 – I Industrial Zone; and Chapter 16.84 – Conditional Uses to include the following:

SECTION 1. REPEAL:

Chapter 16.76 – B-1 Interstate Business I Zone

16.76.020 Permitted Uses.

H. Uses similar to those above.

16.76.030 Dimensional restrictions – other regulations

C. Buildings Coverage Limit. Not more than thirty (30) percent of the area of any lot may be occupied by buildings.

G. Building Height. Buildings and other structures shall not exceed thirty-five (35) feet in height.

Chapter 16.78 – B-2 Interstate Business II Zone

16.78.020 Permitted Uses.

G. Office;

H. Light Fabrication;

I. Contractor services provided that not more than thirty (30) percent of the lot area is used for outdoor storage. All storage areas shall be screened and buffered from adjacent lots;

J. Electronics and parts assembly;

K. Any accessory use on the same lot which is customarily incidental to any of the above permitted uses;

L. Uses similar to those listed above.

16.78.030 Conditional uses.

B. Motor vehicle service stations.

16.78.040 Dimensional restrictions – other regulations

C. Buildings Coverage Limit. Not more than thirty (30) percent of the area of any lot may be occupied by buildings.

G. Building Height. Buildings and other structures shall not exceed thirty-five (35) feet in height.

- H. Impervious Coverage Limit. A maximum of sixty-five (65) percent of the area of a lot may be covered with impervious material.
- I. Clearing Limit. A maximum of seventy (70) percent of a lot may be cleared of vegetation for the purpose of constructing improvements.
- J. Vegetated Area. At least thirty-five (35) percent of area of each lot must be covered by vegetation.

Chapter 16.79 – B-3 Community Commercial District

16.79.040 Conditional Uses.

- F. Warehouses and Distribution Centers.
Warehouse and distribution center building height not to exceed sixty (60) feet.

16.79.070 Dimensional and area regulations.

Standard	Greater than 10 acres	2-10 acres
Maximum building coverage	25%	30%
Maximum lot impervious cover	65%	55%
Maximum lot clearing limit		60%

Chapter 16.80 – I Industrial Zone

16.80.040 Dimensional restrictions – other regulations

- G. Building Height. No building shall exceed thirty-five (35) feet in height, unless authorized by a special exception by the planning board.
- H. Impervious Coverage Limit. A maximum of twenty-five (25) percent of the area of a lot may be covered with impervious material.
- I. Clearing Limit. A maximum of eighty (80) percent of a lot may be cleared of vegetation for the purpose of constructing improvements.
- J. Vegetated Area. At least twenty-five (25) percent of area of each lot must be covered by vegetation.

Chapter 16.84 – Conditional Uses

16.84.050 Motor Vehicle Service Stations.

Motor vehicle service stations may be permitted in the interstate business II zone, provided that the following standards are met:

SECTION 2. AMENDMENT

Chapter 16.76 – B-1 Interstate Business I Zone

16.76.030 Dimensional restrictions – other regulations

- C. Buildings Coverage Limit. Not more than thirty-five (35%) percent of the area of any lot may be occupied by buildings.
- G. Building Height. Buildings and other structures shall not exceed sixty-five (65) feet in height.

Chapter 16.78 – B-2 Interstate Business II Zone

16.78.020 Permitted Uses.

- G. Truck and Car Wash;
- H. Office;
- I. Agricultural uses, as permitted in RR district;
- J. Light Fabrication;
- K. Contractor services provided that not more than thirty (30) percent of the lot area is used for outdoor storage. All storage areas shall be screened and buffered from adjacent lots;
- L. Electronics and parts assembly;
- M. Any accessory use on the same lot which is customarily incidental to any of the above permitted uses.

16.78.030 Conditional uses.

- B. Motor vehicle and truck service and fueling stations.

16.78.040 Dimensional restrictions – other regulations

- C. Buildings Coverage Limit. Not more than thirty-five (35) percent of the area of any lot may be occupied by buildings.
- G. Building Height. Buildings and other structures shall not exceed sixty-five (65) feet in height.
- H. Impervious Coverage Limit. A maximum eighty-five (85) percent of the area of a lot may be covered with impervious material.
- I. Clearing Limit. A maximum of ninety (90) percent of a lot may be cleared of vegetation for the purpose of constructing improvements.
- J. Vegetated Area. At least twenty (20) percent of area of each lot must be covered by vegetation.

Chapter 16.79 – B-3 Community Commercial District

16.79.040 Conditional Uses.

- F. Warehouses and Distribution Centers.
Warehouse and distribution center building height not to exceed sixty-five (65) feet.

16.79.070 Dimensional and area regulations.

Standard	Greater than 10 acres	2-10 acres
Maximum building coverage	30%	35%
Maximum lot impervious cover	70%	65%
Maximum lot clearing limit		70%

Chapter 16.80 – I Industrial Zone

16.80.040 Dimensional restrictions – other regulations

- G. Building Height. No building shall exceed eighty (80) feet in height, unless authorized by a special exception by the planning board.
- H. Impervious Coverage Limit. A maximum of eighty (80) percent of the area of a lot may be covered with impervious material.
- I. Clearing Limit. A maximum of ninety (90) percent of a lot may be cleared of vegetation for the purpose of constructing improvements.

- J. Vegetated Area. At least twenty (20) percent of area of each lost must be covered by vegetation.

Chapter 16.84 – Conditional Uses

16.84.050 Motor Vehicle and Truck Service and Fueling Stations.

Motor vehicle and truck service and fueling stations may be permitted in the interstate business II zone, provided that the following standards are met:

16.84.060 Tractor and Trailer Parking

Tractor and trailer truck parking may be permitted in the Interstate Business II Zone as a conditional use, provided they meet the following standards.

- A. Temporary parking no longer than 10 consecutive days.
- B. Parked trailers are to be empty.
- C. No overnight sleeping shall be permitted.
- D. Parking area to be secured.
- E. All parking space shall have designated spaces.
- F. Refrigeration trucks and trailers not permitted to be running while on site.
- G. Parking areas shall have management office/shelter on-site for management during operating hours, minimum of 2500 sf.
- H. The site shall have direct access to a municipal, county or state arterial roadway.
- I. Provisions for electric charging facilities to be considered or otherwise as required by municipal ordinance or NJ State Law.

BE IT FURTHER ORDAINED, should any ordinance or part thereof be found in conflict with this ordinance or the provisions thereof, then those sections contained herein shall be deemed controlling.

BE IT FURTHER ORDAINED, that all other sections of Chapter 16.76 - B-1 Interstate Business Zone; Chapter 16.78 – B-2 Interstate Business II Zone; Chapter 16.79 – B-3 Community Commercial District; Chapter 16.80 – I Industrial Zone; and Chapter 16.84 – Conditional Uses shall remain in full force and effect.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by law. Introduced at a regular meeting of Township Committee on December 14, 2021 and passed upon a second reading of Township Committee held on December 28, 2021.

TOWNSHIP OF EAST GREENWICH

BY: 

DALE L. ARCHER, MAYOR

ATTEST:



ELIZABETH MCGILL, CLERK

**TOWNSHIP OF EAST GREENWICH
ORDINANCE NO. 13-2021**

**INTRODUCTION OF AN ORDINANCE OF THE TOWNSHIP OF EAST GREENWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 16.76, 16.78, 16.79, 16.80 AND 16.84
OF THE ZONING LAND DEVELOPMENT CODE**

Public hearing Scheduled December 28, 2021 7:00 PM at East Greenwich Township Municipal Building 159 Democrat Road, Mickleton, NJ 08056. Please contact Elizabeth McGill, Township Clerk to view copy of full Ordinance: 856-423-0654 X104 or emcgill@eastgreenwichnj.com

**PUBLIC NOTICE
TOWNSHIP OF EAST GREENWICH
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Notice is hereby given that the above entitled ordinance was adopted by East Greenwich Township Committee at a meeting held on December 28, 2021.

Elizabeth McGill
Township Clerk
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