

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY IMPLEMENTING ZONING CHANGES  
NECESSARY TO COMPLY WITH THE DULY AMENDED MASTER PLAN  
2016-11**

**WHEREAS**, the Woolwich Township Joint Land Use Board conducted a Statutory Master Plan Reexamination; and

**WHEREAS**, following the necessary public hearing, as properly noticed pursuant to the Municipal Land Use Law, the Joint Land Use Board adopted the Master Plan Reexamination Report and Updates to the Transfer of Development Rights Plan Elements by way of Resolution #2016-21, adopted on June 2, 2016, which memorialized the actions of the Board on May 19, 2016; and

**WHEREAS**, the Joint Land Use Board conducted a subsequent public hearing on July 21, 2016 and adopted Resolution #2016-26 adopting minor revisions to the documents approved by way of Resolution #2016-21; and

**WHEREAS**, the Joint Land Use Board adopted Resolution #2016-25 recommending that the Township Committee adopt an appropriate Ordinance implementing the changes to the Township Zoning Code and Zoning Map to comply with the Statutory Master Plan Reexamination; and

**WHEREAS**, the Woolwich Township Committee has reviewed the materials prepared in the course of the Master Plan Reexamination process conducted before the Joint Land Use Board, including the associated reports, appendices, maps, and the like; and

**WHEREAS**, the Township Committee has given due consideration to the recommendations from the Joint Land Use Board per the terms and conditions of the Municipal land Use Law; and

**WHEREAS**, the Township Committee, in the interests of the health, safety, and welfare of the property owners in the Township desires to adopt an Ordinance implementing changes to the Zoning Code and revision to the Municipal Zoning map as recommended by the Joint Land Use Board;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Woolwich that, upon the recommendation of the Joint Land Use Board hereby adopts the following amendments to the Zoning Code, including the adoption of a revised Municipal Zoning Map:

1. The Amended Woolwich Township Zoning Map, attached hereto as **Exhibit A**, is hereby adopted and shall supersede and replace the existing Zoning Map.
2. Article VI Voluntary TDR is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit B**.

3. § 203-39 5A Five Acre Residential District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit C**.
4. A new Section, §203-184 Big Box Retail, is hereby adopted as attached hereto as **Exhibit D**.
5. §203-43 RLM Residential District is hereby rescinded, renamed and replaced by new §203-43 CON Conservation District with provisions as attached hereto as **Exhibit E**.
6. Article XVIII Gateway Highway Service (RC-2) and Gateway East (RC-4) Districts are hereby rescinded and replaced by Article XVIII Corridor Commercial (CC) §203-137 with new provisions as attached hereto as **Exhibit F**.
7. §203-5 Definitions and Word Usage is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit G**.
8. §203-34 District designations is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit H**.
9. A new Section, §203-76.3 (Breweries, Distilleries, and Wineries), is hereby adopted as attached hereto as **Exhibit I**.
10. §203-46 FOC Flexible Office Commercial District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit J**.
11. §203-48 Light Industrial/Office District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit K**.
12. §203-78 Mixed Use is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit L**.
13. §203-186 Neighborhood Commercial District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit M**.
14. §203-45 PUD Planned Unit Development District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit N**.

15. §203-40 R-1 Residential District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit O**.
16. §203-41 R-2 Residential District is hereby rescinded and replaced by new provisions as attached hereto as **Exhibit P**.
17. Article XIX Large-Format Retail, Big Box Retail, Office and Hotel, Neo-Traditional Senior Community (RC-3) District §203-139 is hereby rescinded, redesignated and replaced by Article XVII Large-Format Retail, Big Box Retail, Office and Hotel, Neo-Traditional Senior Community (RC-3 Overlay District) §203-139 as attached hereto as **Exhibit Q**.
18. Article XXVI Regional Hotel and Office, §203-185 Regional hotel and office is hereby added as attached hereto as **Exhibit R**.
19. Article XVII District Woolwich Newton District (RC-1) §203-130 is hereby rescinded, redesignated and replaced by Article XVII Residential Receiving (RR) §203-130 as attached hereto as **Exhibit S**.
20. Article XXIV Residential Receiving – Base Density (RR-BD), §§ 203-179 (Residential Receiving – Base density (RR-BD)), 203-180 (Single-family detached units with or without alley), 203-181 (Twin units, with or without alley), 203-182 (Townhouse and Court Townhouse Units), and 203-183 (Residential Flats) is hereby added as attached hereto as **Exhibit T**.

**BE IT FURTHER ORDAINED** that all prior Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective immediately upon final passage and publication as required by law.

**TOWNSHIP OF WOOLWICH**

\_\_\_\_\_  
Alan Schwager, Mayor

ATTEST: \_\_\_\_\_  
Jane DiBella, Clerk

### **CERTIFICATION**

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 1st day of August, 2016. 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 which time any interested person(s) may be heard. Said meeting to be conducted on the 15th day of August, 2016 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, and beginning at 7:00 p.m.

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Jane DiBella, Clerk