

**ORDINANCE NO. 2019-12**  
**ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF**  
**GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 203 OF**  
**THE CODE OF THE TOWNSHIP OF WOOLWICH ENTITLED "ZONING"**

**WHEREAS**, the Township Committee has deemed it necessary and prudent to amend Chapter 203 of the Code of the Township of Woolwich entitled "Zoning" to not allow residential development in certain sections of the Route 322 Corridor receiving area within the Township.

**REPEALER.** All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

**ENACTMENT.** Chapter 203 of the Code of the Township of Woolwich is hereby amended and enacted as follows:

§203-51(H) Remove and Replace with the following:

H. In the Route 322 Corridor receiving area, properties zoned MU-1 bounded by Route 322, Kings Highway and Pancoast Road shall not be permitted by-right residential development. If developers choose to develop housing units in mixed use retail/residential buildings, participation in TDR will be required to support those units.

203-56 (C)

C. Intentionally deleted and purposely left blank.

**Invalidity Reservation.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a 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 hereof.

This Ordinance shall take effect after second reading and publication as required by law.

TOWNSHIP OF WOOLWICH

\_\_\_\_\_  
Vernon Marino, Mayor

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

**CERTIFICATION OF INTRODUCTION**

The foregoing Ordinance was introduced by the Township Committee of the Township of Woolwich at a meeting held on the 15th day of July, 2019. It will further be considered for final adoption upon second reading and subsequent to a public hearing to be conducted on such Ordinance, at the next scheduled meeting of the Woolwich Township Committee at which time and place any interested person(s) may be heard. Said meeting to be held on the 5th day of August, 2019 at the Woolwich Township Municipal Building, beginning at 7:00 p.m.

\_\_\_\_\_  
Jane DiBella, Clerk

**CERTIFICATION OF ADOPTION**

The foregoing ordinance was adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5<sup>th</sup> day of August, 2019.

\_\_\_\_\_  
Jane DiBella, Clerk



**WOOLWICH TOWNSHIP  
JOINT LAND USE BOARD**

120 VILLAGE GREEN DRIVE  
WOOLWICH TOWNSHIP, NJ 08085

**PHONE:** (856) 467-2666 EXT. 3107

**FAX:** (856) 467-9775

**Date:** July 19<sup>th</sup>, 2019

**To:** Jane DiBella, Administrator/Clerk

**From:** Julie Iacovelli, JLUB Secretary

**Re:** Resolution 2019-24

Jane,

For your files, please be in receipt of the follow Resolution as adopted by the Woolwich Township Joint Land Use Board on July 18<sup>th</sup>, 2019:

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

Julie Iacovelli

JLUB Secretary

**RESOLUTION #2019-24**

**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 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 conducted a Master Plan Reexamination, 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 an Ordinance (Ordinance No. 2019-12) entitled "Ordinance of the Township of Woolwich Amending Chapter 203, The Zoning Code of the Township of Woolwich" to amend the provisions of §203-51(H) and delete §203-56(C), the purpose being to not allow by-right residential development in specific areas of the MU-1 zoning district, specifically those areas bounded by Route 322, Kings Highway and Pancoast Road, said changes making the zoning code consistent with prior changes made by the Mayor and Committee to §203-178, by Ordinance No. 2018-15 on October 1, 2018, 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 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 18, 2019, performed its review and after careful review and consideration, made its recommendation based on the comments 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 attached as Exhibit A, conform and are consistent with the Master Plan, including the recently adopted Master Plan Reexamination Report 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.

**AIMINO & DENNEN, LLC**  
**ATTORNEYS AT LAW**

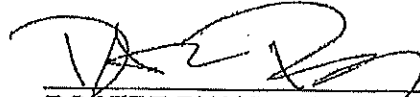
40 Newton Avenue  
Woodbury, New Jersey 08096

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 9 in favor, 0 opposed and 0 abstentions, as follows:

1. The Woolwich Township Joint Land Use Board approves and recommends the adoption of the proposed Ordinance 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.

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 18<sup>th</sup> day of July 2019; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on July 18, 2019, by a vote 9 to approve, 0 to oppose and 0 to abstain.

  
JULIE IACOVELLI, Secretary

In favor of the resolution: J. Casella, C. Grasso, J. Julian O, N. Matthias, V. Marino, B. Rushton, A. Schwager, B. Sawyer, S. Barbegallo.

Opposed to the resolution:

Abstained:

AIMINO & DENNEN, LLC  
ATTORNEYS AT LAW

40 Newton Avenue  
Woodbury, New Jersey 08096