

**AN ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 294
ZONING AND CHAPTER 296 ZONING WITHIN PINELANDS AREA TO
REGULATE WAREHOUSE AND DISTRIBUTION USES**

WHEREAS, the Township of Winslow (“Township”) is a municipal entity organized and existing under the laws of State of New Jersey and located in Camden County; and

WHEREAS, warehouse and distribution facilities have experienced rapid change and expansion in the State of New Jersey in the last decade due in part to the rise of e-commerce, same-day delivery service expectations, and technological development; and

WHEREAS, the change and expansion of warehouse and distribution uses in the State of New Jersey has placed increasing pressure on vacant, undeveloped, or agricultural land in suburban and rural areas of the State; and

WHEREAS, warehouse and distribution uses can provide benefits to communities and municipalities in the form of tax ratables and employment opportunities; and

WHEREAS, warehouse and distribution uses can cause negative impacts to communities and municipalities in the form of incompatible land uses, degraded traffic conditions, increased pollution, and so on if these uses are not properly regulated; and

WHEREAS, the Route 73 corridor provides a suitable location for warehouse and distribution center uses; and

WHEREAS, the Route 73 corridor running through Winslow Township is entirely located in the Pinelands; and

WHEREAS, the northern portion of the Route 73 corridor running through Winslow Township is located in the Regional Growth Area of the Pinelands, which is “an area of existing development and adjacent lands capable of accommodating growth while protecting the essential character and environment of the Pinelands”; and

WHEREAS, most of the lands adjacent to the northern portion of Route 73 are zoned PC-2 Major Commercial District; and

WHEREAS, Township of Winslow adopted its last Master Plan Reexamination Report related to the Pinelands area of the Township in August 2019; and

WHEREAS, some of the specific objectives of the Master Plan include (1) Encourage and provide incentives for active economic development to locate appropriate commercial and light industrial uses in designated corridors, such as Route 73 in a manner which is architecturally themed, adequately landscaped, and overall aesthetically pleasing; (2) analyze and study the Route 73 Corridor, the combination of existing uses and zoning designations, as well as provide for areas along the corridor for future concentrated development and coordinated land uses; and

WHEREAS, the Mayor and Township Committee of the Township of Winslow has determined that in light of the foregoing it is in the best interest of the Township to adopt and implement this Ordinance that is in keeping with goals of the Master Plan and is in best interest of the Township and health, safety and welfare of its residents and visitors;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that:

Section 1. Amend Chapter 294 – Zoning

§294-38.C Light industries including, though not necessarily limited to:

- (1) Research and development operations.
- (2) Public utility and service activities of a light industrial nature.
- (3) Light manufacturing, fabrication and assembly operations, except for those specifically prohibited hereafter.
- (4) Mini-storage facilities.

§294-39 Prohibited Uses.

Acetylene gas manufacturing
Ammonia, bleaches
Arsenal
Asphalt manufacturing, refining
Blast furnace
Carbon lampblack
Celluloid
Coke ovens
Creosote
Distillation of waste, bones
Explosives, matches
Fat rendering
Fertilizer
Glue, sizing, etc.

Incineration, garbage
Junk yard
Lime, gypsum
Linoleum
Ore reduction
Paint, oil, varnish manufacturing
Petroleum refining
Printing-ink manufacturing
Rawhide tanning
Refuse, sanitary landfill
Rubber manufacturing, crude scrap
Shoe polish
Slaughtering animals
Smelting of iron, tin, zinc, copper
Soap, soda and washing-powder manufacturing
Starch, glucose or dextrin
Stockyards
Storage and processing of sludge
Storage yards / repair yards
Sulfurous, sulfuric nitric or hydrochloric acid
Tallow, grease, candle manufacturing
Tar distillation, dye manufacturing
Tar roofing, waterproofing
Wool pulling and scouring
Any other uses that the Planning Board determines to be harmful, hazardous, or noxious.

Section 2. Amend Chapter 296 – Zoning Within Pinelands Area to add the following definitions to §296-7.B:

Distribution - Those facilities engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including trans-shipment by boat, rail, air, or motor vehicle. Distribution shall not include fulfillment warehouse/center(s) or high-cube warehouses.

Fulfillment Warehouse/Center - Those facilities involved in receipt of bulk products and the storage, separation and distribution of said products on an individual basis to individual end user consumers (not retail). This includes e-commerce activities.

Last-Mile Fulfillment Facilities – These facilities are smaller than fulfillment warehouses or centers and serve as the final leg of delivery to individual end users/households.

High-Cube Warehouse - Large shell steel-framed buildings with clear pile height of 24 feet or greater and with operations consisting of automated storage and retrieval systems.

Pile Height - The distance, measured from the grade of the warehouse floor to the top-most item of an accumulation or accumulations of cargo of any description on or off pallets.

Truck Terminal - Building, structure or land where, as a principal use, trucks and/or tractor trailers are rented, leased, or stored, or are dispatched for hire.

Warehousing- Those facilities involved in the short to long-term storage of bulk materials and products. Items are brought in and distributed in bulk with little to no material repackaging, repurposing or breakup. Warehousing shall not include fulfillment warehouse/center(s) or high-cube warehouses.

Section 3. Amend Chapter 296 Article VII-A PC-2 Major Commercial District as follows:

§296-31 Permitted Uses and Conditional Uses

K. Warehousing and distribution operations as a conditional use.

(1) The following are specifically prohibited: fulfillment warehouse/centers, high cube warehouses; and truck terminals.

(2) Office uses are permitted within a warehouse or distribution facility, provided that the office use is accessory to the warehouse/distribution.

(3) Any proposed warehousing or distribution operation is subject to the following requirements; failure of a permitted warehouse or distribution operation development to comply with any of these requirements will require a d(3) conditional use variance:

- (a) Minimum lot/site size: 3 acres
- (b) Maximum building coverage: 50%
- (c) Maximum impervious coverage: 80%
- (d) Minimum principal building setback (all sides): 75 feet
- (e) Maximum building height: 45 feet
- (f) A fifty foot (50') landscaped buffer shall be provided along all boundaries of the Tract.

- g) Off-street parking spaces shall be provided at the ratio of one (1) space per 2,500 square feet of gross floor area for warehouse and distribution uses; and one (1) space per 250 square feet of gross floor area for office uses.
- (h) A minimum of one loading space shall be provided for the first 10,000 square feet of warehouse or distribution gross floor area, plus an additional loading space for each additional 20,000 square feet or fraction thereof of gross floor area.
- (i) All loading areas and tractor-trailer parking spaces shall be located to the rear of a proposed building.
- (j) A maximum of one (1) freestanding sign is permitted per road frontage.
- (k) A maximum of one (1) wall/façade sign per road frontage
- (l) All accessory uses, with the exception of fences, shall be setback from property lines a minimum of 50 feet.

(4) Any proposed warehousing or distribution operation is subject to the supplementary regulations found at §296-52 Warehousing and Distribution Operations.

Section 4. Amend Chapter 296 Article XII Supplementary Regulations as follows:

Replace §296-52 Reserved with §296-52 Warehousing and Distribution Operations:

A. Permitted Accessory Uses

- (1) Off street parking areas
- (2) Utility and service structures, including but not limited to: pump station, water tank, hot boxes, generators, transformers, and other similar items
- (3) Accessory uses and structures customarily incidental to the principal permitted uses
- (4) Trash enclosures and compactors
- (5) Fences and retaining walls
- (6) Stormwater management facilities
- (7) Signs

B. Landscaped Buffer

- (1) Within a required buffer area, no use, activity or sign shall be established other than the following:
 - (a) Such driveways as are necessary to provide proper means of ingress and egress for the parking area.
 - (b) Directional signs conjunction with said driveways which are necessary for the proper guidance and control of vehicular traffic, provided that not more than one such sign is erected in conjunction with each driveway.
 - (c) Free standing signs per §296-52.D.

(2) Where the subject property adjoins a residential use or district or a public use district, the landscape buffer shall include a minimum six foot high sculptured, undulating berm that has a top of berm width ranging from 10 to 20 feet. The top of the berm will be planted with a mass of evergreen trees with an average height of eight feet. This evergreen stand shall be planted in a natural pattern which achieves a full screening effect. The Board shall have the right to require a continuous six-foot berm as a particular case may warrant. The sides of the berm shall be established with shrubs and ground cover. The landscaped berm shall be installed and established prior to the commencement of construction.

(a) In buffer areas not adjoining a residential use/district or public use district, landscaping shall consist of lawn, massed evergreen and deciduous trees and shrubs of such species and density as will provide within two growing seasons a solid and continuous screen throughout the full course of the year.

(4) The Landscaping Plan for the buffer area shall be produced by a landscape architect licensed by the State of New Jersey.

(5) Species selected for the landscaped buffer areas shall be native species, drought-resistant species, and species appropriate for the context.

C. Parking

(1) Surface parking lots shall be setback from the boundaries of the Tract a minimum of 50 feet.

(2) Parking stall dimensions shall be a minimum of nine feet wide by eighteen feet deep (9' x 18').

(3) Landscaping islands shall be provided in personal vehicle parking lots such that no more than fifteen (15) spaces in a row are provided without such intervening island. Each island shall provide at least one (1) deciduous tree and ground cover.

(4) Electric vehicle charging stations shall be required. The required number of Make-Ready and EV charging stations shall be determined by the State's model ordinance entitled "An Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces" published by the State of New Jersey Department of Community Affairs.

(5) All parking areas shall be graded and paved with bituminous concrete and shall be adequately drained. Other types of durable pervious paving shall be permitted if

demonstrated they can withstand light industrial, manufacturing, or distribution/warehouse operations subject to Board Engineer and Board approval.

(6) All parking lots shall be located to the side or rear of the building. No parking in the front yard area is permitted.

D. Loading

(1) Loading spaces shall have minimum dimensions of twelve feet wide by fifty-five feet deep (12' x 55'), with a minimum fifteen-foot (15') height clearance.

(2) All loading areas shall be graded and paved with bituminous concrete and shall be adequately drained. Other types of durable pervious paving shall be permitted if demonstrated they can withstand light industrial, manufacturing, or distribution/warehouse operations subject to Board Engineer and Board approval.

E. Signage

(1) The provisions of Chapter 294, Zoning, Article XVI, § 294-129, entitled "Signs," of the Township Code are hereby incorporated by reference and shall apply to conditionally permitted warehouse and distribution operation uses.

(2) Any proposal for development that includes any signage shall include in its application materials a comprehensive sign plan indicating compliance with this section and providing details of any proposed signs, including drawings of the signs, dimensions, locations.

F. Fences

(1) Fences are permitted in the landscape buffer areas, provided that evergreen and deciduous trees and shrubs shall be planted along the fence to break up the monotony of the fence. Fences are permitted within the interior of the site to screen or provide security for specific areas of the property.

(2) The following fences and/or fencing materials are specifically prohibited as permanent fences:

- (a) Barbed wire
- (b) Sharp-pointed fences
- (c) Canvas fences
- (d) Cloth fences
- (e) Electrically charged fences
- (f) Poultry fences

- (g) Turkey or chicken wire
- (h) Expandable fences and/or collapsible fences
- (i) Tires, rope or chain, or similar materials
- (j) Any other types of materials not generally known or intended to be used as a fence or as permanent fencing material.

(3) The height of fencing shall not exceed six (6) feet in height. Fence posts may be a maximum of seven (7) feet tall.

G. Trash Enclosures and Compactors

(1) Trash enclosures and compactors shall be set back from any property line a minimum of fifty (50) feet.

(2) Every application for development shall include provisions for the collection, dispositions and recycling of pallets, recyclable materials and refuse. These provisions shall be incorporated into a Refuse & Recycling Plan. The developer shall provide a screened storage area for each principal building on the Tract. The storage area shall be designed for truck access for pickup of materials and shall be suitably lit, signed, and screened from view if located outside a building. Screening shall consist of a solid wall and evergreen vegetation buffers equal to or greater than the height of the storage receptacles upon planting. A recycling system shall be in place during the construction phase, and shall be incorporated into the Refuse & Recycling Plan.

H. Stormwater Management Facilities

(1) Stormwater Management Facilities shall be set back from any property line a minimum of fifty (50) feet.

(2) All proposed stormwater management facilities are subject to review by the Board and Township Engineers.

I. Tractor-Trailer Parking

(1) One (1) tractor-trailer parking space may be provided for each 7,000 square feet of gross floor area, which shall constitute the maximum number of tractor-trailer parking spaces for the site.

(2) Tractor-trailer parking spaces shall be a minimum of twelve feet wide by fifty-five feet deep (12' x 55').

(3) Any tractor-trailer parking areas shall be set back from any property line a minimum of fifty (50) feet.

J. Other Accessory Uses/Structures

(1) All other accessory uses (e.g., pump station, water tank, hot boxes, generators, transformers, and other similar items) shall be set back from any Tract boundary a minimum of twenty-five (25) feet.

K. Affordable Housing Requirements

(1) Any proposed development shall provide for the payment of all development fees in accordance with §128 of the Township Code.

L. Architectural Design

(1) The architectural character of each building and/or structure shall be of current design and style. No commercial statements, other than signage permitted shall be allowed as part of the building façade or elevation.

(2) To maintain interesting and tasteful exteriors and to mitigate against the negative impacts of excessively long, monotonous façades, the building design shall incorporate one or more of the following design techniques:

- (a) Architectural articulation of the façade through the use of fenestration and other similar apertures
- (b) Variations within the horizontal and/or vertical building plane
- (c) Variations in colors and/or types of building materials
- (d) Articulations of foundations and rooflines

(3) Building façades are to be constructed of durable, permanent materials and tastefully designed (i.e., carefully selected brick, treated concrete, glass or other architectural surfaces).

M. Lighting Standards

(1) All parking areas and walkways thereto and appurtenant passageways and driveways serving the site requiring area lighting shall be adequately illuminated for security and safety purposes.

(2) The lighting plan in and around the parking areas shall provide for nonglare color-corrected lights focused downward. The light intensity provided at ground level shall be a minimum of 0.5 footcandle anywhere in the area to be illuminated, shall average between 1.0 and 2.5 footcandles over the entire area, and shall be provided by fixtures with a mounting height not more than 15 feet or the height of

the building, whichever is less, measured from the ground level to the center line of the light source.

(3) The lighting plan in and around the loading areas shall provide for nonglare color-corrected lights focused downward. The light intensity provided at ground level shall be a minimum of 0.5 footcandle anywhere in the area to be illuminated, shall average between 2.0 and 3.0 footcandles over the entire area, and shall be provided by fixtures with a mounting height not more than 20 feet or the height of the building, whichever is less, measured from the ground level to the center line of the light source.

(4) Any other outdoor lighting, such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to minimize undesirable off-premises effects. No light shall shine into windows or onto streets and driveways in such manner as to interfere with or distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval.

N. Utilities

(1) Stormwater Management: Any proposed development shall follow the Chapter 297 Stormwater Control of the Winslow Township Municipal Code.


(2) All mechanical equipment serving any building shall be placed on the roof of the building. The equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.

(3) All mechanical equipment, generators, HVAC equipment, and similar equipment shall be buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.

ADOPTED: February 14, 2023


INTRODUCED: MAR 14 2023

ATTEST:



Lisa L Dority, RMC, Municipal Clerk

TOWNSHIP OF WINSLOW



By: Marie D. Lawrence, Mayor