

*Township of Delran, NJ
Monday, September 23, 2024*

Chapter 355. Zoning

Article XI. General Commercial District C-2

§ 355-42. Purpose and intent.

[Amended 10-26-2005 by Ord. No. 2005-33]

The purpose and intent of the C-2 General Commercial District is to enhance the visual quality of Route 130; restore and revitalize the highway frontage as a commercial, retail and services destination; eliminate incompatible business along Route 130; and maximize safety through state-of-the-art planning engineering and landscape architecture design.

§ 355-43. Permitted, conditional, and prohibited uses.

[Amended 7-27-2004 by Ord. No. 2004-9; 5-24-2005 by Ord. No. 2005-14; 4-25-2006 by Ord. No. 2006-5]

- A. Sale or rental of goods and provision of services, including but not limited to the following, are permitted uses:
- (1) Food, supermarkets.
 - (2) Liquor.
 - (3) Horticultural products, retail only.
 - (4) Confectionary products, including soft drinks and similar nonalcoholic refreshments that may be consumed on premises.
 - (5) Drugs and pharmaceuticals; goods and services.
 - (6) Office and stationery supplies, tobacco, books, periodicals and newspapers.
 - (7) Apparel sales.
 - (8) Gift shops.
 - (9) Furniture sales and home furnishings.
 - (10) Lumber and building products sales.
 - (11) Appliances.
 - (12) Professional offices.
 - (13) Commercial schools, employment training centers, professional and technical training centers.
 - (14) Food stuffs, including baked goods on a retail basis.
 - (15) Veterinary services with no boarding or kennel facilities.

- (16) Eateries.
- (17) Taverns, bars, and liquor stores.
- (18) Barber and beauty shop operations.
- (19) Custom tailoring and dress making (excluding clothing manufacturing).
- (20) Dry-cleaning services.
- (21) Laundry, including self-service laundries.
- (22) Shoe repair.
- (23) Radio and electrical repair.
- (24) Dancing, music, and martial arts schools.
- (25) Pre-schools, day-care nurseries, and adult day care.
- (26) Child day-care centers in accordance with N.J.S.A. 40:55D-66.6.
- (27) Wholesale clubs.
- (28) Banquet, catering and conference facilities.
- (29) Financial institutions and banks without drive-through facilities.
- (30) Art galleries or museums.
- (31) Retail computer sales and repairs.
- (32) Restaurants and cafes with internet/WIFI hotspots, including outdoor seating but without drive-throughs.
- (33) Retail nursery.
- (34) Medical and dental facilities and offices.
- (35) Photographic processing.
- (36) Gym and fitness facilities.
- (37) Personal self-storage facilities.

B. The following uses are permitted as conditional uses, subject to the specific conditions set forth elsewhere in this chapter:

- (1) Funeral and undertaking establishments.
- (2) Gasoline service stations.
- (3) Drive-through restaurants.
- (4) New sales of cars, motorcycles, recreational vehicles or boats with necessary service operations.
- (5) Used sales of cars, motorcycles, recreational vehicles or boats ancillary to the sale of new vehicles.
- (6) Towers for electrical devices.
- (7) Banks with drive-through facilities.
- (8) Retail vehicle detailing, washing, repair and customizing, commonly referred to as "car washes."

- (9) Massage and spa facilities.
- (10) Cannabis retailer or cannabis delivery service, subject to the following conditions:
[Added 7-27-2021 by Ord. No. 2021-13]
- (a) Such facility shall meet all requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.
 - (b) No facility shall permit on-site consumption of cannabis or cannabis-related products.
 - (c) No outside storage of any cannabis, cannabis products, or cannabis-related materials shall be permitted.
 - (d) The hours of operation for any cannabis retail facility shall be from 9:00 a.m. to 10:00 p.m., seven days a week.
 - (e) A security plan shall be submitted to the Township Police Department demonstrating how the facility will maintain effective security and control of operations. The security plan should identify the type of security systems to be employed, tracking and recordkeeping of products and materials, surveillance systems to be used, and whether or not any armed security personnel will be on the premises.
 - (f) For each of these classifications of operation, the facility shall provide an air treatment system with sufficient odor-absorbing ventilation, and exhaust systems such that any odors generated inside the facility are not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public right-of-way, or within any other unit located in the same building if the use occupies a portion of a building.
 - (g) There shall be a maximum of six licensed cannabis businesses of any classification within the Township, and no more than four of those may be retail cannabis facilities.

C. The following uses are prohibited in this zone:

- (1) Sexually oriented businesses.
- (2) Any use not reasonably encompassed in the common definition of the uses specifically listed above.

§ 355-44. Conditional use standards.

[Amended 4-25-2006 by Ord. No. 2006-5]

The following conditions shall apply to the indicated conditional uses in this zone:

- A. Retail vehicle detailing, washing, repair and customizing (car washes).
- (1) An application for a car wash shall satisfy all procedural requirements and standards for site plan review and also shall include appropriate off-tract information to permit the reviewing board to make an informed decision.
 - (2) The reviewing board shall be satisfied that the proposed car wash will be in harmony with adjacent land uses. The proposed car wash also shall be compatible with the Master Plan of Delran Township and specific studies contained therein relating to site design both as to the tract and area impacts.
 - (3) The reviewing board shall be satisfied that on-tract circulation is adequate, safe and efficient for all users and vehicles, including pedestrians, automobiles, delivery vehicles, emergency vehicles and service vehicles.
 - (4) The reviewing board shall be satisfied that the off-tract circulation is adequate for the movement of vehicles, or pedestrians and bicyclists. The reviewing board must make a specific