

## Chapter 400. Zoning

### Article IV. District Regulations

#### § 400-24. M-1 Industrial Zone.

A. Permitted uses.

- (1) Manufacturing of light machinery.
- (2) Fabrication of metal products.
- (3) Fabrication of paper products.
- (4) Fabrication of wood products.
- (5) Food and associated industries.
- (6) Laboratories.
- (7) The warehousing or storage of goods and products.
- (8) Lumber, wood, coal, building material and other storage yards.  
[Added 2-15-1983 by Ord. No. 83-1]
- (9) In addition to the above-listed uses, any industrial use not inconsistent with the above may be permitted, provided that at no time shall any use permitted in this subsection result in or cause:
  - (a) Dissemination of dust, smoke, smog, observable gas, fumes or odors or other atmospheric pollution, noise, glare or vibration beyond the boundaries of the industrial zone.
  - (b) Hazard of fire or explosion or other physical hazard to any adjacent building or to any plant growth on any land adjacent to the site of the use.

B. Permitted accessory uses.

- (1) Private garage space necessary to store any vehicles on the premises.
- (2) Dwelling units in conjunction with any industrial use solely for the housing of caretakers, guards or other custodial employees.
- (3) Off-street parking space for employees and/or visitors.
- (4) Signs as provided by Chapter **318**, Signs.  
[Amended 3-20-1984 by Ord. No. 84-7]

C. Other uses permitted by special permit: any other industrial use or activity not specifically prohibited by Subsection **F** which can ensure compliance with the standards of performance set forth in Subsection **E(3)**.

D. Area, yard and building requirements. Except as modified by Article **V**, the following standards shall apply to all structures in an M-1 District:

[Amended 2-15-1983 by Ord. No. 83-1]

- (1) Minimum district area: five acres.
- (2) Minimum lot area: one acre.
- (3) Minimum lot frontage at street line: 150 feet.
- (4) Minimum lot frontage at building line: 100 feet.
- (5) Maximum building coverage: 30%.

[Added 2-18-2014 by Ord. No. 2014-01<sup>[1]</sup>]

[1] *Editor's Note: This ordinance also renumbered former Subsection D(5) through (9) as Subsection D(6) through (10), respectively.*

- (6) Maximum lot coverage: 80%.  
[Amended 2-18-2014 by Ord. No. 2014-01]
- (7) Maximum height: 50 feet.
- (8) Minimum front yard: 30 feet.
- (9) Minimum side yards: 25 feet each; if adjacent to a residential use, twice the height of the main building or 25 feet, whichever is greater.
- (10) Minimum rear yard: 30 feet; if adjacent to a residential use, twice the height of the main building or 30 feet, whichever is greater.

E. Other provisions.

[Amended 2-15-1983 by Ord. No. 83-1]

- (1) Parking areas may be located in any of the required yard areas, provided that they are at least 50 feet from a street line or the boundary of a residence zone. Ingress and egress shall be provided by not more than two driveways, each not less than 20 nor more than 30 feet in width. No driveways shall be located within 200 feet of the intersection of two public streets or within 100 feet of an existing driveway or private street.
- (2) Industrial uses established in this zone shall set aside 20% of the tract devoted to such use for seeding and landscaping and use this area for no other purpose.
- (3) All industrial activities or processes shall take place within an enclosed building. Incidental storage out of doors shall be shielded from any public street or adjacent residence zones by fencing, landscaping or other appropriate measure.
- (4) Wherever the property line of a lot in this zone abuts or is across a street from a residential zone, a buffer area of 25 feet in width shall be established which shall conform to all other conditions and requirements set forth in the C-1 Zone as specified in § 400-18E.
- (5) The following uses or activities are specifically prohibited in the M-1 Zone:
  - (a) Residential dwelling units other than those permitted by Subsection B(2).
  - (b) Retail businesses of any type.
  - (c) The manufacture of heavy chemicals, such as but not limited to mineral acids or other corrosives, ammonia, caustic glue, animal fats or oils, explosive, combustible gases, soap and detergents, fertilizers derived from animal origins, asphalt and tar products; the manufacture or production of metals and alloys in ingot form; the manufacture or production of cement, plaster, cork and their constituents, matches, rubber or rubber products; the slaughtering or processing of animals or fowl; and the curing, tanning and finishing of hides.

F. Other requirements.

- (1) Submission of plot and building plans. Prior to the issuance of a building permit for a permitted use under Subsection **A(2)**, the applicant shall submit to the Board of Adjustment a complete set of plot and building plans showing the location of the property in relation to the surrounding property and streets within 500 feet of the tract, the location of all existing and proposed buildings, structures, drives, parking areas, loading areas, waste disposal fields and other construction features of the proposal. The Board of Adjustment shall review the proposed plans and determine whether or not they comply with the following performance standards, as well as any other applicable requirements of this chapter.
- (2) Performance standards. No proposed use shall be approved unless it provides proof that said use will meet the following requirements during its operation:
  - (a) Liquid wastes and effluents shall be discharged into an approved, existing sewerage treatment system in accordance with the regulations of that system or shall be treated in a treatment plant operated by the proposed use which is in compliance with the applicable state statutes and with the requirements of the State Board of Health.
  - (b) Precaution against fire hazards, proper handling and storage of materials and structural design and safeguards for the health and safety of the workers shall comply with the applicable regulations and requirements of the State Department of Labor and Industry.
  - (c) Any vibration, glare or noise resulting from the operation of the proposed use will not be evident beyond the boundaries of the M-1 Industrial Zone.
  - (d) The proposed use shall not result in the dissemination of smoke, dust, chemicals or odors into the air to such a degree as to be detrimental to the health and welfare of the residents of the area.
- (3) Report from the Board of Health. The applicant shall secure a report from the Board of Health of the Borough in regard to the effect of the proposed use upon the public health of the residents of the Borough and the surrounding area with respect to any potential pollution of the air resulting from the dissemination of smoke, chemicals, odors or dust from the industrial processes of the proposed use. The report shall be based upon the completion of industrial atmospheric pollution survey forms of the State Department of Health and other appropriate investigations of the Board of Health.

## Chapter 311. Sewers

### Article II. Connection to System

#### § 311-4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

##### **SEWAGE**

Any and all liquid waste containing animal or vegetable matter in suspension or solution and the water carrying waste from the discharge of toilets, laundry tubs, washing machines, sinks and dishwashers or any other source of water carrying bodily waste of human beings or waste containing putrescible material. "Sewage" does not include treated industrial wastewater or sump discharge or drainage.

#### § 311-5. Connection required.

The owner of any house, building, structure or separate residential or commercial unit, henceforth referred to as "owner," located within 400 feet of the line of any sewer which is now in operation or is constructed in the future in the Borough shall connect the drainage of all sources in the house, building or structure to the sewer system.

#### § 311-6. Permit required.

[Amended 3-10-2021 by Ord. No. 2021-04]

- A. No connection to the sewer system shall be made, nor any use expanded or changed, without the owner having first obtained a sewer connection permit from the Borough. Sewer connection permits reserve system capacity and are valid for a period of six months, after which they shall be void and such capacity shall revert to the municipality. Upon application to the Borough Council, and for good reason, a sewer connection permit may be extended for an additional six months.
- B. The demolition or abandonment of any structure or use shall result in all capacity allocated to that structure or use reverting to the municipality. New construction on the site of a demolition or activation of an abandoned use shall require a new connection permit.

#### § 311-7. Owner and Borough responsibilities.

[Amended 3-10-2021 by Ord. No. 2021-04]

- A. Connection shall be made to an existing service lateral whenever possible. If necessary, a new service connection may be installed at the owner's sole expense under the direct supervision of the Borough Engineer. The owner shall be responsible for the installation costs and inspection of said connection by the Borough Engineer.

- B. It shall be the responsibility of the owner to connect and bear the costs of connecting all sources of sewage on the property to the sewage collection system at the point of the curb cleanout/sewer vent.
- C. Once the connection is approved by the Borough Engineer and flow is established, the owner shall be responsible for the lateral to the curb cleanout/sewer vent nearest the curb and the Borough shall assume responsibility from the cleanout to the main line in the street.

### § 311-8. Notice to connect.

The Borough shall give at least 60 days' notice to the owner of his responsibility to connect to the sewer system. The notice shall contain a description of the property affected, sufficiently definite in terms to identify it, as well as a description of the required connection or installation and notice that, unless the connection or installation shall be completed within 60 days after the service thereof, the municipality will proceed to make such connection or cause the same to be done at the owner's expense.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

### § 311-9. Service of notice.

- A. The notice may be served upon the owner or owners resident in the Borough of Gibbsboro in person or by leaving it at their usual place of residence with a member of their family above the age of 14 years, or if any such owner shall not reside in the Borough of Gibbsboro, such notice may be served upon him personally or be mailed to his last known post office address, or it may be served upon the occupant of the property or upon the agent of the owner in charge thereof. Notice to infant owners or owners of unsound mind shall be served upon their guardians. When lands are held in trust, service shall be made upon the trustee. When properties are held by two or more joint tenants, tenants in common or tenants by entirety, service upon one shall be sufficient and shall be deemed and taken as notice to all.
- B. If the owner of any such property is unknown or service cannot, for any reason, be made as above directed, notice shall be published at least once, not less than 30 days before the making of such connection by the Borough of Gibbsboro, in a newspaper circulating in the Borough of Gibbsboro. There may be inserted in the advertisement notice to the owner or owners of several different properties.
- C. Proof of service or publication of such notices shall be filed within 10 days after such service, with the Tax Collector, but failure to file the same shall not invalidate the proceedings if service has actually been made as herein provided.

### § 311-10. Recovery of costs.

- A. When any sewer connection is made by the Borough or under a contract awarded by the Borough, an accurate record of all expenses shall be kept. When several properties are involved, the expenses shall be apportioned among them. Upon the completion of all the work, a sworn statement of all expenses incurred shall be filed with the Borough Clerk and reviewed by the Borough Council. The Tax Collector shall record the sewer connection in the same manner in which assessments are recorded.
- B. Every sewer connection charge shall, from the time of its confirmation, be first lien upon the property affected and shall bear interest and penalties and be collected and enforced in the same manner as assessments for local improvements.

### § 311-11. Errors or omissions.

No such charge for sewer connections shall be invalid by reason of any error or omission in stating the name of the owner or owners of properties affected by such connections, nor for any other informality, where such property or real estate has actually been improved by such sewer connection.

## § 311-12. Payment in installments.

The Borough Council may, by resolution, allow payment of sewer connection charges by installment. Such payments shall be payable, bear interest and be collected and enforced in the same manner as assessments for local improvements.

**Reference No:** W027705-010424

**Contact E-Mail:** tomduffyteammanager2@gmail.com

Thank you for submitting an Open Public Records request with Camden County. Your request was given the reference number W027705-010424 for tracking purposes.

Our office will forward your request to the appropriate Department for their review and search of their files for the requested records. A written response will be sent to you within seven business days or sooner depending on the type of records requested.

Please note that day one of the calculation begins the day after the custodian receives your OPRA request. This calculation applies to the agency's actual business days of operations which are 8:30 a.m. to 4:30 p.m. If the agency is closed for a holiday, this date does not count towards the seven business day deadline. Any request received after the close of a business will be deemed received on the next business day.

You may monitor the progress of your request at the link below. Additionally, you will receive an email from our office to inform you that your request has been completed and a response is posted at the below link.

Again, thank you for using the Open Public Records Center.

Open Public Records Center - <http://www.camdencounty.com/open-public-records-opra/>

Maria Efstratiades  
Custodian of Records