

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON  
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF  
THE TOWNSHIP OF SOUTH HARRISON**

**WHEREAS**, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

**WHEREAS**, South Harrison Township officials wish to enact policies that will continue to provide the opportunity for, and to encourage the development of flexible planned light industrial sites and to promote the orderly and sound development of such areas in accordance with the comprehensive plan; and

**WHEREAS**, the existing Light Industrial Zoning District has been in place since the recommendations of the 1990 Master Plan were implemented, and the area will remain as it has been with the exception of Block 5, lot 10, which will be removed since it has been permanently preserved as a farm; and

**WHEREAS**, the Planning Board has recommended changes be made to expand the permitted uses in the Light Industrial zoning district and to alter the bulk requirements and design standards consistent with sound planning and implementation of the goals and objectives of the Master Plan, duly adopted on June 9, 2008 by Planning Board Resolution No. R-08-21, as a result of a periodic review pursuant to N.J.S.A. 40:55D-89.

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Mayor and Committee of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

**SECTION I. Amend the South Harrison Township zoning map to indicate the location of the Light Industrial zoning district as prepared by Bach Associates, PC and dated June 9, 2008.**

**SECTION II. Amend Section 90-1.03B Definitions and Word Usage to include a new definition as follows:**

RECREATION, COMMERCIAL – retail enterprise consisting of health clubs, fitness centers, golf courses, tennis racquetball, indoor batting cages, and any other similar facilities operated as a business and open to the public for a fee

**SECTION III. Revise section 90-5.21 in its entirety as follows and delete section 90-5.22 in its entirety keeping it in reserve:**

**90-5.21 Light Industrial Zoning District**

A. Purpose. The purpose of the light industrial zoning district is to provide the opportunity for and to encourage the development of flexible planned light industrial sites and to promote the orderly and sound development of such areas in accordance with the comprehensive plan. The LI zoning district is intended to provide for the Township's needs presently and in the future so that over time land use and development will evolve in a coordinated and harmonious manner.

B. Permitted Principal uses.

- (1) Farm and Agricultural Uses of land subject to the regulations in sections 90-5.23F and 90-5.36 of this chapter
- (2) Municipal buildings, structures and uses owned or operated by South Harrison Township, indoor and outdoor public recreation, libraries, community theater, other public and semi-public uses
- (3) Warehouse and wholesale storage in accordance with section 90-3.34 and other applicable regulations
- (4) Limited manufacturing in accordance with the definition in Section 90-5
- (5) Professional and Business Offices
- (6) Commercial Recreation Facilities

- (7) Single family homes existing at the time of the adoption of this ordinance may continue to exist until such time as they are converted for commercial use or are vacated for more than 6 months

C. Permitted Accessory Uses

- (1) Parking Areas
- (2) Restaurant or cafeteria primarily for supplying meals to employees and guests of the principal use
- (3) In service training schools for employees
- (4) Custodial living quarters associated with the maintenance of the principal use
- (5) Assembly Halls for meetings incidental to the business of the principal use
- (6) Maintenance, utility and storage facilities incidental to the business of the principal use, provided that they are in fully enclosed buildings
- (7) Buildings, structures and uses owned or operated by the Township of South Harrison or the County of Gloucester
- (8) Stormwater management facilities

D. Conditional Uses

- (1) Electric, gas and other public utilities in accordance with the following requirements:
  - (a) The project is designed to be structurally compatible and in keeping with the architectural character of the area
  - (b) The project is in keeping with the Master Plan
  - (c) The project is in conformance with the required setbacks
  - (d) Adequate landscaping is provided to shield the equipment from public view
  - (e) Storage of materials and vehicles is only permitted within enclosed buildings
- (2) Service Stations and Repair Garages in accordance with the following requirements:
  - (a) All pits, lifts, and working areas, as well as all lubrication, repair or similar activities shall be performed in an enclosed building; however, minor repair work may be performed at an island or pump location.
  - (b) All storage areas and trash facilities shall be enclosed with a fence approved by the planning board or masonry enclosure with a facade to match the building, so as to be screened from public view.
  - (c) All structures, gasoline pumps and islands upon which pumps are normally located shall be set back from all street and property lines at least forty feet (50'), except that canopy structures may be located as close as forty feet (40') to a right of way line
  - (d) A minimum of twenty-five feet (25') shall exist between any two (2) islands and between any island and the service station, auto repair or auto body building.
  - (e) Service stations and repair garages shall be designed compatibly with other permitted commercial and industrial uses in the district in which they are located and that they may be located within industrial complexes as an integral part of the overall design.
  - (f) Landscaping and seasonal flowers shall be required within the front setback area.
  - (g) The exterior display and parking of equipment for rental purposes shall be permitted, provided that the area devoted to this purpose does not exceed twenty percent (20%) of the lot area, the maximum permitted sign area is not exceeded, and the location of

the rental area does not interfere with the required off-street parking and traffic circulation required for the use.

- (h) Floor drains shall not be connected to the individual on-site septic system. Provisions shall be made for the separation of grease from any disposal to the on-site septic system. All disposal of floor-drain waste, grease, oil and the like shall be in accordance with the appropriate state, county and local regulations.
  - (i) No automobile or motor vehicle which is unregistered or any motor vehicle, whether registered or not, that is in a junked, inoperable or other condition such that it is unfit for use on any public roadway, shall be stored on the premises of any service station or repair garage for a period in excess of ninety (90) days. All such vehicles stored overnight on the premises outside the main building shall be screened from public view by a fence or other permanent structure or an opaque landscaped buffer approved by the Land Use Board, in accordance with the landscaping standards specified in the ordinance.
  - (j) In addition to the signs otherwise permitted, permitted service stations and repair garages offering the sale of gasoline and other fuel products may increase the size of the otherwise permitted freestanding sign by one-third (1/3) for the listing of the name(s) and/or symbol(s) of the principal fuel(s) available, or in the alternative, an attachment to the freestanding sign is permitted, listing the principal fuel(s) available, said attachment not to exceed one-third (1/3) of the area of the base sign.
- (3) Industrial Parks in accordance with the following requirements, as well as the other LI district requirements:
- (a) The minimum park area is 2 acres.
  - (b) The minimum lot area for each parcel is 2 acres
  - (c) The minimum parking frontage on a county road is 250 feet.
  - (d) A unified sign package is included with directional signs if appropriate

E. Bulk and Area Regulations

<b>Light Industrial (LI) zone requirements</b>	
(1) Density	n/a
(2) Minimum Lot size	3 acres
(3) Minimum Lot width	200 feet
(4) Minimum Lot depth	200 feet
(5) Minimum Front yard setback	75 feet
(6) Minimum Rear yard setback	30 feet
(7) Minimum Side yard	40 feet each
(8) Maximum Impervious coverage	60%
(9) Maximum building height	3 stories or 45 feet
(10) Minimum parking setback	50 feet from front 25 feet from side and rear
(11) Minimum Buffer to Residential property or residential zone (may include required yard)	75 feet

F. Design Standards.

- (1) Applicants must submit architectural elevations to demonstrate consistency with this section. The land use board will consider the architecture, color and design of proposed buildings. All buildings shall have a unified architectural treatment, whether constructed new, as an addition to an existing structure, or as a renovation. On large warehouse or light industrial buildings, attention should be given to entry ways. Buildings shall relate in scale and design to any surrounding buildings, so that over time a unified aesthetic may develop.

- (2) Architecture and site planning should be designed with a cohesive design scheme. Building details and ornamentation such as indentations, variations in rooflines, cornices, off-sets and overhangs are encouraged.
- (3) Primary façade materials shall be wood, aluminum or vinyl clapboard siding, smooth stucco or brick. Consideration will be given to other materials for large warehouse or light industrial buildings.
- (4) The façade treatment of side and rear walls shall be similar to the treatment of the front façade. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. Such buildings may be designed with additional height and/or architectural features to emphasize their location.
- (5) Exterior mechanical equipment shall be architecturally screened and hidden from public view.
- (6) Entrances to warehouse or light industrial sites or industrial parks should be defined with landscaping and unified signage.
- (7) A landscaped buffer strip 25 feet in width including a double row of evergreen trees is required along the side and rear property lines within the buffer required by 90-5.24. Where the site abuts a residential use, fencing may also be required.
- (8) Curbing shall be provided in all parking areas and along all access ways.
- (9) Where possible, parking areas should be interconnected with those of adjacent light industrial, office or commercial uses with cross access agreements to minimize curb cuts and improve site circulation, or provide the potential for future connections where an adjacent use is not yet operational. Common driveway access is encouraged, and must be addressed by each applicant. Access to the site may not be from a neighborhood street.
- (10) For sites that will have frequent truck traffic, a truck circulation plan should be submitted with the site plan.
- (11) Signage. Signs are intended to identify the site and should be designed to enhance and be visually compatible with the surrounding area.
  - a. A freestanding monument/ground or hanging style sign may be installed to identify the business, set back a minimum of ten (10) feet from the property line, outside of sight triangles.
  - b. The maximum sign area is twelve (12) square feet in area and six (6) feet in height.
  - c. Signs may be illuminated, but must be shielded and turned off no later than 10pm.

#### **SECTION IV. REPEALER**

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

#### **SECTION V. INVALIDITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

#### **SECTION VI. EFFECTIVE DATE**

This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

TOWNSHIP OF SOUTH HARRISON

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CHARLES TYSON, MAYOR

ATTEST:

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NANCY KEARNS, RMC  
MUNICIPAL CLERK

**CERTIFICATION**

The foregoing Ordinance was introduced at a Special Meeting of the Township of South Harrison held on the 17<sup>th</sup> day of June, 2008 and will be considered for final passage and adoption at a meeting to be held on the 9<sup>th</sup> day of July, 2008, at 7:30P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

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Nancy Kearns, RMC  
Municipal Clerk

**NOTICE**

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NOTICE is hereby given that the foregoing Ordinance O-08-14 was finally adopted at a meeting of the South Harrison Township Committee held on the 9<sup>th</sup> day of July 2008 at 7:30 pm in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, New Jersey.

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Nancy E. Kearns, RMC  
Municipal Clerk

Information

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