

**ORDINANCE OF THE BOROUGH OF SWEDESBORO
AMENDING CHAPTER 340 ENTITLED ZONING, TO UPDATE THE ZONING MAP AT SECTION 340-7
TO REFLECT REVISIONS TO THE R-1 and R-2 ZONING DISTRICTS, AND TO REVISE THE R-1 ZONING
STANDARDS AT SECTION 340-10 TO ELIMINATE CONVERSIONS OF SINGLE-FAMILY HOMES, AS
RECOMMENDED IN THE BOROUGH OF SWEDESBORO MASTER PLAN REEXAMINATION REPORT
ADOPTED BY THE PLANNING BOARD**

WHEREAS, the Borough of Swedesboro strives to adopt and implement land use regulations that advance the Borough's policies, goals, and objectives as set forth in the Master Plan and Master Plan Reexamination reports; and

WHEREAS, the Swedesboro Planning Board prepared Master Plan Reexamination Report that was adopted by Resolution 2008-7 at a public meeting on October 13, 2008; and

WHEREAS, The Borough's Zoning Map had been updated consistent with the recommendations in the Master Plan Reexamination Report, but it has come to the Borough's attention that the updated Zoning Map was not formally adopted; and

WHEREAS, the Master Plan Reexamination recommended the rezoning of portions of the R-2 zone to the R-1 zone consistent with existing development patterns in the area and the Borough's overall vision for preserving established neighborhoods; and

WHEREAS, the specific lots to be rezoned are listed below and the revised zoning boundary will be shown on the Borough's Zoning Map updated consistent with this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Borough Council of the Borough of Swedesboro, County of Gloucester, State of New Jersey that the following sections of the Borough Code shall be amended as follows:

Section I. Amend Section 340-7 "Zoning Map" to read as follows:

The boundaries of districts shall be as shown on the map attached to and made a part of this chapter, which map shall be known as the "Zoning Map of the Borough of Swedesboro, Gloucester County, New Jersey", revised February 2024, prepared by _____, and adopted by the Mayor and Borough Council. The Zoning Map may be amended from time to time by amendment to this chapter. Said map, and all notations, references and data shown thereon, are hereby incorporated by reference into this chapter and shall be as much a part of this chapter as if all were fully described herein.

Section II. Amend the Zoning Map of the Borough of Swedesboro referenced in Section 340-7, as specifically detailed in the table below:

Block	Lots	Previous Zone	Current Zone
2	1 through 26.02	R-2	R-1
3	1 and 2	R-2	R-1
4	1	R-2	R-1
5	1 through 6	R-2	R-1
6	1 through 7.01	R-2	R-1
7	1 through 13	R-2	R-1
8	1 through 19	R-2	R-1
9	1 through 10	R-2	R-1
10	1 through 12	R-2	R-1
11	1 through 12	R-2	R-1
12	1 through 6	R-2	R-1
13	1 through 11	R-2	R-1
14	1, 1.01, 2, 3, 3.01, 3.02, 4.01, 5	R-2	R-1
16	1 through 6	R-2 and C	R-1
17	1 through 9	R-2 and C	R-1
18	1 through 7	R-2 and C	R-1
19	1 through 23	R-2	R-1
20	1 through 17	R-2	R-1
21	1	R-2	R-1
23	3,4,5,6,7, 9, 10, 11, 12, 13, 15, 16	R-2	R-1
24	1,7,8, 9	R-2	R-1
25	1,3,13,14	R-2	R-1
26	1,2,2.01,3,4,5,11.02, 18, 19	R-2 and LM	R-1
27	1, 3.01, 3.02, 4, 5, 6, 7	R-2	R-1
28	12.01,13,14, 15,16,16.01, 16.02,17,18, 18.01,19, 20, 22, 28	R-2	R-1
29	7.01, 18 through 25.01, 27 through 33 Rear of 3 through 6, rear of 8 through 11, rear of 14 through 16	R-2	R-1
30	1	R-2	R-1
39	13 through 16	R-2	R-1
41	11 through 14	R-2	R-1

Section III. Amend Section 340-10A Use Regulations to read as follows:

- A. Use Regulations. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other.
1. Single family detached dwellings
 2. Agricultural uses and farm buildings
 3. Public and private schools for pre-Kindergarten through 12th grade
 4. Religious institutions, houses of worship
 5. Municipal buildings and uses, public parks and playgrounds, and non-commercial recreation areas and buildings.
 6. Utility, communication, and transportation infrastructure
 7. Social and fraternal clubs or lodges serving members and their guests.
 8. Two family or multiple dwellings in existence as of the date of adoption of this ordinance (____ 2024) may continue and may be repaired and improved but may not be expanded or divided into additional dwelling units.

Section IV. Renumber Section 340-10B Area Regulations to Section 340-10C Area Regulations.

Section V. Add a new Section 340-10B Permitted Accessory Uses as follows:

B. Permitted Accessory Uses and Structures

1. Private garages for the storage of private vehicles and personal items
2. Private residential swimming pools in accordance with the provisions of this chapter
3. Sheds not exceeding 120 square feet in area and in accordance with the provisions of this chapter.
4. Fences and walls in accordance with the provisions of this chapter
5. Porches and decks in accordance with the provisions of this chapter
6. Roof mounted solar energy facilities in accordance with the provisions of this chapter.
7. Home Occupations consisting of professional offices or studios in accordance with the provisions of this chapter.
8. Signs when erected and maintained in accordance with the provisions Article X of this chapter.
9. Electric Vehicle Charging and Service Equipment

Section VI. Repealer; Severability; Effective Date


NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Swedesboro in the County of Gloucester, and State of New Jersey, this ordinance shall become effective upon final passage and publication as provided by law.

ATTEST:



Jena Dolbow, Clerk

BOROUGH OF SWEDESBORO



Thomas W. Fromm, Mayor