

**TOWNSHIP OF GREENWICH
COUNT YOF WARREN
STATE OF NEW JERSEY**

ORDINANCE #113-2023

**AN ORDINANCE OF THE TOWNSHIP OF GREENWICH,
COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING
AND SUPPLEMENTING CHAPTER 16-3 OF THE TOWNSHIP
CODE TO REVISE CERTAIN DEFINITIONS AND PERMITTED
USES IN THE ROM 16-18A DISTRICT**

WHEREAS, there has been a proliferation of warehouses in Warren County and surrounding municipalities; and

WHEREAS, the Township believes the term warehouse as used in the Township code requires clarification; and

WHEREAS, the Township believes that certain definitions need to be updated with regard to what is permitted or prohibited in certain zones; and

NOW, THEREFORE, BE IT ORDAINED, that Section 16-3 is revised showing deleted text with a line through it and additions underlined as follows:

16-3 Definitions

~~INDUSTRIAL~~

~~Of, relating to, concerning, or arising from the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods.~~

LARGE FULFILLMENT DISTRIBUTION CENTER

Means a large format regional fulfillment facility having a minimum gross floor area from 150,000 to more than 500,000 square feet and may be dedicated to e-commerce supply chains that pick and pack incoming orders (i.e., items/parcels) from shelves for individual delivery in order to “fulfill” individual online orders. They are short-term storage-based (holding a very high range of goods) but also rely on a high level of throughput and receive, pick, pack, kit, label, and deliver products to people’s doorsteps in delivery trucks and vans. The buildings would include cross-docking functions, whereby palletized freight is moved across the distribution center to another truck to complete the rest of its journey. Characterized as having little or no storage function due to the perishable nature of many goods being shipped, such as food (including refrigeration and heated)

and includes fabrication functions (e.g., sorting and packaging before final delivery), cold storage and refrigeration functions, break-bulk functions, whereby palletized freight or boxed goods are completely broken down so that a customer can receive a smaller quantity to their exact specifications.

LAST-MILE FULFILLMENT CENTER

Means a fulfillment center/facility or station that primarily serves local markets having a minimum gross floor area from 50,000 to more than 150,000 square feet. Last-mile fulfillment centers also include micro/small fulfillment centers of 3,000 to more than 25,000 square feet. Last-mile fulfillment centers provide the final leg of delivery rather than a literal measurement of distance. They serve either consumers, individual households (for online shopping), or the retail stores they shop at (for traditional retail). Last-mile delivery hubs may be smaller compared to distribution centers, but truck and van trips are high, as are the parking requirements necessary to accommodate hundreds of employees, delivery vans, and trucks, and require a larger parking lot (impervious surface) footprint than other warehouse operations.

LIGHT MANUFACTURING

The making of goods by hand or by machine through mechanical or chemical transformation of materials or substances into new products, including machining, casting and molding, joining and shearing and forming that are intended to be sold to customers upon completion. Items used in manufacturing may be raw materials or component parts of a larger product. All manufacturing occurs indoors. ~~The fabrication, processing or assembly of goods and materials or the storage of bulk goods and materials where~~ Light manufacturing does not include such activities or materials create no major hazard from fire or explosion or produce no toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent.

MAJOR DISTRIBUTION CENTER

Means a large-scale regional and/or interstate distribution facility having a minimum gross floor area from 500,000 to more than 1.5 million square feet. It is transit hub for large quantities of bulk goods that do not require finishing or individual packing, as they are temporarily stored on pallets before being shipped.

WAREHOUSE

Means a building used for storing goods and materials in inventory for extended periods of time and releasing them on demand. Warehouses also include multitenant facilities that are usually rented through short to medium-term leases.

ROM 16-18A

A.2 Permitted Uses

~~c. Light manufacturing. industrial operations, including the processing, manufacture, fabrication, finishing or assembly of goods or material.~~

~~d. Warehouses only in association with approved research office and manufacturing uses. No stand alone warehouse or distribution facilities shall be permitted.~~

A. 3 Accessory Uses

j. Storage of materials, substances and products accessory to the principal use provided the storage area does not exceed 30% of the total building floor area.

A.5 Prohibited Uses

~~d. Warehouse or major distribution facility or large fulfillment distribution center or last-mile fulfillment center and flex space. unless accessory and incidental to a permitted manufacturing use.~~

A.6 Requirements

g. Floor area ratio. The total floor area of all buildings on a lot or tract shall not exceed 105% of the total lot or tract area.

h. Maximum lot cover. No more than 5045% of the total lot or area may be occupied by buildings, off-street parking areas or access drives.

s. Transition Buffer.

1. A limit of disturbance measuring 100 feet shall be established from a property line that abuts with or is located across from a right-of-way or access easement from a residential zone or use.

(a) Buildings, structures, above ground utilities, parking lots, access drives or other improvements shall not be installed within the limit of disturbance. Underground utilities may be installed within the limit of disturbance where necessary or required but must be installed in a manner to minimize disturbance of the existing area and not create a direct line of sight to existing or proposed improvements on the industrial zone property from an abutting residential zone or use. Trees, landscaping, fences, sound barriers and other improvements may be installed in the limit of disturbance as deemed necessary by the Board to enhance the existing buffer.

(b) Existing vegetation within the limit of disturbance shall be preserved.

(c) Clearing and grading within the limit of disturbance shall be prohibited.

2. Accessory structures, outdoor storage, loading docks, refuse disposal, truck access drives and parking areas shall not be located within a yard on the site that is abutting a residential zone or use without an intervening building.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies only.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect after final passage and publication in accordance with law.

Robert Barsony, Mayor

Lisa A. Burd, RMC, CMC, CMR
Township Clerk/Administrator

Introduction: September 21, 2023
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