

**TOWNSHIP OF MEDFORD**

**ORDINANCE 2023-10**

**AN ORDINANCE AMENDING THE MEDFORD TOWNSHIP CODE,  
LAND DEVELOPMENT REGULATIONS, SECTION 602  
“CONDITIONAL USES”, SUBSECTION 602.F “HOME OCCUPATIONS”.**

**WHEREAS**, Section 602 of the Medford Township Code, Land Development Regulations, permits certain Conditional Uses in Medford Township pursuant to the Municipal Land Use Law (“MLUL”), N.J.S.A. 40:55D-67; and

**WHEREAS**, pursuant to the MLUL, if a proposed conditional use meets all of the conditions established by ordinance for said use, the conditional use can be approved by the Planning Board; and

**WHEREAS**, subsection 602.F establishes the conditions for a “Home Occupation” in Medford Township, including the list of permitted Home Occupations, such as professional offices, etc.; and

**WHEREAS**, the Township Council desires to clarify subsection 602.F to provide that the Home Occupation Conditional Use Ordinance does not prohibit individuals working at home with a “virtual office” as has become common during and after the COVID pandemic.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Medford in the County of Burlington and State of New Jersey, that Section 602 “Conditional Uses”, subsection 602.F “Home Occupations” of the Code of the Township of Medford. Land Development Regulations is hereby amended to add new subsections 602.F.3 and 4 as follows:

3. It is the intent of the Home Occupations subsections 1 and 2 to regulate a formal business operating at a home in conjunction with the home owners residential use of the property, not an individual working remotely at home.

4. Nothing herein shall be deemed or interpreted to prevent, prohibit or require any approval for an individual working from home with a “virtual office”, provided that

- (a) the individual is a resident of the home.
- (b) there is no sign or other identification of a business being operated in the home or on the property.
- (c) there is no employee at the home other than the individual working remotely.
- (d) no customer, client or other visitor can be met at the home or on the property or parked on the property in conjunction with the individual working from home.
- (e) no business equipment, business vehicles, or other business material shall be stored or kept outside at the home and there is no visible evidence of a business being operated at the home or property.

*REPEALER, SEVERABILITY AND EFFECTIVE DATE*

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

Township of Medford

Ordinance 2023-10

An Ordinance Amending the Medford Township Code, Land Development Regulations, Section 602 “Conditional Uses”, Subsection 602.F “Home Occupations”

The above entitled ordinance was passed on first reading at a meeting of the Township Council of the Township of Medford on May 16, 2023. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on June 7, 2023 at the Public Safety Building, 91 Union Street, Medford, New Jersey at 7:00 PM, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk’s office to members of the general public who shall request them.



Katherine Burger, RMC  
Municipal Clerk

**Township of Medford**

**Notice of Final Adoption**

**Ordinance 2023-10**

An Ordinance Amending the Medford Township Code, Land Development Regulations, Section 602 "Conditional Uses", Subsection 602.F "Home Occupations"

Notice is hereby given that the Ordinance as entitled above was adopted following second reading and public hearing at a regular meeting of the Township Council of the Township of Medford, County of Burlington, State of New Jersey, held at the Public Safety Building, 91 Union Street, Medford, New Jersey on June 7, 2023.



Katherine E. Burger  
Municipal Clerk