

**TOWNSHIP OF WATERFORD
COUNTY OF CAMDEN
STATE OF NEW JERSEY**

ORDINANCE # 2024-14

**AN ORDINANCE OF THE TOWNSHIP OF WATERFORD AMENDING THE
REDEVELOPMENT PLAN FOR THE
HAINES BOULEVARD REDEVELOPMENT AREA**

WHEREAS, on January 25, 2023 the Mayor and Township Committee of the Township of Waterford adopted Ordinance 2023-2 captioned “Ordinance of The Township Of Waterford Adopting Amendment #2 Of The Redevelopment Plan For The Haines Boulevard Redevelopment Area”; and

WHEREAS, Section 9 of that Ordinance captioned “Planned Industrial Overlay District” established specified industrial uses to be permitted in that District and the tract and area and bulk requirements for such uses; and

WHEREAS, paragraph F of Section 9 captioned “General Exceptions and Modifications”, subsection 1(a) captioned “Height Limitations” indicated that “no structure, including radio and television transmission and other communication facilities which are not accessory to an otherwise permitted use, shall not exceed a height of fifty-five (55) feet”; and

WHEREAS, Warehouses are a permitted use in the “Planned Industrial Overlay District”; and

WHEREAS, AASMWF Property, LLC has been designated by the Waterford Township Committee as Redeveloper for Block 204, Lots 1 and 2 which are within the Planned Industrial Overlay District of the Haines Boulevard Redevelopment Plan; and

WHEREAS, AASMWF Property, LLC obtained Final Site Plan Approval from the Township Planning/Zoning Board on December 5, 2022 by Resolution No. 2022-20 for a Warehouse Project to be located on Block 204, Lots 1 and 2 in the Planned Industrial Overlay

District of the Haines Boulevard Redevelopment Plan; and

WHEREAS, Active Acquisitions has advised the Township that in order to accommodate construction of a proposed cold storage Warehouse, the height requirement for that use is up to one hundred ten (110) feet; and

WHEREAS, the Mayor and Township Committee have reviewed this information and has determined increasing the height to one hundred ten (110) feet is consistent for the type uses permitted in the Planned Industrial Overlay District and facilitates necessary growth within the Township in accordance with the Haines Boulevard Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, as follows:

SECTION 1. The height limitation for Warehouse structures or similar type industrial uses within the Planned Industrial Overlay District of the Haines Boulevard Redevelopment Plan shall be increased to not to exceed one hundred ten (110) feet.

SECTION 2. All Ordinances or parts of Ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

SECTION 3. If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

SECTION 4. Upon adoption of this Ordinance, after Public Hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the Township Planning Board, the New Jersey Pinelands Commission and any other agency as required by law. This Ordinance shall take effect upon adoption subject to approval by the New Jersey Pinelands Commission.

Dawn H. Liedtka

Dawn Liedtka, RMC / CMR Clerk

Thomas Giangulio, Jr.
Thomas Giangulio, Jr. Mayor

Intro: August 14, 2024

Public Hearing: September 11, 2024

Adopted: Sept. 11th, 2024

UPON INTRODUCTION ON August 14, 2024					
	Doney	Jones-Freitag	Thompson	Wade	Giangiulio
YES	X		X	X	X
ABSTAIN					
NO					
ABSENT		X			
UPON ADOPTION ON September 11, 2024					
	Doney	Jones-Freitag	Thompson	Wade	Giangiulio
YES	X	X	X	X	X
ABSTAIN					
NO					
ABSENT					

CERTIFICATION

I, Dawn Liedtka, Clerk of the Township of Waterford, Camden County, New Jersey, do hereby certify the foregoing to be true and exact copy of the Ordinance which was finally adopted by the Mayor and Township Committee of the Township of Waterford at a Meeting held on the 11th day of *September*, 2024.

Dawn H. Liedtka

Dawn Liedtka, RMC / CMR Clerk