

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023 - 03**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING THE ZONING ON
BLOCK 28, LOTS 2, 3 AND 4 FROM LIO TO 5A RESIDENTIAL IN ACCORDANCE
WITH THE 2022 MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, the Master Plan Re-examination report recommended the rezoning of Block 28, lots 2, 3 and 4 to avoid conflicting uses nearby the Harker School and residential uses; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances; and

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

Section 1. Amend §203-35, entitled, "Zoning Map", to change the zoning of Block 28, Lots 2, 3 and 4 from LOI to the 5A Residential zoning district.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.


Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH



Jane DiBella, Municipal Clerk



Craig Frederick, Mayor

CERTIFICATION

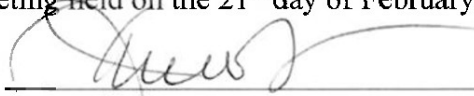
The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.



Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.



Jane DiBella, Township Clerk



REMINGTON
& VERNICK
ENGINEERS

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February 16, 2023

Township of Woolwich
Joint Land Use Board
Joseph Maugeri, Chairman
120 Village Green Drive
Woolwich Township, NJ 08085

Attention: Shannon Kilpatrick, Secretary

Re: Master Plan Consistency for Proposed Ordinance 2023-03

Dear Board Members:

Pursuant to Section 40:55D-26 of the Municipal Land Use Law (MLUL), prior to the adoption of a development regulation, the Joint Land Use Board should consider if the proposed amendment is substantially consistent with the Master Plan. The most recent Woolwich Township Master Plan Reexamination was adopted on October 20, 2022.

We have reviewed proposed Ordinance 2023-03 for consistency with Woolwich Township's Master Plan. Ordinance 2023-03 proposes to amend the existing zoning on Block 28, Lots 2, 3 and 4 from Light Industrial/Office (LIO) District to 5A Five Acre Residential District. *The Township's 2022 Master Plan Reexamination recommended that the Township rezone the specific block and lots herein to avoid conflict with the nearby school and residential uses. The proposed rezoning from LIO to 5A Residential is in keeping with this recommendation. Additionally, the Township's 2003 Master Plan, 2016 Reexamination and 2022 Reexamination indicated the goal "to preserve and enhance the quality of life in Woolwich Township in the face of rapid development."*

For the reasons stated above, it is our professional opinion that the proposed rezoning is consistent with the intent of the Township Master Plan.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

Ashton Jones, PP, AICP, CFM

cc: Michael Aimino, Solicitor