

**TOWNSHIP OF WOOLWICH  
GLOUCESTER COUNTY, NEW JERSEY  
ORDINANCE NO.            2023-15**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,  
SECTION 35, ENTITLED ‘ZONING MAP’ AS PERMITTED UNDER N.J.S.A. 40:55D-32  
AND REZONING VARIOUS PARCELS**

**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**, and the Township Committee has adopted several ordinances amending the zoning districts within the Township of Woolwich in accordance with the recommendations contained in the 2022 Master Plan Re-examination Report and has amended several redevelopment plans to change zoning applicable to those areas; and

**WHEREAS**, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.; and

**WHEREAS**, N.J.S.A. 40:55D-32 authorizes the Township Committee to adopt and amend the official zoning map of the Township, after referring the same to the planning board in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, as a result of the Township’s review of the official zoning map of the Township, the Township has determined that the zoning district PAC Planned Adult Community, is no longer listed on the zoning map, and should therefore be repealed as unnecessary; and

**WHEREAS**, the PAC Planned Adult Community was previously adopted in accordance with the settlement of a case entitled “Woolwich Adult LLC v Woolwich Township, et al., Docket No. 413-01” which has been subsequently replaced with the settlement of a case entitled, “In the Matter of the Township of Woolwich, Gloucester County, Docket No. GLO-L-1068-15;” and

**WHEREAS**, the zoning district (BBR) Big Box Retail currently exists in only one location, Block 57, Lot 11, consisting of 4.67 acres, while the anticipated acreage under the zoning set forth in Section 203-184 anticipates 97.8 acres, rendering it unlikely that any development consistent with the BBR zone would actually occur; and

**WHEREAS**, the Township has determined that it is in the best interest of the Township to repeal the BBR Big Box Retail found at Section 203-184 and to rezone Block 57, Lot 11 as MLMU, Mount Laurel Mixed Use; and

**WHEREAS**, the Township Committee has referred the proposed zoning map to the Joint Land Use Board, as the Township's planning board, who reviewed the same at its May 4, 2023 meeting.

**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.** The following parcels are hereby rezoned from FOC to NC: Block 8, Lots 3, 11,12,13, 14,15, and 16; Block 54, Lot 1

**Section 2.** The following parcels are hereby rezoned from RR-BD to R-2 Residential: Block 18, Lots 4.01, 4.02, 5, 5.01, 6.01, and 7; Block 22, Lot 4.01.

**Section 3.** The following parcels are hereby rezoned from RR to R-2 Residential: Block 10, Lots 5, 5.02, 5.03; Block 14, Lots 3, 3.01, 3.02, and 17; Block 16, Lots 1, 2, 3, 4, 4.01, and 5 (partial)

**Section 4.** The following parcels are hereby rezoned from RR to MUD: Block 57, Lots 3, and 3.02.

**Section 5.** The following parcels are hereby rezoned from BBR to MLMU: Block 57, Lot 11.

**Section 6.** The following parcels are hereby rezoned from RR to NC: Block 57, Lots 3.01 (partial), and 3.03 (partial).

**Section 7.** Section 203-35 of the Township Code, entitled, "Zoning Map", is hereby amended to replace the official "Zoning Map of the Township of Woolwich" with the map attached hereto as Exhibit A.

**Section 8.** Article XIX Large-Format Retail, Big Box Retail, Office and Hotel, Neo-Traditional Senior Community (RC-3) Overlay District, is hereby repealed in its entirety.

**Section 9.** Section 203-44 entitled "PAC Planned Adult Community" is hereby repealed in its entirety.

**Section 10.** Article XXV entitled "Big Box Retail" is hereby repealed in its entirety.

**Section 11.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

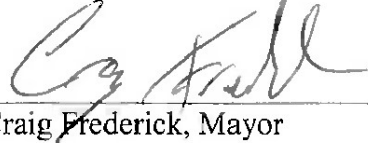
**Section 12.** In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

**Section 13.** This Ordinance shall take effect after final adoption and publication according to law.

**ATTEST:**

**TOWNSHIP OF WOOLWICH**

  
\_\_\_\_\_  
Jane DiBella, Municipal Clerk

  
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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 1<sup>st</sup> day of May, 2023 and reintroduced at a meeting held on May 15, 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 5<sup>th</sup> day of June, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

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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 5th day of June, 2023.

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Jane DiBella, Township Clerk