

Amendments to the Business Park Zone ordinance are as follows: cross out sections are eliminated and underlined sections are added as amendments to Ordinance 832.

**UPPER DEERFIELD TOWNSHIP**

**ORDINANCE 832**

**AN ORDINANCE AMENDING SECTIONS 405-3, 405-62A(4)(K), 405-62A(16), ~~AND ATTACHMENT 4 OF THE ZONING AND DEVELOPMENT ORDINANCE AND THE HIGHWAY 77 REDEVELOPMENT BUSINESS PARK SCHEDULE OF DISTRICT REGULATIONS OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD~~**

**BE IT ORDAINED** by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland and the State of New Jersey as follows:

---

**Section 1.**

**Section 405-3 of the Upper Deerfield Township Zoning and Development Ordinance is revised by adding the following terms and definitions.**

**Corporate Office.** Any administrative headquarters of a business or industry which is characterized as a single employer primarily serving a regional, national or international clientele.

**Light Manufacturing.** Any activity involving the fabrication, reshaping, reworking, assembly or combining of products, parts and/or materials:

**A.** Which does not involve the union of chemicals, compounds or elements to produce a new compound or substance on-site for direct industrial sale;

**B.** Which does not involve the union of chemicals, compounds or elements on site for use during the fabrication, reshaping, reworking, assembly or combining of the products, parts and/or materials, except that the incidental application of chemicals or chemical products brought to the site is permitted pursuant to Subsection **C** of this definition hereinbelow;

**C.** Which may involve the incidental application of chemicals, compounds or elements of chemical products during the fabrication, reshaping, reworking, assembly or combining of the products, parts and/or materials, including but not limited to painting, gluing and cleaning;

D. Which store and contain any and all products, parts and/or materials utilized during the fabrication, reshaping, reworking, assembly or combining of the products, parts and/or materials within completely enclosed buildings; and

E. Which may involve storage and warehousing of the items fabricated, reshaped, reworked, assembled or combined during the limited manufacturing activity.

**Warehouse and Distribution Facility.** A building used primarily for the storage (including cold storage), wholesale and distribution of manufactured products, supplies, equipment, which may include terminal facilities for handling freight and related maintenance facilities. All items shall be stored within a completely enclosed building, and storage of hazardous chemicals is prohibited.

## **Section 2.**

**Section 405-62A(4)(k) of the Upper Deerfield Township Zoning and Development Ordinance is revised by adding the following new subsection.**

### **[3.1]** Buffers for Warehouses and Industrial-Style Buildings.

**[a]** The Planning Board shall require the establishment of a buffer on the site of a warehouse or similar freestanding industrial-style building with a gross floor area of 100,000 or more square feet, to provide for visual screening and to otherwise prevent conflicts with adjoining uses.

**[i]** Buffers shall be provided along all property lines (with the exception of property lines abutting rail ways), and public rights-of-way.

**[ii]** Buffers shall be designed and installed with the purpose of providing a landscape screen between the warehouse or similar industrial-style buildings, adjoining properties and public streets. The buffer shall not be required for those areas of the development which abut certified woodland or protected wetlands.

**[iii]** Design standards.

**[A]** The minimum landscaped buffer width shall be at 25 feet; where buildings exceed 40 feet in height the minimum buffer width shall be 40 feet.

**[B]** Such buffer areas shall be included in measurement for establishing setbacks and yard requirements.

**[C]** Buffers may be comprised of earth berms, fences, walls, and landscaping, which shall be of a sufficient quantity, species and size to insure a year-round high and low visual screen and consist of evergreen and deciduous trees and shrubs. Any physical barriers to be constructed, such as fencing or walls, shall be constructed within the buffer area.

**[D]** When a development is adjacent to residentially-zoned properties, the Planning Board may require the developer to construct a landscape buffer, an eight-foot-high masonry or precast concrete wall, or opaque fence along all perimeter edge buffers to the residentially-

zoned properties. ~~If required, the Planning Board shall approve the type of residential buffer at the time of development approval. If precast is selected for a wall section visible from a public right of way, the pattern(s) and materials shall coincide with the architectural trim and finish of the principal structure.~~

[E] Infrastructure required for the development may be contained within the buffer as long as the structures are underground.

[F] Buffer areas shall contain no internal driveways, parking areas, patios, stormwater detention facilities, or any other structures or accessory uses except for a fence, wall, or earthen berm constructed to provide the visual screening required to meet the standards of this Code. Underground utilities (including underground storm water management facilities) may be permitted to cross a buffer if the screening standards of this Code will be subsequently achieved. Vehicular access, utilities, project signage and site lighting may be ~~are~~ allowed through a buffer in conjunction with ~~as a condition of~~ site plan approval.

[G] More than one species of evergreen and deciduous trees is to be provided to reduce the effects of potential tree disease and to provide a more naturalized buffer. Native plantings are encouraged.

~~[H] Additional buffering features are to be provided as may be found necessary by the Planning Board. As a result of this deletion, subsections I, J and K, are redesignated as H, I and J.~~

[I] The plantings may consist of those listed in § 405-62A(4)(cc) of this chapter and, in addition thereto, those plantings which may be natural or indigenous to the area in question. Other plantings may be substituted, depending on the site, sunlight, soil and such other conditions as would apply to probable growth of the planting. The Planning Board shall determine the type of plant material to be used at the time of development approval.

[J] The standards and specifications which must be depicted on the plan shall include:

{1}	The plantings to be utilized.
{2}	The size of the plants (minimum size shall be specified).
{3}	Distance between plants.
{4}	Proposed elevation of plants.

[K] Planting size requirements. Minimum plant sizes shall be measured in accordance with American Nurserymen's Association standards.

### Section 3.

**Section 405-62A(16) of the Upper Deerfield Township Zoning and Development Ordinance is revised as follows.**

#### (16) Design Standards for Industrial and Commercial Buildings

A. **Applicability:** The design standards in this section shall apply to warehouses and similar industrial-style buildings having 100,000 or more square feet of gross floor area. The design standards in subsections 3(16)D.6, D.7, and D.8 hereinbelow shall apply only to the façade of a building that faces a public street, which includes any façade for a building or lot with multiple street frontages (e.g., if a building is located on a corner lot fronting on two (2) streets then the standards provided in the aforementioned subsections shall apply to both street facades).

#### B. **Architectural Form and Detail:**

1. To reduce the mass and scale of large buildings visible from a street, building facades shall include:

a. Architectural features such as reveals;

b. Windows and openings; and

c. Changes in color and either texture or material to add interest to the building elevation and reduce its visual mass.

2. Primary building entries shall be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements. The primary building entries shall be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance shall have a special emphasis when compared to the other portions of the building. This shall be accomplished through the use of at least three (3) of the following near entrances:

a. A prominent architectural feature that is unique to the overall building design;

b. Complementary yet differing building materials or colors;

c. Increased use of windows or glass;

d. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or

e. Increased landscaping.

#### D. **Color And Materials:**

1. A comprehensive material and color scheme shall be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.
2. A minimum of three (3) colors per elevation shall be required.
3. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.
4. Materials that contribute to the aesthetics of the community over the long term shall be required for all buildings. Permanence in design and construction will add to the overall value and sustainability of the community.
5. All projects shall submit a sample board containing actual samples of all exterior surface materials, including roofing materials, in all the colors that will be used.
6. Primary Materials: Each exterior wall facade facing a public street shall include two (2) of the following primary materials: brick, tilt-up concrete, architectural block, architectural metal panel, insulated metal panel, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.
7. Expanses of primary materials, or any other uniform materials on exterior wall facades facing public streets shall be broken up with pop outs, recesses, awnings, staggered facades, metal structures, glass, change in material or texture, or the addition of other designed three (3) dimensional architectural features, ~~every two hundred feet (200')~~.
8. The ends or corners of buildings at the terminations of the facades facing public streets shall be articulated with ~~at least two (2)~~ one (1) prominent architectural feature such as a change in primary material (i.e. change from tilt-up concrete panel to brick), increased roof projection of parapet, increased transparency (i.e., glass/window panels) or change in color; ~~or~~
9. Bright, contrasting colors should be used for small areas of building and for accents only.
10. Design and colors of wall signs should be compatible with the main buildings on the site.
11. Materials, design, and colors of monument signs shall be compatible with the main buildings on the site.

E. Accessory Buildings:

1. The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.

2. Temporary buildings shall not to be located where they will be visible from adjoining public streets.

3. Modular buildings shall be skirted with material and color that is compatible with the modular unit and the main buildings on the site. All temporary and modular structures shall comply with all other applicable standards of this title for use and duration of use.

F. Building Additions:

1. All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building.

**Section 4.**

**Attachment 4 Business Park Schedule of District Regulations of the Upper Deerfield Township Zoning and Development Ordinance and the Redevelopment Area Office Park Land Use, Area and Bulk Regulations are is revised as follows.**

**Business Park District – Schedule of District Regulations**

Principal Uses  (Subject to site plan approval, public water and sewer)	Minimum Lot Dimensions			Minimum Yard Setbacks <sup>1</sup>						Maximum Height		Maximum Impervious Coverage (Percent)
	Area (SF)	Width (Feet)	Depth (Feet)	Principal Building			Accessory Building			Principal Building (Feet)	Accessory Building (Feet)	
				Front (Feet)	Side (Feet)	Rear (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)			
<ul style="list-style-type: none"> <li>• Community/corporate center (meeting hall)</li> <li>• Assisted living facility</li> <li>• Professional offices</li> <li>• Research facilities</li> <li>• Indoor recreation facilities</li> <li>• Health clubs</li> <li>• Health services</li> <li>• Medical offices/clinics</li> <li>• Senior care facilities</li> <li>• Banks and financial institutions</li> </ul>	2 Acres	200	200	50	25	30	NA	20	20	35	15	80%
<ul style="list-style-type: none"> <li>• Warehouse and distribution facility</li> <li>• Light manufacturing</li> <li>• Corporate office</li> </ul>	5 Acres	200	300	50	25 50 <sup>2</sup>	25 50 <sup>2</sup>	NA	25	25	40	20	75
<ul style="list-style-type: none"> <li>• Warehouse and distribution facility</li> </ul>	20 Acres	500	500	150	<del>100</del> 60	<del>100</del> 80	NA	50	50	60	25	70

<sup>1</sup> For properties having ~~three~~ two or more road frontages, the highest functional classification roadway shall be deemed the frontage for the property subject to front yard setback. All other road frontages shall be subject to either side or rear yard setback requirements.

<sup>2</sup> Minimum setback required when adjoining property is used or zoned for residential purposes

**Permitted Accessory Uses.**

- Small-scale retail store, personal services, child care, restaurant/cafeteria/coffee shop, recreational facility including gym/health and/or wellness center, provided the gross floor area of the small-scale retail store and/or personal service does not exceed 10% of the gross floor area of the principal building
- Essential services as per §405-23
- Fences, walls and hedges as per §405-24
- Off-street parking as per §405-27
- Off-street loading as per §405-28
- Signs as per §405-31
- Wind, solar energy facilities, communication facilities per §405-34
- Bikeways as per §405-63A(2)
- Accessory structures and uses customarily incidental to a permitted use

**Permitted Conditional Uses (Subject to §405-70 and as indicated below).**

- Private schools as per §405-46
- Professional office centers as per §405-50
- Public utility and public maintenance facilities as per §405-51

**Building Setbacks - All Zones.**

Unless a greater setback is required by the above schedule, all buildings shall be set back a minimum distance from the abutting street(s) based on the Functional Classification of the street(s) as follows:

Functional Classification	Setback (Feet)
Local	10
Collector	25
Arterial	50



\*Section 5 –

The Highway 77 Redevelopment Plan is hereby amended to include the uses permitted hereby and the bulk and design standards set forth herein. Nothing contained herein shall alter or amend the procedure for Redevelopment Project review and approval by the Upper Deerfield Township Redevelopment Entity and nothing contained herein shall alter or amend the jurisdiction, role and function of the Redevelopment Entity and Planning Board as set forth in the Highway 77 Redevelopment Plan.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that in all other respects the provisions of Chapter 405 of the Code of the Township of Upper Deerfield shall remain as heretofore and unaltered by the provisions hereof.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that all ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance which shall remain in full force and effect.

This Ordinance shall take effect in the time and manner prescribed by law.

---

James Crilley, Chairman  
Finally Attested:

---

Roy J. Spoltore, Township Clerk  
First Reading:  
Publication:  
Publication of Final Adoption:

November 16, 2021  
Amended December 16, 2021