

UPPER DEERFIELD TOWNSHIP

ORDINANCE 839

An Ordinance Amending the Highway 77 Redevelopment Plan

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 III Definitions of the Redevelopment Plan is amended by adding the following:

“Light manufacturing” means 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.

“Medium manufacturing” means the processing and manufacturing of materials or products predominately from extracted or raw materials. These activities include, but are not limited to the production of glass and pottery products, food and beverages, converted paper and cardboard products, fabricated metal products, and building

products including, but not limited to cementitious concrete repair mortars, grouts, and tile-setting products, water-based architectural paints, coatings, acrylic coatings and admixtures for concrete.

“Warehouse and distribution facility” means 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.

Section 2.

Section V.C Redevelopment Plan Objectives is amended as follows:

- To create a setting for a high quality development that provides long-term employment opportunities, supports the local and regional economies, and promotes diversification of the commercial/industrial base.
- In conjunction with this Redevelopment Plan, establish a marketing program that identifies assets of the area including truck and rail access, infrastructure and tax advantages, that encourages the location of the desired development.

Section 3.

Section VI.B Proposed Redevelopment Actions is amended as follows:

- Create long-term employment opportunities, improve the Township’s economic position and encourage business and industrial development.
- Encourage high quality development and promote state-of-the-art building and operating practices.

Section 4.

Exhibit E Eco-Agricultural/Eco-Industrial Schedule of District Regulations is amended as follows:

ECO-AGRICULTURAL/ECO INDUSTRIAL ZONE SCHEDULE OF DISTRICT REGULATIONS														
Site Plan Approval (subject to public water/sewer)		Conditional Uses Permitted (subject to § 405-70 and as indicated below)	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Principal Buildings (FT)	Maximum Height of Accessory Buildings (FT)	Maximum Impervious Coverage of Lot (percent)
						Principal Buildings (FT)			Accessory Buildings (FT)					
Principal Uses	Accessory Uses		Area (Acres)	Width (FT)	Depth (FT)	Front	Side	Rear	Front	Side	Rear			
Farms, including agricultural use/purpose activities that utilize state of the art facilities. Organic farming facilities Hydroponics Agritourism Commercial stables, riding academies Manufacture and processing of foods Agricultural research and experimental facilities Farm machinery sales, service Agricultural services Farm labor and management services Landscape and horticultural services Distribution of farm supplies, flowers, nursery stock, and florists' supplies Retail nurseries, lawn and garden supply centers Laboratory facilities for agricultural products and soils testing	Water towers, storage tanks and structures for bulk storage Conservation areas Bikeways as per § 405-63A(2) 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 Outdoor storage as per § 405-29 Signs as per § 405-31 Wind and solar energy facilities, and communication facilities per § 405-34 Agricultural employee housing On-site farm office Warehousing and storage facilities for farm equipment, produce and products On-site lighting, landscaping, fences and buffers Solid waste and recycling facilities	Bulk storage of dry materials as per § 405-37 Industrial parks as per § 405-40 Public utility and public maintenance facilities as per § 405-51 Roadside stands as per § 405-52 Kennels and animal hospitals as per § 405-41	5	400	400	40	30	50	75	25	40	35	15	40
Warehouse, Light manufacturing, Corporate office			5	200	300	50	25 50 ¹	25 50 ¹	NA	25	25	40	20	75
Warehouse, Light manufacturing, Corporate office			20	500	500	150	100	100	NA	50	50	60	25	70
Medium manufacturing			20	500	500	150	100	100	NA	50	50	60	25	70

- NOTES:** 1. Full landscape plan submission required.
2. Buffer areas as per § 405-63A(4).
3. A visual barrier between eco-agriculture and residential uses must be provided, such plantings shall incorporate three rows spaced 15 feet apart with trees planted eight feet on center.
4. One wall-mounted sign not to exceed 40 square feet.
5. No freestanding signs permitted.
6. Trash enclosures shall be integrated into the architectural design of the building.
7. Unless a greater setback is required by the schedules in this exhibit, all buildings shall be set back a minimum distance from the abutting street line(s) based on the Functional Classification of the street as follows:

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

¹ Minimum setback required when adjoining property is used or zoned for residential purposes.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that in all other respects the provisions of the Highway 77 Redevelopment Plan 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

Adopted: September 1, 2022

Attested:

Roy J. Spoltore, Township Clerk

First Reading: August 18, 2022

Publication: August 23, 2022

Publication of Final Adoption: September 15, 2022