

**HAINESPORT TOWNSHIP
ORDINANCE NO. 2011-1-3**

**ORDINANCE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY, AMENDING THE TOWNSHIP'S DEVELOPMENT/ZONE
CODE ESTABLISHING A BUSINESS PARK ZONE**

WHEREAS, a need arises on occasion to the Township Committee of the Township of Hainesport to amend existing Ordinances; and

WHEREAS, the Township of Hainesport finds it in the best interest of the Township to amend certain provisions of the Land Development Code of the Township of Hainesport.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hainesport that Chapter 104 entitled "Land Use" is hereby amended as follows:

104-6: Definitions

Ancillary Uses: A use that is "secondary" (or incidental) to the primary use.

104-45.1 Industrial -1 District: Section 104-45.1 entitled Industrial -1 District shall be added to read as follows:

1. Section 104-45A entitled "Business Park" shall be added as follows:

104-45A: Business Park

- A. **PURPOSE** – The purpose of the Business Park (BP) District is to provide locations for light industrial and compatible commercial uses including retail sales which provide manufacturing, warehousing, research and development, office and ancillary commercial adjacent to major roadways in the Township. The provisions are designed to limit the evolution of strip development patterns while permitting opportunities for light industrial and commercial development that is ancillary to the industrial use. Examples, without limitation, would include warehousing and/or manufacturing facilities with a showroom; auto parts supply; and similar uses.
- B. **DIMENSIONAL REGULATIONS** – Within the Business Park District, the following dimensional requirements shall apply:
 - (1) Minimum lot area: two acres
 - (2) Building coverage limit: 70%
 - (3) Minimum front yard:
 - (a) On a municipal street or private road: 30 feet.
 - (b) On a county road or state highway: 75 feet.
 - (4) Minimum side yard: 25 feet.
 - (5) Minimum rear yard: 25 feet.
 - (6) Minimum frontage: 100 feet.

- (7) Maximum building height: 40 feet.
- (8) Maximum impervious coverage limit: 70%
- (9) Minimum vegetated area: 30%
- (10) Minimum setback of parking or traffic aisle from:
 - (a) A right-of-way line: 35 feet.
 - (b) A side or rear property line: 15 feet.

C. USE REGULATIONS

- (1.) **Permitted uses** – The following land uses are hereby established as permitted uses in the Business Park District:

- (a) Warehousing and indoor storage facilities.
- (b) Offices, all types.
- (c) Light Manufacturing or the assembling of products of light manufacturing.
- (d) Wholesale and Distribution excluding retail or wholesaling of petroleum, quarried or mined material or similar bulk material.
- (e) Retail/Commercial as an ancillary use to any other permitted or conditional use in accordance with Section 104-41(B).
- (f) Corporate headquarters for a business, administrative, utility, professional or similar entity.
- (g) Indoor recreation buildings.
- (h) Research and Development.
- (i) Testing laboratories devoted to scientific or industrial research, engineering laboratory, testing and experimental operations for research or product development.
- (j) Bulk laundry processing.
- (k) Vehicle storage contained within a building.
- (l) Day-care facilities.
- (m) Government facilities.
- (n) Auto parts supply.
- (o) Health clubs and fitness centers.
- (p) Printers or publishers.
- (q) Septic transfer stations.
- (r) Any combination of the above within a building or tract and the requirements of Section 104-56 shall apply.

- (2) **Accessory uses** – Accessory uses which are customarily incidental to and located in the same lot as the principal use and which, unless otherwise specified, shall be located within the principal building and shall show no external evidence of such use. The following land uses are hereby established as accessory uses in the Business Park District:

- (a) Assembly halls for meetings incidental to the business of any principal use.
- (b) Maintenance, utility, and storage facilities incidental to any principal use.
- (c) In-service training schools for employees.
- (d) Restaurants or cafeterias primarily for supplying meals to employees and conference center guests.
- (e) Temporary construction trailers.

- (f) Enclosed outside storage trailers in accordance with this chapter.
- (3) **Conditional uses** – The following land uses are hereby established as conditional uses in the Business Park District:
- (a) Motor vehicle and trailer sales.
- (4) **Prohibited uses** – The following land uses are hereby established as prohibited uses in the Business Park District:
- (a) Motels or Hotels.
 - (b) Housing of any kind.
 - (c) Dry-cleaning factories.
 - (d) Explosive, ammunition, firework, match, or pyroxylin plastic manufacturing or storage.
 - (e) Calcium carbide, acetylene gas, ammonia or chlorine picric, carbolic, hydrochloric, or similar acid or similar chemical manufacturing.
 - (g) Rubber products manufacturing or treatment.
 - (h) Motor vehicle dismantling or other similar salvage operation or the storage of wrecked, disabled, or dismantled motor vehicles, used parts thereof, or other similar items or materials.
 - (i) Junkyards or other similar outside waste or disposal area.
 - (j) Manufacturing, storage or mixing of asphalt, coal, tar, petroleum, or bituminous products, or the type normally used for the paving of streets or parking areas.
 - (k) Restaurants of any kind except as otherwise noted.
 - (l) Hospitals.
 - (m) Cemeteries.
 - (n) Clubs or lodges.
 - (o) Educational buildings.
 - (p) All other uses not specifically permitted.
- (5) **PERFORMANCE REGULATIONS** – Within the Business Park District, the following performance regulations shall apply:
- (a) Each occupant or user on the property and each tenant in a multi-tenant building shall be permitted to dedicate no more than twenty-five (25) percent of the gross floor area of the building to an ancillary use in conjunction with the permitted use subject to the following conditions:
 - (1) Only the uses as listed in Section 104-41.B shall be permitted as ancillary uses unless specified in this chapter as a prohibited use.
 - (2) The ancillary use is solely and exclusively an extension of the permitted primary use.
 - (3) The floor area used for retail display and sales shall be separated from the remainder of the building area by a wall.
 - (4) Ancillary uses do not include outdoor storage.
 - (5) The site shall comply with the minimum parking requirement for both the primary and ancillary uses as defined in Section 104-115.

- (b) Enclosed outside storage trailers shall be permitted as an accessory use to a permitted use subject to the following conditions:
 - (1) One outside storage trailer shall be permitted for every 7,000 square feet of building area except that no more than four (4) storage trailers shall be permitted on any one property.
 - (2) The outside storage trailer shall be located to the rear of the building and shall conform to the minimum rear yard setback requirement.
 - (3) The outside storage trailer shall be located on the site in an area that does not interfere with the internal circulation of the site including access to parking and loading areas.

All other provisions of Chapter 104 of the Land Use Ordinances of the Township of Hainesport shall remain in full force and effect; however any Ordinances or parts of Ordinances inconsistent with the provisions of this ordinance as amended are hereby repealed to the extent of said inconsistency.

This Ordinance shall take effect immediately upon final passage and the publication in accordance with the laws of the State of New Jersey. Further in accordance with provisions of N.J.S.A. 40: 55-D-16, a copy of this Ordinance as finally adopted shall be filed with the Burlington County Planning Board.

NOTICE

HAINESPORT TOWNSHIP ORDINANCE NO. 2011-1-3

**ORDINANCE OF THE TOWNSHIP OF HAINESPORT,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY,
AMENDING THE TOWNSHIP'S DEVELOPMENT/ZONE CODE ESTABLISHING A
BUSINESS PARK ZONE**

The ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Township Committee of the Township of Hainesport held on March 8, 2011. It will be further considered for final passage after a public hearing at the regular meeting to be held on April 12, 2011 at the Municipal Building, One Hainesport Centre, Hainesport, New Jersey at 7:30 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

Dated:

Paul J. Tuliano, Jr.
Township Administrator/Clerk

	Motion	Second	Ayes	Nays	Abstention	Absent
Boettcher		X	X			
Porto			X			
Fitzpatrick			X			
Dickinson			X			
MacLachlan	X		X			

FINAL NOTICE

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BUSINESS PARK ZONE**

Notice is hereby given that Ordinance 2011-1-3 as entitled above has been finally adopted on final reading by the governing body of Hainesport Township after a public hearing at a meeting held on April 12, 2011. Said Ordinance shall take effect immediately in accordance with law.

ATTEST:

Dated: _____

Paul J. Tuliano, Jr.
Township Administrator/Clerk

ACKNOWLEDGEMENT OF
APPROVAL BY:

Dated: _____

Michael Dickinson
Mayor of Hainesport Township

	Motion	Second	Ayes	Nays	Abstention	Absent
Boettcher						
Porto						
Fitzpatrick						
Dickinson						
MacLachlan						

Introduced: March 8, 2011
First Publication: March 11, 2011
Adoption:
Final Publication: