

ORDINANCE NO. O-20-2025

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 96
ENTITLED "UNIFIED DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF ELK**

WHEREAS, the Mayor and Committee, Township of Elk, have determined that amendments to Chapter 96 entitled "Unified Development" at Article IX entitled "Zoning Districts and Regulations" are necessary; and

WHEREAS, in all other respects Chapter 97 entitled "Vehicles and Traffic" shall remain in full force and effect.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

Chapter 96 entitled "Unified Development", Article II entitled "Definitions" at §96-5 entitled "Definitions of terms" shall be amended to add the following:

§ 96-5. Definitions of terms.

The following term shall be added:

AUTO REPAIR SHOP

A business that provides diagnostic, mechanical and routine maintenance and/or repair services to motor vehicles having a GVWR not exceeding 10,000 lbs.

Section 2.

Chapter 96 entitled "Unified Development" at Article IX entitled "Zoning Districts and Regulations" shall be revised as follows:

§ 96-76. Commercial-Neighborhood (C-1).

A. Purpose and intent: In the C-1 (Commercial-Neighborhood) Zone, a building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other, provided that such building or use complies with the requirements for this zone and the following regulations.

B. Permitted uses in the C-1 District.

(1) Customary and conventional agricultural uses and farm dwellings when associated with a qualified agricultural use. The use must be assessed for tax purposes for farming/agriculture.

(2) Retail business or service activities of and similar to the following types:

(a) Groceries and foodstuffs.

(b) Drugs and pharmaceuticals.

(c) Confectionery.

(d) Stationery and tobacco.

(e) Hardware and paints.

(f) Bakery.

(g) Periodicals and newspapers.

- (h) Barber and beauty shops.
 - (i) Tailoring and dressmaking.
 - (j) Dry cleaning.
 - (k) Shoe repairing.
 - (l) Self-service laundries.
 - (m) Radio and television service.
 - (n) Funeral homes.
 - (o) Restaurants, with or without liquor licenses, and taverns.
 - (p) Retail package liquor stores.
 - (q) Supermarket/grocery store.
 - (r) Convenience store.
 - (s) Barber shop or hair salon.
 - (t) Coffee shop.
- (3) Golf courses.
- (4) Professional and general office use.

~~C. Conditional uses in the C-1 District.~~

- ~~(1) Mini warehousing and self storage uses may be permitted in the C-1 Zone, provided that all of the following conditions are met.~~
- ~~(2) The minimum rental storage area shall be 40,000 square feet.~~
- ~~(3) Such facilities shall maintain an operational manager's or resident manager's office/dwelling which shall be accessory to the principal use herein. Occupancy of the dwelling shall be limited to the facility manager and his immediate family.~~
- ~~(4) Such facilities shall provide for the storage of customer's goods and wares only. No business activity other than the rental of storage space shall be conducted on the premises by either the owner of the facility, the resident manager or a tenant of storage space.~~
- ~~(5) No storage of any kind shall be conducted out of doors.~~
- ~~(6) The site containing such a use shall have direct access to a nonresidential collector or arterial street.~~
- ~~(7) Site plan approval shall be required and any development shall also be subject to the following supplemental zoning regulations:~~
 - ~~(a) The minimum site area shall be three acres and the maximum site area shall be six acres.~~
 - ~~(b) The maximum building area inclusive of a manager's office and/or dwelling for any one building on the site shall be 12,000 square feet.~~

- ~~(c) The maximum building length inclusive of a manager's office and/or dwelling shall be 300 feet.~~
- ~~(d) The minimum front yard setback abutting a public street shall be 75 feet. The minimum setback adjacent to any residentially zoned or developed property shall be 50 feet. All other setbacks shall be a minimum of 25 feet.~~
- ~~(e) The facades of all structures visible from public streets and residentially zoned or developed property shall be constructed of materials which are wood, brick, masonry, or other material finished to be compatible with the uses in the area in which the facility is located. Facades facing residentially zoned or developed property shall not contain access doors to the storage units.~~
- ~~(f) No single structure shall exceed one story, 18 feet in height including all roof equipment attached thereto. Structures with roof equipment shall provide roof screening to prevent its visibility from all sides of the building. The height of a resident manager's office dwelling, whether or not it is attached to another structure, shall be permitted to a maximum of 35 feet, 2 1/2 stories.~~
- ~~(g) All outdoor lighting shall be shielded to direct light and glare only onto the premises and shall be of sufficient intensity to discourage vandalism and theft. It shall be directed, shaded and focused away from all adjoining property.~~
- ~~(h) A minimum of four standard parking spaces shall be located in the immediate vicinity of the administrative office for the use of prospective clients. Parking areas adjacent to or in close proximity to the storage facilities shall be provided. Two additional standard parking spaces shall be provided for a resident manager's dwelling. Fire lanes shall be designated and marked in accordance with the Fire Code.~~
- ~~(i) Outdoor mini warehouse or self storage identification advertising displays shall be in accordance with this chapter and shall not in any way exceed the maximum size, height, character and spacing allowed in the zone in which it is to be located.~~
- ~~(j) Drive aisles with access on both sides to storage facilities shall provide a minimum of 30 feet of width where traffic flow is both ways. Where only one way traffic flow is permitted, the width may be reduced to a minimum of 22 feet.~~
- ~~(k) Drive aisles with access on one side to storage facilities shall provide a minimum of 25 feet of width where traffic flow is both ways. Where only one way traffic flow is permitted, the width may be reduced to a minimum of 20 feet.~~
- ~~(l) A minimum of fifteen foot continuous planted buffer in accordance with this chapter shall be provided along all property lines adjacent to other nonresidentially zoned sites. If an adjacent site is residentially zoned or developed, the minimum planted buffer shall be 50 feet.~~
- ~~(m) A minimum fifty foot continuous planted buffer in accordance with this chapter shall be provided along all nonaccessible street frontages. Where a frontage provides access to the facility, the same buffer shall be required except for the area necessary for an ingress/egress drive, required parking, signage as permitted by this chapter and required sight triangles.~~

D.C. Lot and building requirements for the C-1 (Commercial-Neighborhood) Zone shall be as follows:

- (1) Minimum lot area: 30, 000 square feet.
- (2) Minimum lot frontage: 150 feet.
- (3) Minimum lot depth: 150 feet.
- (4) Maximum building coverage: 20%.

(5) Minimum required yard depths from street right-of-way and lot lines for principal buildings and detached accessory buildings.

(a) Interior lots.

[1] Front yard: 50 feet.

[2] Side yard (each): 30 feet.

[3] Rear yard: 50 feet.

(b) Corner lots.

[1] Front yard: 50 feet.

[2] Side street side: 50 feet.

[3] Interior side: 30 feet.

[4] Rear yard: 50 feet.

(6) Maximum building height.

(a) Principal building: 35 feet.

(b) Detached accessory building: 15 feet.

~~E.D.~~ Signs. Signs in the C-1 (Commercial-Neighborhood) Zone shall be as provided for in § **96-60**.

~~F.E.~~ Off-street parking. Off-street parking shall be as provided for in § **96-54** of this chapter.

~~G.F.~~ Loading and unloading space. Truck loading and unloading facilities shall be provided on the same lot and in other than the front yard area so as to permit the transfer of goods in other than a public street.

§ 96-77. Commercial-Highway District (C-2).

A. Purpose and intent. In the C-2 Zone, a building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other, provided that such building or use complies with the requirements for this zone and the following regulations.

B. Permitted uses in the C-2 District.

(1) Retail business or service activities of and similar to the following types:

(a) Restaurants with or without liquor service, and taverns.

(b) Banks, theaters (except open-air theaters), offices, hotels and motels.

~~(c) Bus passenger stations, bus terminals and taxi stands.~~

~~(d) Telephone exchanges, telegraph and express offices.~~

~~(e)~~(c) Commercial recreation uses, provided that their activity is carried out entirely within a building.

~~(f)~~(d) A planned shopping center consisting of a group of retail establishments developed and managed as a unit with off-street parking provided as an integral part of the unit.

~~(g)~~(e) Auto showrooms.

~~(h)(f)~~ Retail package liquor stores.

(2) ~~Public and commercial garages, filling stations, a~~Auto repair shops and used car lots.

~~(3) Terminal warehousing and wholesale storage, but not including the open storage of junk, such as scrap metal or other scrap materials or automobiles or other vehicles or machinery intended for dismantling or demolition.~~

(3) Golf courses.

(4) Professional and general office use.

Section 3.

Chapter 96 entitled "Unified Development" at Article X entitled "Planned Unit Development" shall be revised as follows:

§ 96-88. Development standards for planned unit development.

B. Permitted uses in PUDs. In any PUD, the following use regulations shall apply. Permitted uses shall include:

(1) Other nonresidential uses:

(a) ~~Office and industrial use~~ as permitted in the M-1 District.

(b) Laboratories for scientific, agriculture, or industrial research and development which is not noxious or hazardous.

~~(c) Light manufacturing, fabrication and processing uses.~~

~~(d) Bulk sales, warehouses, and flex space within completely enclosed buildings.~~

~~(e)(c)~~ Accessory uses, including off-street parking, restaurant or cafeteria primarily for employees and occupants, indoor and outdoor recreational facilities for employees and occupants, provided that all such facilities shall be planned as an integral part of the principal use development, storage within a completely enclosed area or building with visual screening in conjunction with a permitted use, temporary construction trailers and one sign not exceeding 50 square feet for advertising the prime contractor, subcontractor(s), architect, financing institutions and similar data for the period of construction, beginning with the issuance of a building permit or one year, whichever is less, provided that said trailer and sign are on the site where construction is taking place and set back at least 15 feet from the street to the lot lines.

~~(f)(d)~~ Institutional uses.

~~(g)(e)~~ Public and private educational, cultural, religious and recreational facilities and charitable institutions.

~~(h)(f)~~ Social, fraternal, social service, union and civic organizations municipal facilities, including fire and police stations, library and school.

~~(i)(g)~~ Any similar public or quasi-public use.

Section 4.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 5.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

Section 6.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF ELK

CAROLYN D. K. SAMMONS, Mayor

ATTEST:

TIMOTHY PINE, ACTING CLERK

INTRODUCTION ROLL CALL VOTE						
COMMITTEE MEMBER	Motion	Second	AYE	NAY	ABSTAIN	ABSENT
Cammarata						
Cowan						
Lucas						
Rambo						
Sammons						

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a special meeting of the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, held on July 7, 2025. It will be further considered for final passage, after public hearing hereon, at a special meeting of said Mayor and Committee to be held in the Township Municipal Building on July 21, 2025, at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the said Municipal Building, 680 Whig Lane, Monroeville, New Jersey, to the members of the general public who shall request the same.

TIMOTHY PINE, ACTING CLERK

FINAL ADOPTION ROLL CALL VOTE						
COMMITTEE MEMBER	Motion to Adopt	Second	AYE	NAY	ABSTAIN	ABSENT
Cammarata						
Cowan						
Lucas						
Rambo						
Sammons						