

**BOROUGH OF GLASSBORO  
GLOUCESTER COUNTY, NEW JERSEY**

**ORDINANCE #25 - 28**

**AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF GLASSBORO SPECIFICALLY CHAPTER 107, DEVELOPMENT REGULATIONS AND ZONING, BY ESTABLISHING A NEW AGRICULTURAL OVERLAY ZONE AND UPDATING THE ZONING MAP**

**WHEREAS**, the New Jersey Municipal Land Use Law ("MLUL") lists as an "intent and purpose" of the act, "to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;" and

**WHEREAS**, it is a prerequisite for parcels to be zoned for agriculture uses and designated as such to be eligible for farmland preservation and to receive certain benefits and incentives, such as the State Agricultural Development Committee (SADC) Municipal Planning Incentive Grant (PIG) Program; and

**WHEREAS**, the New Jersey State Development and Redevelopment Plan ("State Plan") emphasizes the importance of agriculture in a number of ways and is one of the State Plan's Statewide Policy Categories, in order to "promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality". "Enhancing Agriculture" is additionally listed as Policy 18 under the Economic Development Statewide Policy Category; and

**WHEREAS**, the purpose of this Ordinance is to assist in enabling the farmland property owners to make appropriate application to various State, County and/or other preservation entities, including the SADC and PIG programs, to accept such farmland properties in an effort to protect and preserve these farmland parcels for use as farmland in perpetuity; and

**WHEREAS**, the Planning Board has been requested to review this proposed amendment to the Master Plan to determine whether the adoption of the proposed Agricultural Overlay Zone and update of the Zoning Map related to the farmland parcels designated herein is the most appropriate strategy to accomplish the purposes set forth herein; and

**WHEREAS**, Glassboro finds it necessary and in the best interest and welfare of the public to adopt the proposed overlay zoning regulations to encourage the preservation of active farmland and farming within the Borough.

**NOW THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Glassboro, in the County of Gloucester, State of New Jersey, that the "Glassboro Development Regulations and Zoning Ordinance" shall hereby amended as follows:

**SECTION 1.** Section 107-3 entitled, "Definitions", is hereby amended to add and amend the following:

**AGRICULTURAL USE**

The use of land for common farm site activities, including but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing, the operation of a farm market or "pick-your-own" operation, and any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (c.52:14B-1 et seq.), but excluding any and all cannabis related agricultural and/or horticultural activities.

**COMMERCIAL FARM**

a. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1, et seq.; or

b. A farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1, et seq.

c. A farm management unit that is a beekeeping operation producing honey or other agricultural or horticultural apiary-related products, or providing crop pollination services, worth \$10,000 or more annually

**FARM MANAGEMENT UNIT**

A parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

**FARM MARKET**

A facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

SECTION 2. Section 107-109.1 entitled, "Agricultural Overlay", is hereby added and shall read as follows:

A. Intent. The intent of the Agricultural Overlay Zone is to provide an opportunity for the property owners of the parcels set forth in Section 3, holding fee title interest in said parcels, in their sole discretion and which parcels conform to the Agricultural Use set forth herein in Section 1, to elect to subject said parcels to be preserved for farmland use in perpetuity.

B. Overlay Zone. The Agricultural Overlay Zone is an overlay zone. It does not remove the underlying Residential Zoning in which the property is located; instead it creates an alternative to underlying zoning requirements which continue to exist and to regulate the existing property set forth herein. Subject to the development regulations set forth herein, the preservation uses noted shall be permitted only if all the stand alone farming preservation options satisfy or are undertaken herein in lieu of the underlying residential zoned use, but shall not replace the underlying Residential Zoning District. Any residential

use not yet developed as part of the agricultural preservation use set forth herein shall be required to be constructed in accordance with the underlying Residential Zone regulations.

C. Permitted Principal Uses.

- (1) Commercial Farm and all protected agricultural uses pursuant to New Jersey Right to Farm Act, N.J.S.A. 4:1C-9

D. Permitted Accessory Uses and Structures.

- (1) Any permissible activity indicated under the New Jersey Right to Farm Act (N.J.S.A. 4:1C)

E. Bulk Requirements.

- (1) Minimum building setback from all property lines and road rights-of-way of 100 feet.
- (2) Maximum coverage of 20% per lot, provided that greenhouses for the growing of agricultural products which catch and reuse stormwater runoff as part of the agricultural process, or which catch and detain stormwater runoff for recharge into the water table or natural drainage system shall be permitted to increase their coverage to a maximum of 85%.

F. Other Applicable Standards. In addition to any other requirement contained within "Glassboro Development Regulations and Zoning Ordinance", commercial farm operators must otherwise be in conformance with applicable Federal and State law and are strongly advised to adhere to generally accepted agricultural management practices that have been:

- (1) Promulgated as rules by the State Agriculture Development Committee;
- (2) Recommended as site-specific agricultural management practices by the county agriculture development board;
- (3) Approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), as amended and supplemented; or
- (4) Recommended by the Rutgers Agricultural Experiment Station

G. Prohibited Uses. Any use that is not specifically permitted in Section 107-109.1 of Section 2, subsections C, D and F herein are hereby prohibited.

SECTION 3. The Borough of Glassboro "Zoning Map" is hereby amended to add the Agricultural Overlay Zone over the following parcels:

Block	Lot
360	1, 1.01 5, 6, 9, 12, 14
361	3,3.03

INTRODUCTION: 10-14-2025  
PUBLIC HEARING: 11-25-2025


Block	Lot
197.04	143
409	14, 15
408.28	8, 8.01

**SECTION 4.** All Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent that of such inconsistencies.

**SECTION 5.** Each section of this Ordinance is an independent section and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed except where inconsistent with the terms herein.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately 20 days after final passage and publication as required by law.

**BOROUGH OF GLASSBORO**

  
\_\_\_\_\_  
JOHN E. WALLACE, III, Mayor

Attest:  
  
\_\_\_\_\_  
KAREN COSGROVE, Municipal Clerk

INTRODUCTION: 10-14-2025  
PUBLIC HEARING: 11-25-2025

**ROLL CALL VOTE**

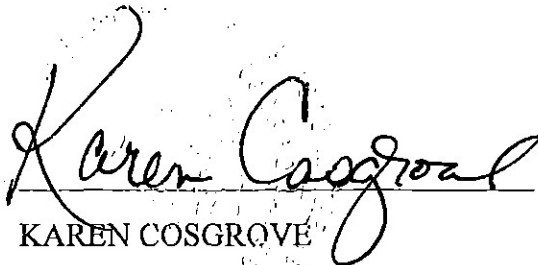
	AYES	NAYS	ABSTAIN	ABSENT
Mr. Brown	✓	/	/	/
Mr. Cossabone	✓	/	/	/
Mrs. Garlic	✓	/	/	/
Mr. Halter	✓	/	/	/
Ms. Miller	✓	/	/	/
Mrs. Spence	✓	/	/	/

TALLY:

6      0      0      0

**CERTIFICATION**

I, Karen Cosgrove, Municipal Clerk, the Borough of Glassboro, in the County of Gloucester, do hereby certify that the foregoing Ordinance was presented and duly adopted by the Borough Council at a meeting of the Borough of Glassboro held on September November 25, 2025.

  
KAREN COSGROVE

Municipal Clerk

# Proposed Zoning Map



**REMINGTON & VERNICK ENGINEERS**  
 1901  
 1000 North 10th Street, Suite 200  
 Philadelphia, PA 19107  
 Tel: 215-596-8800  
 Fax: 215-596-8801  
 www.rve.com

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**REVISIONS**

REVISIONS	DATE
0-2021-027	06/07/2022
0-2021-028	12/14/2021

Sheet 1 of 2

**BOROUGH OF GLASSBORO**  
 Gloucester County, New Jersey  
**ZONING MAP**

1 inch = 1,000 feet

- Legend**
- Zoning Districts**
- 01 Unimproved Commission
  - 02 Central Business
  - 03 Public Office
  - 04 Highway Administration
  - 05 Shopping Center
  - 06 Highway Station
  - 1-1 Office Park & Light Industrial Park
  - 1-2 Industrial
  - 07 Office Park
  - Public
  - 18 Single Family & Senior Citizen
  - 19 Single Family
  - A-1 Medium Density Residential
  - 19-1 Single Family Residential
  - 19-2 Single Family Residential
  - 19-3 Single Family Residential
  - 19-4 Single Family Residential
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  - 19-6 Single Family Residential
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- Redevelopment Programs**
- Block 145, Lot 1, 1.6, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 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36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 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