

ORDINANCE NO. 07-25

AN ORDINANCE TO AMEND CHAPTER XIII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF ROXBURY, LAND DEVELOPMENT ORDINANCE, ARTICLE VII, ZONING REGULATIONS, SECTION 13-7.34A, PO/LI PLANNED OFFICE/LIGHT INDUSTRIAL DISTRICT, SUBSECTION 13-7.3402, REQUIRED CONDITIONS

WHEREAS, the Township of Roxbury Master Plan Land Use Plan Element, adopted on July 11, 2000, (the “2000 LUPE”) recommended the creation of the Planned Office/Light Industrial (PO/LI) District, comprising approximately 890 acres, including the former site of the Hercules Powder Company (the “Hercules Site”); and

WHEREAS, the 2000 LUPE made the following recommendation with respect to warehousing in the proposed PO/LI District:

“Warehousing will only be permitted as an accessory use to a permitted limited industrial operation. This will be controlled through a maximum percentage of floor area devoted to warehousing in an industrial building. Trucking depots, bulk storage and self-storage will not be permitted.” (emphasis added)

WHEREAS, on April 3, 2001, the Township Council, seeking to implement the recommendations of the 2000 LUPE, adopted Ordinance 3-01, in which, among other things, it created the PO/LI District; and

WHEREAS, based on the experience of the Township’s Planning Board in implementing the PO/LI zoning, the Council finds that the provisions addressing warehouse uses in the PO/LI District require clarification to ensure consistency with the recommendation of the 2000 LUPE that “warehousing will only be permitted as an accessory use to a permitted limited industrial operation”.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Roxbury, in the County of Morris, State of New Jersey, as follows:

SECTION 1. Chapter XIII, “Land Development Ordinance,” Section 13-7.34A, “PO/LI Planned Office/Light Industrial District,” Subsection 13-7.34A02, “Required Conditions,” Paragraph A, “Permitted Uses,” is amended by deleting Subparagraph 5, which reads:

5. Warehouse: maximum sixty (60%) percent of the floor area of a building. Storage of hazardous material is prohibited.

SECTION 2. Chapter XIII, “Land Development Ordinance,” Section 13-7.34A, “PO/LI Planned Office/Light Industrial District,” Subsection 13-7.34A02, “Required Conditions,” Paragraph B, “Accessory Uses,” is amended by adding a new Subparagraph 6, to read as follows:

6. Warehousing accessory to a permitted principal light industrial use, provided that warehouse floor area shall not exceed forty percent (40%) of the floor area of the principal light industrial use to which it is accessory, unless a use variance pursuant to N.J.S.A. 40:55D-70d(1) is granted by the Zoning Board of Adjustment.

SECTION 3. The Township Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

SECTION 4. This Ordinance may be renumbered for codification purposes.

SECTION 5. All ordinances of the Township of Roxbury which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection, sentence, clause or phrase of this

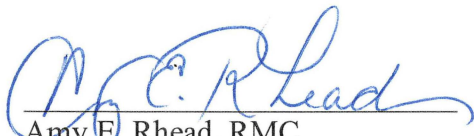
Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7. This Ordinance shall take effect immediately.

INTRODUCED: May 27, 2025

ADOPTED: June 24, 2025

Attest:



Amy E. Rhead, RMC

Township Clerk

EFFECTIVE DATE: July 23, 2025