

BOROUGH OF HADDONFIELD
Camden County, New Jersey

May 26, 2026

2026-11

**AN ORDINANCE OF THE BOROUGH OF HADDONFIELD, COUNTY OF CAMDEN,
STATE OF NEW JERSEY TO AMEND CODE CHAPTER 135 ENTITLED LAND
DEVELOPMENT IN VARIOUS ARTICLES AND SECTIONS**

BE IT ORDAINED by the Board of Commissioners of the Borough of Haddonfield in the County of Camden, State of New Jersey as follows:

SECTION I

1. § 135-32(D)(5) under R-7 Residential District in Article IV entitled Residential Districts of Code Chapter 135 entitled Land Development is hereby amended as follows:

§ 135-32. R-7 Residential District.

D. Area and yard requirements for the R-7 Zone:

(5) Height requirements (principal building):

(a) Maximum number of stories: 2.5.

(b) Maximum height: ~~35~~ **32** feet; provided, however, that the maximum height may be exceeded by cupolas, finials, spires or similar projections if there are no more than two such features; the highest point of each feature does not exceed the thirty-five-foot height limit by more than 10 feet; and, in total, they do not occupy more than 10% of the roof area.

2. § 135-39(D) under Commercial District in Article V entitled Nonresidential Districts of Code Chapter 135 entitled Land Development is hereby amended as follows:

§ 135-39. Commercial District.

D. A municipality may enact ordinances or regulations, not in conflict with the provisions of N.J.S.A. 24:61-31 et seq., which allows for a 5-year moratorium, effective as of the adoption of Ord. No. 2026-11.

~~(1)(D.)~~ Prohibited uses, as said terms are defined in :

~~(a)(1)~~ Marketplace Class 1 - cannabis cultivator license, for facilities involved in growing and cultivating cannabis;

~~(b)(2)~~ Marketplace Class 2 - cannabis manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;



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- (c){3} Marketplace Class 3 - cannabis wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- (d){4} Marketplace Class 4 - cannabis distributor license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- (e){5} Marketplace Class 5 - cannabis retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- (f){6} Marketplace Class 6 - cannabis delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.
- (g){7} Exception - the delivery of cannabis items and related supplies by a delivery service.

3. §135-96(D) under Fence Regulations in Article X entitled Supplemental Regulations of Code Chapter 135 entitled Land Development is hereby amended as follows:

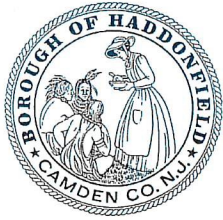
§135-96. Fence regulations.

- A. Installation requirements. **All fences must be installed within the lot line.** All fences must be installed with the side where the supporting posts or poles are most visible facing the inside or towards the lot the fence is erected on. The side where the supporting posts or poles is least visible and is the most finished must face the outside or adjoining lots or the public right-of-way.

2. §135-116 entitled Fees for Professional Services in Article XIII entitled Fees of Code Chapter 135 entitled Land Development is hereby amended as follows:

§ 135-116. Fees for professional services.

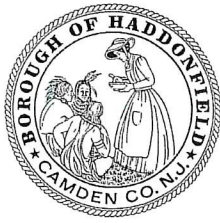
- A. The fees and escrow in this section ~~is are~~ intended to cover the costs of providing legal, engineering, planning and/or other professional services designated by the Planning and/or Zoning Board and other related expenses with respect to the review and ultimate disposition of an application, including any pre-application costs associated with stormwater maintenance facilities, where required.
- B. These professional services shall be provided where deemed necessary by the Planning Board, Zoning Board and/or Zoning Officer.



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- C. ~~All the fees and~~ escrows listed must accompany the application along with the application fee.
- D. Legal, engineering, planning and/or other services will be charged ~~at fixed fees and, if not listed as a fixed fee, then~~ at actual costs billed at an hourly rate, as approved by the Borough Commissioners from time to time by resolution.
- E. ~~For types of applications where a specific dollar amount is shown, the applicant shall pay the fixed amount listed, and no further charge will be made for these services.~~
- E.F. For all other types of applications, a deposit in escrow must be paid in the amount listed.
- F.G. Single-family or two-unit residential building.
- (1) Bulk variances.
 - (a) Legal: ~~\$100~~ **Escrow deposit of \$2,000.**
 - ~~(b) Engineering: \$100.~~
 - ~~(c) Planning and/or other services: \$100.~~
 - (2) Use variances.
 - (a) Legal: ~~\$150~~ **Escrow deposit of \$2,000.**
 - ~~(b) Engineering: \$150.~~
 - ~~(c) Planning and/or other services: \$150.~~
- G.H. For commercial properties, residences with three or more units or other residential applications ~~where the professional review fee is not fixed,~~ a deposit in escrow must accompany the application along with the application fee as follows:
- (1) Subdivision: a deposit of ~~\$1,000~~ **\$3,000** for change of one lot line, plus a deposit of \$500 for each additional lot line changed.
 - (2) Site plan: a deposit of ~~\$1,000~~ **\$3,000** for one lot involved on a plan, plus a deposit of \$500 for each additional lot involved.
 - (3) Bulk variance: a deposit of \$300.
 - (4) Use variance: a deposit of \$450.
 - (5) Conditional use: a deposit of \$300.
 - (6) Appeals: a deposit of \$150.
 - (7) Interpretations: a deposit of \$150.
 - (8) Other, not covered above: a deposit of \$150.
- H.I. The fee for witness of test pits in conformance with § 135-77C of this Code shall be ~~\$500~~ **\$1,000**. The fee shall be paid with the submission of the zoning application.
- I.J. Escrow deposits and payment are governed by the following:



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- (1) Where applications contain more than one type of action, the escrow shall be a combination of all of the individual escrow amounts listed above.
- ~~(2) Within 14 days of the submission of the application, an additional escrow deposit may be required if recommended by any of the reviewing professionals, up to a maximum total preapplication deposit of \$2,000.~~
- ~~(2)~~(3) Any additional required deposit must be received by the Borough by the end of the business day prior to the applicable Planning Board or Zoning Board meeting in order for the application to be heard.
- ~~(3)~~(4) During the review process beyond the initial date the application is scheduled to be heard by a Board, if the sum in escrow for a particular application is deemed insufficient by the Zoning Officer to cover the actual or anticipated professional fees necessary to continue to review and process that application, the applicant will be required to deposit such additional sums before any further review or processing takes place.
- ~~(4)~~(5) Escrow sums that are required for review and processing of an application that exceed the amount in escrow for that application must be paid to the Borough before a construction permit will be issued.
- ~~(5)~~(6) Escrow sums not utilized in the review and processing of an application shall be returned to the applicant upon written request of the applicant and verification from all professionals that final bills have been submitted and paid.
- ~~(6)~~(7) Fees for professional services must be paid whether the application is approved, denied or withdrawn.
- ~~(7)~~(8) Regulations in Chapter 5 shall govern the collection of such fees.

3. §135-125.1 entitled Zoning Permit Fees in Article XIV entitled Zoning Officer of Code Chapter 135 entitled Land Development is hereby amended as follows:

§ 135-125.1. Zoning permit fees.

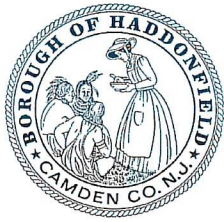
Every application for a zoning permit shall be accompanied by a check, payable to the Borough of Haddonfield, in the amount of ~~\$30~~ **\$50**.

SECTION II

If any section, subsection, paragraph, sentence, clause or phrase of the Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall continue in full force and effect, as to this end the provisions of the Ordinance are hereby declared to be severable.

SECTION III

This ordinance shall take effect immediately upon passage and publication as required by law.



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First Reading – April 27, 2026
Second Reading – May 26, 2026

COMMISSIONERS:	MOTION	SECOND	YEA	NAY	ABSTAIN	ABSENT
SIEDELL	X		X			
TROY		X	X			
COLE			x			

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF HADDONFIELD AT A MEETING HELD ON APRIL 26, 2026.


Deanna Bennett, RMC
Borough Clerk

