

TOWNSHIP OF WINSLOW, NEW JERSEY

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING ARTICLE II, CHAPTER 294-10.
“DEFINITIONS” TO REDEFINE THE TERM “INSTITUTIONAL USE” AND
ESTABLISH THE TERMS “RESIDENTIAL TREATMENT FACILITIES”,
“BEHAVIORAL HEALTH FACILITY” AND “HARM REDUCTION CENTER” AND
AMENDING AND SUPPLEMENTING ARTICLE I, CHAPTER 294-8.2 TO
AUTHORIZE “RESIDENTIAL TREATMENT FACILITIES” AS A CONDITIONAL USE
IN THE CM, MAJOR COMMERCIAL DISTRICT WITHIN NON-PINELANDS AREAS
OF THE WINSLOW TOWNSHIP CODE**

WHEREAS, the Mayor and Township Committee of the Township of Winslow, County of Camden, and State of New Jersey (the "Township"), desires to update and amend the Township Code, more specifically the refine the broad definition of the term “Institutional Use” to ensure use compatibility within its zoning districts and to establish the definition of “Residential Treatment Centers” for purposes of regulating same as a Conditional Use; and

WHEREAS, such land use zoning ordinance amendments have been referred to the Planning Board of Winslow Township for review and recommendations, pursuant to *N.J.S.A. 40:55D-26*, and have been found to be substantially consistent with the Winslow Township Master Plan;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of Township of Winslow, County of Camden and State of New Jersey that:

Section 1. Article II, Chapter 294-10 “Definitions” shall redefine the term “Institutional Use” for zoning within Non-Pinelands Areas as follows:

INSTITUTIONAL USE

Means any land used for the following public, private and/or non-profit purposes: educational facilities, including universities, colleges, elementary and secondary and vocational schools, kindergartens and nurseries; cultural facilities such as libraries, galleries, museums, concert halls, theaters and performing art centers or similar venues devoted to cultural displays; houses of worship and emergency shelters;

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cemeteries; government office buildings; medical facilities such as urgent care treatment centers or hospitals, including such educational, clinical, research, rehabilitative and convalescent facilities as are integral to the operation of the hospital; nursing homes and/or skilled nursing facilities providing 24-hour care and supervision; law enforcement facilities; and military facilities. For purposes of this chapter, institutional use shall not include medical offices which are not associated with hospitals, nor shall it include assisted living facilities.

Section 2. Article II, Chapter 294-10 "Definitions" shall be amended and supplemented to define the terms "Residential Treatment Facilities" for zoning within Non-Pinelands Areas as follows:

RESIDENTIAL TREATMENT FACILITIES

A facility and the lands thereon providing short- or long-term treatment of psychiatric disorders, treatment or therapy for alcohol or drug addiction, which may either be an in-patient treatment clinic providing care, meals and overnight lodging, or an outpatient clinic, where treatment is provided but meals and overnight lodging are not provided.

BEHAVIORAL HEALTH FACILITY

Any facility which provides counseling and/or therapeutic programs for persons having mental health issues. For purposes of this Chapter, a Behavioral Health Counseling or Treatment Center shall be out-patient only, providing no food or shelter as part of the regular regimen of treatment or care. For purposes of this Chapter, the office of a licensed psychologist, clinical therapist, or marriage and family therapist, behavioral therapist, or licensed professional counselor shall be considered a behavioral health counseling or treatment center, while an office providing services or treatment for substance abuse or addiction shall not be considered a behavioral health counseling or treatment center.

HARM REDUCTION CENTER

An entity that is registered with the New Jersey Department of Health to provide authorized harm reduction services in accordance with the Bloodborne Disease Harm Reduction Act (N.J.S.A. 26:5C- 25 through 31), which may include services for injection drug users such as education on safer use of illegal or controlled substances, access to life-saving medication, drug safety testing equipment and supplies, drug addiction treatment resources or counseling, or similar programs.

Section 3. Article I, Chapter 294-8.2 "Conditional Uses" is amended and supplemented, authorizing "Residential Treatment Facilities" as a conditional use in the CM, Major Commercial District under Chapter 294-8.2.D. as follows:

294-8.2 Conditional Uses

A through C.....[No Change].

D. Residential Treatment Facilities, including a Behavioral Health Facility and Harm Reduction Center, are authorized as a Conditional Use, subject to the following conditions:

- (1) Applicant shall demonstrate possession of requisite State licensure to provide services for the particular type of residential treatment facility.
- (2) Subject property shall have a proposed ingress/egress with a level of service of "D" or better to the site as demonstrated by a traffic study prepared by a New Jersey licensed qualified traffic engineer.
- (3) Site plan review and approval by the Township Planning Board shall be required.
- (4) Subject property shall be located a minimum distance of 1,000 feet from any school or day care facility.
- (5) Any outpatient or inpatient residential treatment facility shall provide sufficient on-site parking to accommodate the maximum number of patients or clients that can be treated at one time, as well as all medical professionals, visiting professionals or consultants, employees and staff working on the premises.
- (6) Visiting and out-patient services shall be permitted only between 8 AM and 8 PM.
- (7) A minimum of one loading space shall be required for deliveries.
- (8) Applicant shall provide fencing and adequate lighting in the rear- and side-yards if the adjoining property is zoned or occupied for residential use.

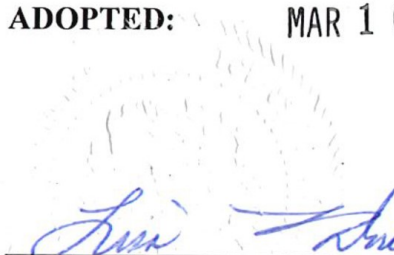
(9) No more than 50 beds shall be permitted for an inpatient facility.

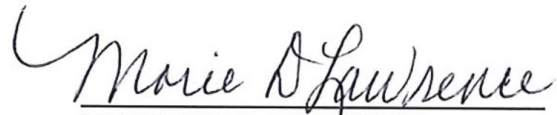
Section 4. It is hereby found and determined that this Land Use Zoning Amendment Ordinance conforms to the Master Plan of the Township of Winslow.

Section 5. This Ordinance shall take effect upon final passage and publication in accordance with law.

INTRODUCED: February 24, 2026

ADOPTED: MAR 10 2026



**LISA DORITY, RMC
TOWNSHIP CLERK**
**MARIE D. LAWRENCE,
MAYOR**

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on March 10, 2026 at the Winslow Township Municipal Building.

**Lisa Dority, RMC
Municipal Clerk**

Date: _____

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