

TOWNSHIP OF BORDENTOWN

**AN AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE
CLARIFYING PERMITTED USES AND CONDITIONAL USES IN THE
GENERAL COMMERCIAL ZONES.**

ORDINANCE NO. 2003-19

WHEREAS, The Township Committee of the Township of Bordentown makes the following findings:

1. Since 1990, the Master Plan has limited truck-related and intensive uses to the GC-II zone. The Master Plan states that the truck related uses should be concentrated in the GC-II district, and they are not compatible with and should not be allowed to proliferate into other districts where they could infringe on the development or enjoyment of existing uses. The Land Use Plan Amendment of the Master Plan, under the General Commercial district section, states that the unique conditions of the GC-II district are not applicable to the GC-I district. The Master Plan continues with a statement requiring buffers to be provided between all non-residential uses and residential uses or zones; and
2. Conditions within the GC-I district have changed as a result of a builders' remedy lawsuit. Due to the lawsuit, a long-standing commercially zoned area had been changed to residential use. The new residential use abuts the GC-I zone. Recent residential activity and development along Rising Sun Road have made some uses no longer appropriate in the GC-I zone. These uses include Motels and Limited Manufacturing.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the

Township of Bordentown that the sections indicated below of Chapter 25 of the Land Development Ordinance are hereby amended as follows:

- 25:409.A.5** Limited manufacturing of a type that carry on processes within completely enclosed buildings including the manufacture, assembly, or treatment of products from previously prepared materials in the GC-II district only.
- 25:409.A.11** Motels as Conditional Uses in the GC-II district only under *N.J.S.A. 40:55D-67* (*see* section 25:601 A. and G. for standards).

- 25:409.A.13 Truck stops (in accordance with the definition within section 25:201) as Conditional Uses in the GC-II District only, under *N.J.S.A. 40:55D-67* (see section 25:601 A. and O. for standards).
- 25:409.A.14 Truck fuel stations (in accordance with the definition within section 25:201) as Conditional Uses in the GC-II District only under *N.J.S.A. 40:55D-67* (see section 25:601 A. and M. for standards).
- 25:409.A.15 Truck repair stations (in accordance with the definition within section 25:201) as Conditional Uses in the GC-II District only under *N.J.S.A. 40:55D-67* (see section 25:601 A. and N. for standards).
- 25:409.E.5 The minimum setback area shall include a planted buffer of 50 feet in width in the GC districts, along any common property line or common right-of-way line with a residential district or use. A combination of berming and evergreen trees, subject to the approval of the Planning or Zoning Board, a minimum of eight to ten feet in height at the time of installation, shall be required. Evergreen trees shall be planted ten feet on center in a double-staggered row. Fencing may also be used to enhance the buffer at the discretion of the Planning or Zoning Board. A minimum buffer of one-hundred feet in width in the GC districts shall be provided along any common property line with a residential district or use for all nonresidential activity proposed between 7 p.m. and 7 a.m.
- 25:601.M.1.a. Due to the convergence of major highway systems, specifically Interstate Highway 295 and the New Jersey Turnpike, within a portion of the Township of Bordentown, truck fuel stations are reasonably needed to service the traffic on those highways.
- 25:601.N.1.a. Due to the convergence of major highway systems, specifically Interstate Highway 295 and the New Jersey Turnpike, within a portion of the Township of Bordentown, truck repair stations are reasonably needed to service the traffic on those highways.
- 5:601.O.1.a. Due to the convergence of major highway systems, specifically Interstate Highway 295 and the New Jersey Turnpike, within a portion of the Township of Bordentown, truck stop facilities are reasonably needed to service the traffic on those highways.

George Chidley, Mayor

Colleen Eckert, Township Clerk