AMENDED
PLANNING BOARD REGULAR MEETING AGENDA
Thursday, June 4, 2020, 7:30 P.M.
Telephone Conference Meeting only – 856 914 3095
Council Chambers, Town Hall, 111 West Second St.
Moorestown NJ 08057

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, the Township of Moorstown Planning Board does hereby notify the public that to protect the health, safety and welfare of our citizens and applicants while ensuring the continued functioning of government, this meeting will be held via teleconference only. Members of the public can participate in the teleconference meeting just the same as if at an in-person meeting. The Chairman will open the floor for public participation in accordance with normal protocol. To join the meeting, dial (856) 914-3095, state your name, then hit the pound sign (#) after saying your name and you will be joined with everyone.

I. Call to Order

II. Opening Statement
Notice of this meeting has been provided in accordance with the Open Public Meetings Act by:
1. Posting a copy of the Annual Meeting Notice on the bulletin board at Town Hall and emailing a copy to the Burlington County Times, Courier Post, Philadelphia Inquirer and all those requesting copies have taken place on January 24, 2020.
2. Posting a copy of the agenda on the bulletin board at Town Hall.
3. Filing a copy of the agenda in the office of the Board Secretary at Town Hall.
4. Forwarding a copy of the agenda to the Burlington County Times, Courier Post and the Philadelphia Inquirer.
5. Forwarding a copy of the agenda to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing of the agenda have taken place on the 22nd day of May 2020.

III. Moment of Silence and Flag Salute

IV. Roll Call

V. Minutes none

VI. Adoption of Resolutions

VII. Discussion Items –
1. SRI zone changes - Business Park – discussion, review and recommendation to Town Council;
2. Staff update regarding status of Planning Board meetings in June and July

VIII. Public Comment – telephonic capacity is 20 members total including the Board; please email azappasodi@moorestown.nj.us immediately if you cannot get connected to the teleconference for assistance.

XI. Adjournment

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

Next Regular Meeting: July 9, 2020
March 5, 2020

Anthony J. Zappasodi, Director of Community Development
Planning Board Secretary
Planning Board
Township of Moorestown
111 West Second Street
Moorestown, New Jersey 08057

Re: SRI to Business Park Ordinance Drafts §180, §72, and §158
Township of Moorestown, Burlington County, New Jersey
TDG Project No. 2007-101.173P.02

Dear Mr. Zappasodi:

Our office has met with the Specially Restricted Ordinance Subcommittee on several occasions. Pursuant to the request of the Subcommittee and Mr. Thorndike, please find below a characterization of the purpose of the suggested ordinance changes.

The Planning Board has determined that the lands previously identified as Specially Restricted Industrial should be called Business Parks; and are identified as such on the Land Use Plan Maps of 2003 and 2018. Master Plan Reexamination Reports identify that the northwest Business Park should retain uses and expand permitted uses to reflect more modern uses; and the east central Business Park provides an opportunity for long-range planning for the large currently single user site occupancy.

The 2018 Master Plan Reexamination recommends a new distinct Zone District category and standards for Lockheed Martin (the east central Business Park) in place of the present SRI Zone.

The 2018 Master Plan Reexamination recommends development of standards for microbreweries and craft distilleries.

The 2018 Master Plan Reexamination suggests revisions to the Specially Restricted Industrial zoning district to make most conditional uses, principally permitted uses. The Plan recommends expanding the uses to reflect the development of new business establishments compatible with existing uses and nearby residential neighborhoods. Revision of the review process is encouraged to ensure that change of use permits can be addressed administratively, consistent with the Municipal Land Use Law.

The Planning Board has sought the advice of the Economic Development Advisory Committee; and the Planning Board has reviewed the Township Ordinances, existing site development, and determined independently and consistently that the ordinances warrant amendment.

The Annual Reports of the Zoning Board have consistently cited issues with the volume of variances sought in the SRI Zone District.

The Planning Board has determined that identified concerns such as, excessive truck traffic and idling, when the SRI District was initially considered, have not materialized.
The Planning Board has deconstructed the original ordinance, providing a more contemporary list of uses reflecting the technical advances of modern industry and business.

The Board desires a straightforward administrative permitting process, resulting in predictability and removing impediments to business development and expansion. Predictability benefits the community, neighborhoods, landowners, business owners, and employees.

The Planning Board has adopted an Open Space and Recreation Plan Element, on December 3, 2009, inclusive of Sites Identified for Preservation and Open Space, some located within the SRI Zone District, which are not all reflected on the mapping. These sites are restricted in perpetuity and contain residential structures or planned residential structures. It is the desire of the Planning Board to permit same.

The Planning Board also amended the lot area restrictions and regulations to accurately reflect the predominant platting patterns and site development.

Please find attached to the correspondence draft ordinances which amend Chapter §72 Right to Farm, Chapter §180 Zoning, and Chapter §158 Subdivision. The ordinances are provided in “track changes” format so that amendments to the existing ordinances are visible and identifiable. Additionally, please find draft administrative permit packets, reflecting the amendments.

If you have any questions or require additional information regarding the attached, please do not hesitate to contact our office.

Very truly yours,

Taylor Design Group, Inc.

Michelle M. Taylor, PP, AICP
Board Planner

Ec: Ms. Judith F. Murphy, PP, AICP, Principal Planner
Peter Thordike, Esq., Board Attorney
Christopher J. Noll, PE, PP, CME, Board Engineer
Peter Clifford, Zoning Officer
Article XXIII SRI-BP-1 Specially Restricted Industrial Business Park 1 and BP-2 Business Park 2 Districts

§ 180-68. Intent.

The SRI-BP-1 Specially Restricted Industrial Business Park -1 District is designed for comprehensively planned to encourage office, administrative, laboratory research centers, a variety of light manufacturing and warehouse uses developed as part of a planned industrial park in a campus-type theme in single and multi-tenant buildings. The SRI District is intended to encourage only those types of uses which would not constitute a hazard or a nuisance to the residents of adjacent areas and which would contribute to the continuation of appropriate development within and adjacent to the district.

The BP-2 Business Park -2 District is planned for comprehensively planned research, technology, information, development, manufacturing, and office activities occupying building(s) in a technology campus environment.

§ 180-69. Permitted, conditional and prohibited uses. BP-1 Business Park -1.

A. In the SRI-BP-1 Specially Restricted Industrial Business Park 1 District, the following uses, and no others, of land and buildings are permitted, subject to the area requirements below and performance standards at §180-71:

1. Municipal uses.

2. Horticulture and Agricultural uses, on no less than 5 acres for the growing and harvesting of crops, including nurseries. Road-side stands and garden centers providing support of same pursuant to the following requirements:

   (a) Stands shall be setback from the right-of-way a minimum of thirty (30) feet.

   (b) The floor area of the display/stand shall not exceed four hundred (400) square feet.

   (c) Administrative approval of the ingress and egress driveway(s), location of parking, on-site circulation, and other public safety concerns shall be obtained.

3. Residential uses and structures in existence prior to September 1, 1992 and conforming to the R-1 District Area Restrictions and Regulations. Residential uses and structures on exception areas within tracts of permanently preserved farmland and conforming to the R-1-A District Area Restrictions and Regulations. A roadside stand for the sale of farm products, provided that such stand shall be located on a lot of at least five acres being used for the growing and harvesting of crops and shall be situated no less than 30 feet from any street line. The following restrictions shall apply:
(a) Minor site plan approval shall be required for such stands not in existence on September 1, 1992.

(b) Such stands shall not be used during the months of January, February and March.

(4) An office building or offices or corporate headquarters office for an administrative, executive, business, utility, professional or similar organization.

(5) Gyms, health clubs and indoor sports, recreation, performing arts, and dance facilities and instruction, inclusive of sports training.

(6) Child-care centers, Adult-care centers, Life-skills training, and Special Needs care centers, education, or transitional and supported employment services, occupational skills or job training.

(7) Retail trade, financial services, limited to food and beverage stores and retail banks only within an existing building.

(8) Construction, including building, utility, civil engineering, specialty trade contractors, building equipment and finishing contractors.

(9) Manufacturing including food (except animal slaughtering), beverage, breweries, wineries, distilleries, pharmaceutical and medicine, textiles, apparel, printing, machine tool, machinery, computer and electronic product manufacturing, electrical equipment, appliance, and component, transportation equipment, furnishings, furniture, and miscellaneous such as dental equipment and supplies or optical instrument and lenses. Except refrigerated and frozen food and beverage see Conditional uses.

(10) Wholesale trade, establishments engaged in wholesaling merchandise, such as goods for resale, capital or durable nonconsumer goods, and raw materials and supplies used for production.

(11) Transportation, including truck, transit and ground passenger, scenic and sightseeing, charter and school bus, special needs, medical transportation (not emergency), limousine, postal services, couriers, and messengers, and motor vehicle towing, except truck terminals and used household and office goods moving are prohibited.

(12) Warehousing and storage, including self and personal storage.

(13) Information, including publishing, motion picture and sound recording, broadcasting, telecommunications, data processing, hosting, and related services, and internet publishing and broadcasting, except telecommunications and broadcasting towers (see Conditional Uses).

(14) Finance and Insurance establishments engage or facilitate financial transactions including raising funds, incurring liabilities, pooling risk through underwriting, and providing specialized services facilitating or
supporting financial intermediation, insurance, and employee benefit programs, except public or retail service providers.

(15) Professional Scientific and Technical Services which are almost wholly dependent upon knowledge and skills, including but not limited to legal, accounting, bookkeeping, payroll, architecture, engineering, environment, design, computer system design including management, programming, consulting, installation, and integration, management consulting, scientific research and development, advertising, public relations, marketing, polling, photography, and translation.

(16) Support services providing routine support activities for other organizations including administration, clerical, security, and cleaning.

(17) Educational Services including business schools, computer and management training, technical and trade schools, driving schools, and educational support services, except academic tutoring services and exam preparation.

(18) Health services including urgent care, outpatient care, outpatient mental health and substance abuse centers, physicians, behavioral, dentists, chiropractors, optometrists, mental, physical therapist, occupational therapist, speech therapist, audiologist, health practitioners, medical and diagnostic laboratories, services for the elderly and persons with disabilities.

(19) Promoters of performing arts, sports, or similar events, artists and managers for artists, athletes, entertainers, and other public figures, without facilities for same.

(20) Wind and solar facilities pursuant to N.J.S.A. 40:55D-66.11.

B. Accessory uses:

(1) Signs in accordance with the applicable provisions of Article XXIV.

(2) Outdoor storage of materials and products shall not be permitted in a front yard or a side yard abutting a street, but may be permitted in rear or side yard on a lot in compliance with the following:
   a) Setback from property lines in accordance with the district standards applicable to principal structures.
   b) Screened from the view from any point off the premises by means of a wall, planting or opaque fence not less than 6 feet in height and not greater than 10 feet in height. The screening must be accompanied by landscaping which must include a combination of evergreen and deciduous materials designed in conjunction with the overall site landscaping plan.
   c) Materials stored within an outside storage area shall not be stacked higher than the height of the screening material or 10 feet, whichever
is less. An opening of adequate size shall be provided in order to facilitate fire-fighting operations.

d) Outdoor storage areas shall not exceed the building area.

Outdoor storage in accordance with performance standards in § 180-71(j).

(3) Restaurant or Employee cafeterias, outdoor picnic, and outdoor recreation areas for employees, students, patients, and occasional visitors.

(4) Maintenance, security, or real estate rental and leasing services and offices, serving the business park.

(4)(5) Other Accessory uses and structures on the same lot and customarily incidental to the principal use, including but not limited to loading, satellite dish and television antennae, security office, guardhouse, and guard gate.

(6) Training facility or center for employees.

(7) Accessory sports training outdoor facilities, comprising less than 25% of the interior floor area dedicated to indoor facility, and not located within any required parking or service area.

(8) Seasonal Warehouse Sales, permitted one time per quarter year.

(9) Truck terminals are specialized distribution buildings used to redistribute goods from one truck to another, serving as an intermediate transfer point for staging, not long-term storage.

C. Conditional Uses. The following uses shall be permitted when authorized as a conditional use by the Planning Board in accordance with their specific requirements. The following uses shall be permitted subject to meeting and following the conditions set forth in Subsection D and the performance standards in § 180-71 below:

(1) Scientific research or development laboratory devoted to research, design, and/or experimentation. Used household or goods moving, aka moving and storage business conforming to the following conditions:

(a) No such establishment shall be located within seven hundred and fifty (750) feet of a residential zoning district.

(b) No loading, unloading, transfer of goods shall take place in any front yard.

(2) Warehouse/distribution. Telecommunications and broadcasting towers, conforming to the following conditions:

(a) The minimum lot size shall be two (2) acres.
(b) The maximum height of a telecommunication tower, excluding antennae, shall not exceed one hundred and fifty (150) feet, nor one hundred seventy-five (175) feet including antennae. This limitation shall not apply to broadcasting towers.

(c) The tower shall be set back a minimum distance equal to 1.1 times the total height of the structure from all property boundaries of the site. The minimum distance shall increase to twice the total height from any abutting property boundary containing either a residential use or a residentially zoned district. Antennae to be attached to existing structures shall not be subject to this subsection.

(d) Prior to the granting of any such approval, the board of jurisdiction shall be presented convincing evidence that no existing tower, utility, building or other structure is feasible for such use based on bona fide inquiries for co-location of antennae and equipment.

(e) Any telecommunications tower shall be structurally designed to permit at least two additional carriers to co-locate on the tower and to place equipment thereto.

(f) Any approval of a telecommunications tower shall require the applicant to permit the co-location of at least two additional carriers and to place equipment thereto.

(g) No sign of any kind shall be placed upon the antennae, tower structure or encircling fence, with the exception of incidental signs indicating "warning", "no trespassing" or similar admonition and one sign at the entrance of the gate or property indicating the name of the owner and a telephone to which incidents involving the tower may be reported.

(h) Notwithstanding any other provision to the contrary, the tower shall be enclosed by a fence or wall, no less than six (6) feet or more than eight (8) feet in height, so as to deter trespassers. Such fencing or wall may be topped with three strands of barbed wire.

(i) The base of the tower shall be screened with landscaping from the view of a passerby on a public street, from within public open space, or from a residentially used property in accordance with Township standards.

(j) Notwithstanding any other provision to the contrary, no tower shall be located on a site containing a historic building or structure as identified in the Historic Preservation Element of the Master Plan.

(3) Refrigerated wholesale food and beverage processing and distribution
conforming to the following conditions: Light manufacturing or the
assembling or repairing or packaging of products—

(a) No such establishment shall be located within five hundred (500)
feet of a residential zoning district.

(b) Use technology to reduce environmental impacts through the use
of electrical units or alternative energy to operate tractor and
trailer units while engines and compressors are turned off.

(c) The storage and operation of tractors and trailers shall only be
permitted in a rear or side yard area farthest from any residential
district.

(4) Printing, publishing or engraving—

(5) Light industrial uses—

(6) Food processing—

(7) Manufacture or preparation of pharmaceutical products and medical
supplies—

(8) Seasonal warehouse sales—

D. Reserved Conditions of use.

(1) All activities, except for vehicles and personnel entering and exiting the
site, shall be contained within the building—

(2) No measurable vibration shall be permitted beyond the property line—

(3) No tractor trailers may enter or exit the property between the hours of
10:30 p.m. to 6:00 a.m.—

(4) No motor vehicles shall run idle on the property, subject to NJDEP
standards (NJAC 7:27-14.3, as amended), between the hours of 10:30-
p.m. and 6:00 a.m. each day—

(5) No trucks shall operate between the hours of 10:30 p.m. and 6:00 a.m.—
within 100 feet of a residential district boundary or residential property
line—

(6) No buildings, parking lots, driveways, outdoor storage and solid waste
stations shall be located within 100 feet of a residential district
boundary or residential property line—

(7) Adequate water and sewer service must be available for the proposed
use. Prior to issuance of a permit, the Department of Public Works shall
review and approve the proposed use—

(8) The Fire District shall review and approve the proposed use in
accordance with the New Jersey Uniform Fire Safety Act (N.J.S.A.–
52:27D-192 et seq.) and all regulations promulgated pursuant thereto.

(9) The Construction Official shall review and approve the proposed use in accordance with the Uniform Construction Code (N.J.A.C. 5:23 et seq.) and all regulations promulgated pursuant thereto.

E. See §180-90 for prohibited uses and the following are prohibited uses or limitations upon land or buildings in the BP-1 District:

(1) All uses not expressly permitted. Truck terminals.

(2) Heavy industrial uses. Self-service storage facilities.

(3) Heavy industrial uses.

(4) Retail uses not including warehouse sales, except as otherwise permitted.

(5) Uses which utilize in process any substance listed in N.J.A.C. 7:27-21, Appendix 1, Table 1, Toxic Air Pollutants To Be Reported in Emission Statements.

(6) Uses that involve fabrication, research, experimentation or warehousing of explosives, industrial solvents, pesticides, fertilizers, insecticides, biohazards, liquid petroleum products, or other hazardous and/or flammable chemicals as defined as having any NFPA rating of greater than one in any category or process; except the utilization or storage of flammable, combustible and/or explosive materials, for a process shall be conducted in accordance with the regulations promulgated by the New Jersey Department of Labor, New Jersey Department of Environmental Protection and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) and all referenced standards therein, whichever is more restrictive.

(7) Gas stations or fueling stations.

(8) Garden centers, selling wholesale or retail sales of landscaping equipment and tools and/or landscaping supplies, including but not limited to fertilizers, pesticides, topsoil, decorative stone or mulch.

(8) No noise greater than that provided by the New Jersey Noise Control Statutes (N.J.A.C. 7:29 et seq., as amended) shall be permitted.

(9) Odor as an air contaminant that unreasonably interferes with the enjoyment of life or property due to the odor's character, severity, frequency, and duration should be limited to the property. Where odors or emissions are created by any process, methods shall be employed to control odor. Where odor results in complaints, referral to the New Jersey Department of Environmental Protection Division of Air Quality for investigation shall be undertaken.

(10) No material or wastes shall be deposited upon a lot in such form or
manner that may be transferred off the lot by natural causes or forces or be allowed to enter the air or any stream, watercourse or wetland.

(11) Outdoor storage shall not be stored in a manner that constitutes a fire hazard or be edible or otherwise attractive to rodents or insects.

(12) All permanent outdoor solid waste receptacles shall be screened on all sides by a fence or wall no less than six feet in height. In no case shall the receptacle be visible. Receptacles shall not be permitted closer than 15 feet to any building located on the site.

(13) Trucks and trailers used in conjunction with activities conducted within a building on each site shall be parked only in spaces designated for same on a site plan. See §180-90N.

(14) Loading docks shall not face adjacent residential properties or streets. Loading docks shall be suitably screened from the street and residential properties or views by appropriate landscaping, evergreen trees, berm, walls, fences or combinations thereof to a height which will screen any parked vehicle.

(15) No industrial or commercial building which is located within 500 feet of a residence district boundary line or residential property line shall have any continuous wall plane facing such district or property which is longer than 100 linear feet without architectural and landscaping features to vary the texture and visual appearance of the wall. The total maximum length of such wall shall be 300 feet.

Outdoor storage of materials and products shall not be permitted in a front-yard or a side-yard abutting a street, but may be permitted Screened from the view from any point off the premises by means of a wall, planting or opaque fence not less than The screening must be accompanied by landscaping which must include a combination of evergreen and deciduous materials designed in conjunction with the overall site landscaping plan. Materials stored within an outside storage area shall not be stacked higher than the height of the screening material. An opening of adequate size shall be provided in order to facilitate fire-fighting operations.

(16) All activities, except for loading, and unloading, vehicles and personnel entering and exiting the site, shall be contained within the building.

(17) No measurable vibration shall be permitted beyond the property line.

(18) No motor vehicles shall run idle on any property, subject to NJDEP standards (NJAC 7:27-14.3, as amended).

§ 180-70. Area restrictions and regulations in the BP-1 Business Park – 1 District.

In all Specially Restricted Industrial Districts (The following area restrictions and regulations are established, except as provided in § 180-72 hereof for planned industrial districts, subject to the area requirements below—and performance standards at §180-71:}
A. Area, yard, height and other bulk requirements.

(1) Minimum lot area: 120,000 square feet.

(2) Minimum lot frontage: 200 feet.

(3) Minimum lot width at the building line: 200 feet.

(4) Yards:

(a) Front: 100 feet minimum along main thoroughfares; 75 feet minimum along other streets.

(b) Side: 50 feet minimum each.

(c) Rear: 25 feet minimum.

(5) Impervious surface:

(a) Building: 35%.

(b) Total coverage: 60%.

(6) No building shall exceed three stories or 45 feet in height; provided, however, that structures housing auxiliary mechanical equipment, the use of which is incidental to the permitted use, may exceed the actual building height by no more than 12 feet.

(7) All auxiliary structures housing rooftop mechanical equipment shall be screened from ground level views with a visually impervious structure architecturally compatible with the exterior materials of the building’s facade. If the required screening is not achieved by such structure, the equipment screen shall be set back a minimum of 15 feet from the vertical plane established by the facade of the uppermost floor. The total area encompassed by the mechanical equipment screening shall not exceed 45% of the total roof area.

B. Landscaping of yards.

(1) Along each street line a landscape buffer of at least 50 feet in width shall be provided. If the abutting street(s) is(are) a major thoroughfare(s), the landscape buffer(s) shall include a six-foot-high berm(s), designed in accordance with the standards of § 158-26.

(2) Along each side property line a landscape buffer of at least 10 feet in width or 5% of the average lot width, whichever is larger, up to a maximum of 25 feet, shall be provided.

(3) Along each rear property line a landscape buffer of at least 10 feet in depth shall be provided.

C. Residential landscape buffer.

(1) Along any residential district boundary line or along any line of a lot on
which a residential use is located, a landscape buffer of at least 75 feet in width or three times the height of the nonresidential building, whichever is greater, shall be provided. A four-to six-foot-high berm shall be provided within the landscape buffer.

(2) When the residential district boundary line is within a railroad right-of-way, the landscape buffer may be reduced to 50 feet in width.

(3) No industrial or commercial building which is located within 500 feet of a residence district boundary line, other than a Low- and Moderate-Income Residence District (L-M R), shall have any wall facing such a residence district which is longer than 300 linear feet nor a loading platform facing such a residence district.

(4) The foregoing requirements with respect to plantings, building and loading platform locations and building lengths may be modified by the Planning Board at the time of site plan review and public hearing wherever existing barriers such as parks, railroads, highways, streams, berms, wooded areas or other features serve as an effective buffer between an SRI-Specialy Restricted Industrial Business Park and a residence district.

D. Off-street parking.

(1) Off-street parking shall be provided according to the requirements of Article XXIII, § 180-73, of this chapter.

(2) Any parking which fronts on a street, whether in front of a building or to the side or rear of a building, i.e., on corner lots, shall be suitably screened from the street by a combination of landscaping materials, earth mounds and walls at least four feet in height.

(3) It is the policy of the Township of Moorestown that on-street parking shall not be permitted in areas owned—zoned—Specially Restricted Industrial—(SRI) Business Park. Parking standards, as included herein, are considered as minimums, and it is the owner's and/or user's responsibility to provide additional parking as warranted.


The following performance standards shall be met for permitted uses, accessory uses and conditional uses in the Business Park Districts:

A. No noise greater than that provided by the New Jersey Noise Control Statutes (N.J.A.C. 7:29 et seq., as amended) shall be permitted.

B. Odor as an air contaminant that unreasonably interferes with the enjoyment of life or property due to the odor's character, severity, frequency, and duration should be controlled. Where odor results in complaints, referral to the New Jersey Department of Environmental Protection Division of Air Quality for investigation shall be undertaken. No
noxious odor shall be emitted that is detectable by the human olfactory sense at or beyond an adjacent property line.

C. Notwithstanding the provisions of § 180-69E(6) above, for where any activity involving or resulting in the manufacture, fabrication, research, experimentation or warehousing of explosives, industrial solvents, pesticides, fertilizers, insecticides, biohazards, liquid petroleum products, or other hazardous and/or flammable chemicals as defined as having any NFPA rating of greater than one in any category or process is prohibited. The utilization or storage of flammable, combustible and/or explosive materials, such utilization and storage for a process shall be conducted in accordance with the regulations promulgated by the New Jersey Department of Labor, New Jersey Department of Environmental Protection and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) and all referenced standards therein, whichever is more restrictive.

D. No material or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces or be allowed to enter the air or any stream, watercourse or wetland.

E. Outdoor storage shall not be stored in a manner that constitutes a fire hazard or be edible or otherwise attractive to rodents or insects.

F. All permanent outdoor solid waste receptacles shall be screened on all sides by a fence or wall no less than six feet in height. In no case shall the receptacle be visible. Receptacles shall not be permitted closer than 15 feet to any building located on the site.

G. Trucks and trailers used in conjunction with activities conducted on each site shall be parked only in spaces designated for same on a site plan. See §180-90N.

H. Loading docks shall not face adjacent residential properties or streets. Loading docks shall be suitably screened from the street and residential properties or views by appropriate landscaping, evergreen trees, berm, walls, fences or combinations thereof to a height which will screen any parked vehicle.

I. No industrial or commercial building which is located within 500 feet of a residence district boundary line or residential property line shall have any continuous wall plane facing such district or property which is longer than 100 linear feet without architectural and landscaping features to vary the texture and visual appearance of the wall. The total maximum length of such wall shall be 300 feet.

J. Outdoor storage of materials and products shall not be permitted in a front yard or a side yard abutting a street, but may be permitted elsewhere in rear or side yard on a lot in compliance with the following:

Setback from property lines in accordance with the district standards
applicable to principal structures:

if screened from the view from any point off the premises by means of a wall, planting or opaque fence not less than 6 feet in height and not greater than 10 feet in height. The screening must be accompanied by landscaping which must include a combination of evergreen and deciduous materials designed in conjunction with the overall site landscaping plan—

Materials stored within an outside storage area shall not be stacked higher than the height of the screening material or 10 feet, whichever is less. An opening of adequate size shall be provided in order to facilitate fire-fighting operations—

— Outdoor storage areas shall not exceed the building area.

K. All activities, except for loading, and unloading, vehicles and personnel—entering and exiting the site, shall be contained within the building.

L. No measurable vibration shall be permitted beyond the property line.

M. No motor vehicles shall run idle on the any property, subject to NJDEP standards [NJAC 7:27-14.3, as amended], between the hours of 10:30 p.m. and 6:00 a.m. each day.


A. In the BP-2 Business Park 2 District, the following uses, and no others, of land and buildings are permitted, subject to the area requirements and performance standards:

(1) Horticulture and Agriculture.
(2) Manufacturing including ship, boat, aircraft, aerospace, vehicle, computer and electronic product, electrical equipment, transportation equipment, maritime equipment and systems, optical instruments and lenses, communications, space, security, and medical.
(3) Information, including publishing, motion picture and sound recording, broadcasting and telecommunications equipment and towers, data processing, internet publishing and broadcasting.
(4) Professional, Scientific, and Technical Services, Product Development and Testing, which are almost wholly dependent upon knowledge and skills, including but not limited to administration, legal, accounting, bookkeeping, payroll, architecture, engineering, environment, energy, safety, physical and cyber security, design, computer system design, including management, programming, consultation, installation, software design and integration, management, logistics, physics, biologic, and chemical scientific research and development, advertising, public relations, marketing, photography, and translation.
(5) Educational services including technical, computer and management training.
(6) Wind and solar facilities pursuant to N.J.S.A. 40:55D-66.11.

B. Accessory uses:

(1) Signs in accordance with the applicable provisions of Article XXIV.

(2) Outdoor storage in accordance with performance standards in § 180-749E.

(3) Restaurant or cafeterias, outdoor picnic, and outdoor recreation areas for employees and occasional visitors.

(4) Maintenance, security, or real estate services and offices, serving the business park.

(5) Accessory uses and structures on the same lot and customarily incidental to the principal use, including but not limited to distribution, warehousing, loading, satellite dish and television antennae, security office, guardhouse, and guard gate.

(6) Training facility or center for employees.

§ 180-72.1 Area Restrictions and Regulations in the BP-2 Business Park-2 District.

In order to provide for greater efficiencies in the design and development of lots within a Specially Restricted Industrial District, the following special modifications of the area restrictions of § 180-70 are established for a planned industrial development when such modifications are approved by the Planning Board, after a determination that such proposed development complies with the following requirements:

The following area restrictions and regulations are established:

A. Area, yard, height and other bulk requirements.

(1) Minimum lot: 5 acres.

(2) Minimum lot frontage: 225 feet.

(3) Minimum lot width at the building line: 300 feet.

(4) Yards:

(a) Front: 100 feet minimum along main thoroughfares; 75 feet minimum along other streets.

(b) Side: 30 feet minimum each.

(c) Rear: 25 feet minimum.

(5) Impervious surface:

(a) Building: 15%.  

13
(b) Total coverage: 40%.

(6) No building shall exceed three stories or 45 feet in height; provided, however, that structures housing auxiliary mechanical equipment, the use of which is incidental to the permitted use, may exceed the actual building height by no more than 12 feet.

(7) All auxiliary structures housing rooftop mechanical equipment shall be screened from ground level views with a visually impervious structure architecturally compatible with the exterior materials of the building’s facade. If the required screening is not achieved by such structure, the equipment screen shall be set back a minimum of 15 feet from the vertical plane established by the facade of the uppermost floor. The total area encompassed by the mechanical equipment screening shall not exceed 45% of the total roof area.

B. Landscaping of yards.

(1) Along each street line a landscape buffer of at least 50 feet in width shall be provided. If the abutting street(s) is[are] a major thoroughfare[s], the landscape buffer(s) shall include a six-foot-high berm(s), designed in accordance with the standards of § 158-26.

(2) Along each side property line, a landscape buffer of at least 10 feet in width or 5% of the average lot width, whichever is larger, up to a maximum of 25 feet, shall be provided.

(3) Along each rear property line, a landscape buffer of at least 10 feet in depth shall be provided.

C. Residential landscape buffer.

(1) Along any residential district boundary line or along any line of a lot on which a residential use is located, a landscape buffer of at least 75 feet in width or three times the height of the nonresidential building, whichever is greater, shall be provided. A four-to six-foot-high berm shall be provided within the landscape buffer.

(2) When the residential district boundary line is within a railroad right-of-way, the landscape buffer may be reduced to 50 feet in width.

(3) No industrial or commercial building which is located within 500 feet of a residence district boundary line, other than a Low-and Moderate-Income Residence District (L-M R), shall have any wall facing a residence district which is longer than 300 linear feet nor a loading platform facing such a residence district.

(4) The foregoing requirements with respect to plantings, building and loading platform locations and building lengths may be modified by the Planning Board at the time of site plan review and public hearing wherever existing barriers such as parks, railroads, highways, streams, berms, wooded areas or other features serve as an effective buffer.
between a Business Park and a residence district.

D. Off-street parking.

(1) Off-street parking shall be provided according to the requirements of Article XXIII, § 180-73, of this chapter.

(2) Any parking which fronts on a street, whether in front of a building or to the side or rear of a building, i.e., on corner lots, shall be suitably screened from the street by a combination of landscaping materials, earth mounds and walls at least four feet in height.

(3) It is the policy of the Township of Moorestown that on-street parking shall not be permitted in areas zoned Business Park. Parking standards, as included herein, are considered as minimums, and it is the owner's and/or user's responsibility to provide additional parking as warranted.

A. Minimum tract. The tract of the land to be developed under the provisions of this section shall have a minimum area of 30 acres and shall be in one ownership or shall be the subject of an application filed jointly by all owners of the tract.

B. Lot area and yards. The lot area of not more than 50% of the lots in the tract may be reduced to not less than 66,000 square feet, provided that the lot width of 200 feet at the building line is maintained. Lots on culs-de-sac may be designed with 150 feet of width at the building line, as long as the average width of each such lot is 200 feet. The following minimum yard and coverage requirements shall pertain to all lots in a planned industrial development, except for lots fronting on major arterial routes, minor arterial routes or collector streets as defined in the circulation plan element of the Master Plan, which lots must be developed according to § 180-70 of this article:

(1) Front yard:
   (a) Fifty feet.
   (b) The long side of a corner lot: 40 feet.

(2) Side yards: two side yards of not less than 25 feet each; provided, however, that the Board may permit the reduction of one side yard to 20 feet if it finds such reduction to be necessary to accommodate loading facilities.

(3) Rear yard: 25 feet.

(4) Lot coverage: Not more than 35% of the area of any lot may be occupied by buildings, and not more than 65% of any lot may be occupied by buildings, paving or other impervious surfaces.

C. Height. The height of a building at any point on the lot shall not exceed the
distance between that point and the nearest lot line, up to a maximum of 45 feet.

D. Findings. In addition to the above criteria, the Planning Board must find the facts and draw conclusions required in the Municipal Land Use Law for planned developments. (N.J.S.A. 40:55D-45).

E. Procedure.

(1) Applications for planned industrial developments utilizing the special area requirements of this section shall include an application for preliminary subdivision approval and a concept or sketch plan showing the proposed configuration of streets and lots in relation to adjoining areas, possible buildings, parking and outside storage locations and drainage and other proposed facilities. An informal meeting with the Planning Board is encouraged prior to the official submission.

(2) Development of proposed public improvements can proceed only after preliminary approval of an application for subdivision and the approval of construction plans by the Township Engineer, the Director of Public Works and the Director of Community Development. Specific sites may not be developed until final subdivision and site plans have been approved and subdivision plats have been filed.

(3) All other restrictions and regulations of § 180-70 which are not modified by the foregoing special area requirements shall apply within a planned industrial development.

§ 180-73. Parking space requirements.

Off-street parking space or spaces with adequate and safe means of access thereto and egress therefrom shall be provided, in accordance with the regulations hereinafter set forth, by the owner or occupant of every lot on which a building hereafter shall be erected, expanded or proposed for a change in use, which parking space or spaces shall be located on or near the lot on which the building is erected:

(3) Commercial buildings, other than those covered in Subsections B, C, D, E and F(1) hereof, of any size and located in an SRI-Specially-Restricted-Industrial Business Park District:

(a) Manufacturing, assembly or fabrication: one parking space for every 1,000 square feet of gross floor area.

(b) Office, research, technical, construction, and information: one parking space per every 500 square feet of gross floor area.

(c) Warehouse and Transportation: one parking space for every 5,000 square feet of gross floor area.
(a)(d) Health and educational services: one parking space for each 250 square feet of floor area or portion thereof.

§ 180-96. Conditional use permits.

A. Approval Required. An Applications for a conditional uses or for expansion of a conditional uses shall be made and approval obtained prior to undertaking a use of land for which a conditional use is required pursuant to ordinance. Applications for a conditional use permit shall be submitted to the Zoning Administrative Officer in accordance with the conditional use checklist in Chapter 158, Land Subdivision and Development Ordinance, accompanied by plans and specifications, including a site plan containing the information required by the Land Subdivision and Development Ordinance. The Zoning Officer shall transmit such application and plans to the Planning Board, together with his report on compliance with the applicable area requirements and special requirements. No zoning permit for such uses shall be issued by the Zoning Officer except on express authorization by the Planning Board.

[1] Editor's Note: See Ch. 158, Subdivision of Land.

B. The Planning Board, after a public hearing, shall grant or deny an application for a conditional use within 95 days of the determination of a complete application by an applicant to the Zoning Officer or within such further time as may be consented to by the applicant.

C. Notice of a public hearing shall be given as required by N.J.S.A. 40:55D-12.

D. In evaluating an application for a conditional use, the Planning Board shall employ the standards set forth in this chapter; and § 180-107 of this chapter and may attach such conditions to its approval of a conditional use as it may deem necessary to satisfy said standards.

E. Site plan review required. Simultaneous with or subsequent to, an applicant shall also obtain site plan approval in accordance with Chapter 158, Land Subdivision and Development Ordinance, for any conditional use. In addition to the conditional uses specified in other sections of this chapter, the following uses shall be permitted as conditional uses following approval by the Planning Board:

(1) Outdoor carnival, bazaar, circus or similar project or activity when conducted or sponsored by a local charitable, philanthropic or public purpose and not for pecuniary profit.

(2) Extensions of or additional railroad sidings.

§ 180-101 Zoning permits required.

[Amended 6-9-1980 by Ord. No. 1037]
A. General requirements. No person hereafter shall erect, locate or alter any building or portion thereof or begin or change the use of any building or land without first obtaining a zoning permit. The issuance of a zoning permit shall be prior to the issuance of any building permit, or in the absence of a building permit, a certificate of occupancy or temporary certificate of occupancy. All applications shall include the information required in subparagraph B below, therefor from the Zoning Officer. All applications for zoning permits shall be in writing and shall be addressed to the Zoning Officer, shall be signed by the owner of record of land, shall be made on such forms as may be prescribed and furnished by the Township and shall contain all information called for by such forms and be accompanied by such plans as may be required, together with any additional information that may be requested by the Zoning Officer, in order that he may determine whether the proposed erection, location or alteration of a building or the proposed use or change of use of land will comply with the terms and provisions of this chapter or lawful order of the Planning Board of a site-plan or minor site-plan application or the Board of Adjustment. A zoning permit shall be approved, approved with conditions, or denied granted or refused by the Zoning Officer within ten (10) 45-business days next after the date on which he shall have received a proper application from the submission of a complete application. All applications filed, together with the accompanying plans and documents, shall be public records. Any zoning permit issued hereunder shall be subject to the fulfillment of all conditions imposed by the Board of Adjustment of the Planning Board under the Land Subdivision and Development Ordinance. An application for a zoning permit shall be approved only when all conditions imposed upon an application for development, conditional use permit, or grant of variance by the Planning Board or Zoning Board of Adjustment have been complied with in full and all property taxes and municipal liens are current. [3]

[1]

Editor's Note: See Ch. 158, Subdivision of Land.

B. Zoning permit checklist. The following information shall be submitted on the checklist form provided by the municipality prior to review by the Zoning Officer. A zoning permit shall also be obtained upon application to and review and approval by the Planning Board and subject to the same procedures set forth above, prior to the following types of changes to buildings generally frequented by the public or to which the public is commonly invited (e.g., retail sales or personal service) if said buildings shall be located within an SRI or SRI District:

(1) Block and lot number, street address, and zone district of premises for which zoning permit is desired.

(2) Name and address of applicant. An addition or major alterations to buildings, including changes in or to or arrangement of the interior-
walls or partitions appurtenant to a use or uses occupying, in aggregate, 25% or more of the total floor area.

Changes in the arrangements for occupancy, tenancy, maintenance and/or ownership of use or uses, facilities, space and/or common areas, including a change from single, partnership, association or corporation ownership to condominium ownership.

(3) Name, address, and signature of owner, if different than the applicant. A change in the responsibilities for maintenance and management of use or uses, facilities, space and/or common areas, including a change from a single-management operation to a multiple-lease area management.

(4) Describe in detail the activity or activities to be conducted in the principal building and any accessory activities to be conducted in any of the accessory buildings.

(5) Complete Building & Lot Coverage Worksheet, if applicable.

(6) If the premises has been the subject of any prior application, provide the docket number of the application or resolution number memorializing any action taken by the Planning Board or Zoning Board of Adjustment granting an approval; and the date of the memorialization.

(7) Provide survey of property indicating existing structures and features, dimensions of building(s), structures, and property lines, and distances of building(s) and structures to property lines.

(8) If applicable, attach a statement of facts supporting any nonconforming use of property that is to be continued.

C. For property used for or within any Business Park District, the following information shall also be submitted:

For purposes of reviews under Subsection B(1), (2) or (3) above, the Planning Board shall consider:

(1) Unit(s) or suite number(s) within building(s).

(2) Provide floor plan and square footage of leased area and proposed distribution of uses such as but not limited to office, warehouse, etc.

(3) Provide the area of leased outdoor area and note the proposed uses, such as but not limited to loading, storage, or parking.

(4) Typical operating hours.

(5) Existing number of employees and projected/anticipated number of employees within two years.

(6) Name and amount of any hazardous or toxic material stored or to be stored that is required to be reported under the New Jersey Worker and Community Right-to-Know Act (N.J.S.A. 34:5A-1), as it may be amended or superseded.
(7) Written approval that the Fire District has reviewed and approved the proposed use in accordance with the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) and all regulations promulgated pursuant thereto.

(8) Written approval demonstrating that adequate sewer capacity and water service exists for the proposed use, pursuant to the review of the Moorestown Public Works Department and the Fire District. The adequacy of the proposed changes in terms of fire safety, security, noise control, sanitation and common facilities.

(2) The standards set forth in the Land Subdivision and Development Ordinance.

(3) The standards set forth in § 180-107, Standards for review.

D. Permits required for demolition of certain properties meeting outline criteria below.

[Added 12-20-1999 by Ord. No. 1908-99]

(1) No person shall demolish or remove any principal or accessory building (including carriage houses, tenant houses, barns or similar buildings), of which at least 500 square feet of the footprint is more than 75 years old at the time of the proposed demolition or removal, without first obtaining a zoning permit therefor from the Township Zoning Officer. All applications for such zoning permits shall be in the form set forth in Subsection A above.

[Amended 12-5-2005 by Ord. No. 34-2005]

(2) The Zoning Officer shall, as a condition of granting the permit, require that the applicant appear before the Appearance Committee for a hearing to consider the application. The applicant shall publish a public notice of the hearing in the official newspaper for the Township for such notice and notify those entities as required by the Zoning Officer and shall make a good faith effort to work-coordinate with the Appearance Committee to find alternatives to demolition.

(3) The Appearance Committee shall review the application based on: the age of the building; the historical value or significance of the building; the physical condition of the building; and possible alternate uses of the building, and provide the Zoning Officer with a written report of its findings.

(4) The Zoning Officer may issue a zoning permit upon the applicant providing a written signed agreement approved by the Appearance Committee providing for an alternative to complete demolition of the building(s), which may include a satisfactory disassembly and removal of the buildings. A zoning permit may also be issued where the applicant and the Director of Community Development agree that demolition is appropriate. In the event that a zoning permit has
not earlier been issued, the Zoning Officer shall issue the zoning permit within 180 days of receipt of a complete application therefor, or within a longer time period as to which may be agreed to by the applicant.

[Amended 12-5-2005 by Ord. No. 34-2005]

[5] For the purposes of this section, "demolition" shall mean the destruction of greater than 25% of any of the following: the cubic footage of the building; the square footage of the floor area of the building; or the square footage of the exterior walls of the building. This section shall not apply to demolition or removal of buildings pursuant to the Township's power of condemnation or by order of the Township Construction Official based on health and safety.

§ 180-103 Other required permits not affected Certificate of Occupancy.

The zoning permit and certificate of conformity required by this chapter are in addition to and not in lieu of any and all other permits and certificates that are or may be required by law or by any governmental agency or by virtue of any other ordinance or ordinances of the Township of Moorestown or otherwise.

A. Conditions prior to application for Temporary Certificate of Occupancy of Certificate of Occupancy. Prior to application, completion of the following site work elements shall be required as applicable, consistent with prior approvals and conforming to required inspections:

(1) Installation of all utilities, including but not limited to water, sanitary sewer, natural gas, electric, telephone, cable, and data lines, and storm water management facilities.

(2) Rough and finished grading of the site.

(3) Installation of site lighting.

(4) Installation of trees, shrubs, groundcover, and sodding or seeding.

(5) Base and final courses of parking area.

(6) Parking space, pavement markings, and similar striping.

(7) Curbing and sidewalks, bike paths, or pedestrian walk systems.

(8) Fences and walls.

(9) Traffic control signs.
A.B. Certificates of Occupancy and Temporary Certificates of Occupancy shall be issued in accordance with provisions of N.J.A.C. 5:23-2.23.
Article XXIII BP-1 Business Park 1 and BP-2 Business Park 2 Districts

§ 180-68. Intent.

The BP-1 Business Park -1 District is designed for comprehensively planned office, administrative, laboratory research centers, a variety of light manufacturing and warehouse uses in single and multi-tenant buildings.

The BP-2 Business Park -2 District is planned for comprehensively planned research, technology, information, development, manufacturing, and office activities occupying building(s) in a technology campus environment.

§ 180-69. Permitted, conditional and prohibited uses BP-1 Business Park -1.

A. In the BP-1 Business Park 1 District, the following uses, and no others, of land and buildings are permitted, subject to the area requirements below:

(1) Municipal uses.

(2) Horticulture and Agricultural uses, on no less than 5 acres for the growing and harvesting of crops, including nurseries. Road-side stands and garden centers providing support of same pursuant to the following requirements:

(a) Stands shall be setback from the right-of-way a minimum of thirty (30) feet.

(b) The floor area of the display/stand shall not exceed four hundred (400) square feet.

(c) Administrative approval of the ingress and egress driveway(s), location of parking, on-site circulation, and other public safety concerns shall be obtained.

(3) Residential uses and structures in existence prior to September 1, 1992 and conforming to the R-1 District Area Restrictions and Regulations. Residential uses and structures on exception areas within tracts of permanently preserved farmland and conforming to the R-1-A District Area Restrictions and Regulations.

(4) Office for administrative, executive, business, utility, professional or similar organization.

(5) Gyms, health clubs and indoor sports, recreation, performing arts, and dance facilities and instruction, inclusive of sports training.

(6) Child-care centers, Adult-care centers, Life-skills training, and Special Needs care centers, education, or transitional and supported employment services, occupational skills or job training.

(7) Retail trade, financial services, limited to food and beverage stores and retail banks only within an existing building.
(8) Construction, including building, utility, civil engineering, specialty trade contractors, building equipment and finishing contractors.

(9) Manufacturing including food (except animal slaughtering), beverage, breweries, wineries, distilleries, pharmaceutical and medicine, textiles, apparel, printing, machine tool, machinery, computer and electronic product manufacturing, electrical equipment, appliance, and component, transportation equipment, furnishings, furniture, and miscellaneous such as dental equipment and supplies or optical instrument and lenses. Except refrigerated and frozen food and beverage see Conditional uses.

(10) Wholesale trade, establishments engaged in wholesaling merchandise, such as goods for resale, capital or durable nonconsumer goods, and raw materials and supplies used for production.

(11) Transportation, including truck, transit and ground passenger, scenic and sightseeing, charter and school bus, special needs, medical transportation (not emergency), limousine, postal services, couriers, and messengers, and motor vehicle towing, except truck terminals and used household and office goods moving are prohibited.

(12) Warehousing and storage, including self and personal storage.

(13) Information, including publishing, motion picture and sound recording, broadcasting, telecommunications, data processing, hosting, and related services, and internet publishing and broadcasting, except telecommunications and broadcasting towers (see Conditional Uses).

(14) Finance and Insurance establishments engage or facilitate financial transactions including raising funds, incurring liabilities, pooling risk through underwriting, and providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs, except public or retail service providers.

(15) Professional Scientific and Technical Services which are almost wholly dependent upon knowledge and skills, including but not limited to legal, accounting, bookkeeping, payroll, architecture, engineering, environment, design, computer system design including management, programming, consulting, installation, and integration, management consulting, scientific research and development, advertising, public relations, marketing, polling, photography, and translation.

(16) Support services providing routine support activities for other organizations including administration, clerical, security, and cleaning.

(17) Educational Services including business schools, computer and management training, technical and trade schools, driving schools, and educational support services, except academic tutoring services and exam preparation.
(18) Health services including urgent care, outpatient care, outpatient mental health and substance abuse centers, physicians, behavioral, dentists, chiropractors, optometrists, mental, physical therapist, occupational therapist, speech therapist, audiologist, health practitioners, medical and diagnostic laboratories, services for the elderly and persons with disabilities.

(19) Promoters of performing arts, sports, or similar events, artists and managers for artists, athletes, entertainers, and other public figures, without facilities for same.

(20) Wind and solar facilities pursuant to N.J.S.A. 40:55D-66.11.

B. Accessory uses:

(1) Signs in accordance with the applicable provisions of Article XXIV.

(2) Outdoor storage of materials and products shall not be permitted in a front yard or a side yard abutting a street, but may be permitted in rear or side yard on a lot in compliance with the following:

a) Setback from property lines in accordance with the district standards applicable to principal structures.

b) Screened from the view from any point off the premises by means of a wall, planting or opaque fence not less than 6 feet in height and not greater than 10 feet in height. The screening must be accompanied by landscaping which must include a combination of evergreen and deciduous materials designed in conjunction with the overall site landscaping plan.

c) Materials stored within an outside storage area shall not be stacked higher than the height of the screening material or 10 feet, whichever is less. An opening of adequate size shall be provided in order to facilitate fire-fighting operations.

d) Outdoor storage areas shall not exceed the building area.

(3) Restaurant or cafeterias, outdoor picnic, and outdoor recreation areas for employees, students, patients, and occasional visitors.

(4) Maintenance, security, or real estate rental and leasing services and offices, serving the business park.

(5) Accessory uses and structures on the same lot and customarily incidental to the principal use, including but not limited to loading, satellite dish and television antennae, security office, guardhouse, and guard gate.

(6) Training facility or center for employees.

(7) Accessory sports training outdoor facilities, comprising less than 25% of the interior floor area dedicated to indoor facility; and not located within
any required parking or service area.

(8) Seasonal Warehouse Sales, permitted one time per quarter year.

(9) Truck terminals are specialized distribution buildings used to redistribute goods from one truck to another, serving as an intermediate transfer point for staging, not long-term storage.

C. Conditional Uses. The following uses shall be permitted when authorized as a conditional use by the Planning Board in accordance with their specific requirements. The following uses shall be permitted subject to meeting and following the conditions set forth below:

(1) Used household or goods moving, aka moving and storage business conforming to the following conditions:

(a) No such establishment shall be located within seven hundred and fifty (750) feet of a residential zoning district.

(b) No loading, unloading, transfer of goods shall take place in any front yard.

(2) Telecommunications and broadcasting towers, conforming to the following conditions:

(a) The minimum lot size shall be two (2) acres.

(b) The maximum height of a telecommunication tower, excluding antennae, shall not exceed one hundred and fifty (150) feet, nor one hundred seventy-five (175) feet including antennae. This limitation shall not apply to broadcasting towers.

(c) The tower shall be set back a minimum distance equal to 1.1 times the total height of the structure from all property boundaries of the site. The minimum distance shall increase to twice the total height from any abutting property boundary containing either a residential use or a residually zoned district. Antennae to be attached to existing structures shall not be subject to this subsection.

(d) Prior to the granting of any such approval, the board of jurisdiction shall be presented convincing evidence that no existing tower, utility, building or other structure is feasible for such use based on bona fide inquiries for co-location of antennae and equipment.

(e) Any telecommunications tower shall be structurally designed to permit at least two additional carriers to co-locate on the tower and to place equipment thereto.
(f) Any approval of a telecommunications tower shall require the applicant to permit the co-location of at least two additional carriers and to place equipment thereto.

(g) No sign of any kind shall be placed upon the antennae, tower structure or encircling fence, with the exception of incidental signs indicating "warning", "no trespassing" or similar admonition and one sign at the entrance of the gate or property indicating the name of the owner and a telephone to which incidents involving the tower may be reported.

(h) Notwithstanding any other provision to the contrary, the tower shall be enclosed by a fence or wall, no less than six (6) feet or more than eight (8) feet in height, so as to deter trespassers. Such fencing or wall may be topped with three strands of barbed wire.

(i) The base of the tower shall be screened with landscaping from the view of a passerby on a public street, from within public open space, or from a residentially used property in accordance with Township standards.

(j) Notwithstanding any other provision to the contrary, no tower shall be located on a site containing a historic building or structure as identified in the Historic Preservation Element of the Master Plan.

(3) Refrigerated wholesale food and beverage processing and distribution conforming to the following conditions:

(a) No such establishment shall be located within five hundred (500) feet of a residential zoning district.

(b) Use technology to reduce environmental impacts through the use of electrical units or alternative energy to operate tractor and trailer units while engines and compressors are turned off.

(c) The storage and operation of tractors and trailers shall only be permitted in a rear or side yard area farthest from any residential district.

D. Reserved.

E. See §180-90 for prohibited uses and the following are prohibited uses or limitations upon land or buildings in the BP-1 District:

(1) All uses not expressly permitted.

(2) Heavy industrial uses.
(3) Retail uses, except as otherwise permitted.

(4) Uses which utilize in process any substance listed in N.J.A.C. 7:27-21, Appendix 1, Table 1, Toxic Air Pollutants To Be Reported in Emission Statements.

(5) Fabrication, research, experimentation or warehousing of explosives, industrial solvents, pesticides, fertilizers, insecticides, biohazards, liquid petroleum products, or other hazardous and/or flammable chemicals as defined as having any NFPA rating of greater than one in any category or process; except the utilization or storage of flammable, combustible and/or explosive materials, for a process shall be conducted in accordance with the regulations promulgated by the New Jersey Department of Labor, New Jersey Department of Environmental Protection and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) and all referenced standards therein, whichever is more restrictive.

(6) Gas stations or fueling stations.

(7) Wholesale or retail sales of landscaping equipment and tools and/or landscaping supplies, including but not limited to fertilizers, pesticides, topsoil, decorative stone or mulch.

(8) No noise greater than that provided by the New Jersey Noise Control Statutes (N.J.A.C. 7:29 et seq., as amended) shall be permitted.

(9) Odor as an air contaminant that unreasonably interferes with the enjoyment of life or property due to the odor's character, severity, frequency, and duration should be limited to the property. Where odors or emissions are created by any process, methods shall be employed to control odor. Where odor results in complaints, referral to the New Jersey Department of Environmental Protection Division of Air Quality for investigation shall be undertaken.

(10) No material or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces or be allowed to enter the air or any stream, watercourse or wetland.

(11) Outdoor storage shall not be stored in a manner that constitutes a fire hazard or be edible or otherwise attractive to rodents or insects.

(12) All permanent outdoor solid waste receptacles shall be screened on all sides by a fence or wall no less than six feet in height. In no case shall the receptacle be visible. Receptacles shall not be permitted closer than 15 feet to any building located on the site.

(13) Trucks and trailers used in conjunction with activities conducted within a building on each site shall be parked only in spaces designated for same on a site plan. See §180-90N.

(14) Loading docks shall not face adjacent residential properties or streets. Loading docks shall be suitably screened from the street and residential
properties or views by appropriate landscaping, evergreen trees, berm, walls, fences or combinations thereof to a height which will screen any parked vehicle.

(15) No industrial or commercial building which is located within 500 feet of a residence district boundary line or residential property line shall have any continuous wall plane facing such district or property which is longer than 100 linear feet without architectural and landscaping features to vary the texture and visual appearance of the wall. The total maximum length of such wall shall be 300 feet.

(16) All activities, except for loading, and unloading, vehicles and personnel entering and exiting the site, shall be contained within the building.

(17) No measurable vibration shall be permitted beyond the property line.

(18) No motor vehicles shall run idle on any property, subject to NJDEP standards (NJAC 7:27-14.3, as amended).

§ 180-70. Area restrictions and regulations in the BP-1 Business Park – 1 District.

The following area restrictions and regulations are established, subject to the area requirements below:

A. Area, yard, height and other bulk requirements.

(1) Minimum lot area: 120,000 square feet.

(2) Minimum lot frontage: 200 feet.

(3) Minimum lot width at the building line: 200 feet.

(4) Yards:

   (a) Front: 100 feet minimum along main thoroughfares; 75 feet minimum along other streets.

   (b) Side: 50 feet minimum each.

   (c) Rear: 25 feet minimum.

(5) Impervious surface:

   (a) Building: 35%.

   (b) Total coverage: 60%.

(6) No building shall exceed three stories or 45 feet in height; provided, however, that structures housing auxiliary mechanical equipment, the use of which is incidental to the permitted use, may exceed the actual building height by no more than 12 feet.

(7) All auxiliary structures housing rooftop mechanical equipment shall be
screened from ground level views with a visually impervious structure architecturally compatible with the exterior materials of the building’s facade. If the required screening is not achieved by such structure, the equipment screen shall be set back a minimum of 15 feet from the vertical plane established by the facade of the uppermost floor. The total area encompassed by the mechanical equipment screening shall not exceed 45% of the total roof area.

B. Landscaping of yards.

(1) Along each street line a landscape buffer of at least 50 feet in width shall be provided. If the abutting street(s) is(are) a major thoroughfare(s), the landscape buffer(s) shall include a six-foot-high berm(s), designed in accordance with the standards of § 158-26.

(2) Along each side property line a landscape buffer of at least 10 feet in width or 5% of the average lot width, whichever is larger, up to a maximum of 25 feet, shall be provided.

(3) Along each rear property line a landscape buffer of at least 10 feet in depth shall be provided.

C. Residential landscape buffer.

(1) Along any residential district boundary line or along any line of a lot on which a residential use is located, a landscape buffer of at least 75 feet in width or three times the height of the nonresidential building, whichever is greater, shall be provided. A four-to six-foot-high berm shall be provided within the landscape buffer.

(2) When the residential district boundary line is within a railroad right-of-way, the landscape buffer may be reduced to 50 feet in width.

(3) No industrial or commercial building which is located within 500 feet of a residence district boundary line, other than a Low-and Moderate-Income Residence District (L-M R), shall have any wall facing such a residence district which is longer than 300 linear feet nor a loading platform facing such a residence district.

(4) The foregoing requirements with respect to plantings, building and loading platform locations and building lengths may be modified by the Planning Board at the time of site plan review and public hearing wherever existing barriers such as parks, railroads, highways, streams, berms, wooded areas or other features serve as an effective buffer between a Business Park and a residence district.

D. Off-street parking.

(1) Off-street parking shall be provided according to the requirements of Article XXIII, § 180-73, of this chapter.

(2) Any parking which fronts on a street, whether in front of a building or
to the side or rear of a building, i.e., on corner lots, shall be suitably
screened from the street by a combination of landscaping materials,
earth mounds and walls at least four feet in height.

(3) It is the policy of the Township of Moorestown that on-street parking
shall not be permitted in areas zoned Business Park. Parking
standards, as included herein, are considered as minimums, and it is
the owner's and/or user's responsibility to provide additional parking as
warranted.

§ 180-71. Permitted, accessory and conditional uses in the BP-2
Business Park-2 District.

A. In the BP-2 Business Park 2 District, the following uses, and no others, of
land and buildings are permitted, subject to the area requirements and
performance standards:

(1) Horticulture and Agriculture.
(2) Manufacturing including ship, boat, aircraft, aerospace, vehicle,
computer and electronic product, electrical equipment, transportation
equipment, maritime equipment and systems, optical instruments and
lenses, communications, space, security, and medical.
(3) Information, including publishing, motion picture and sound recording,
broadcasting and telecommunications equipment and towers, data
processing, internet publishing and broadcasting.
(4) Professional, Scientific, and Technical Services, Product Development
and Testing, which are almost wholly dependent upon knowledge and
skills, including but not limited to administration, legal, accounting,
bookkeeping, payroll, architecture, engineering, environment, energy,
safety, physical and cyber security, design, computer system design
including management, programming, consultation, installation,
software design and integration, management, logistics, physics,
biologic, and chemical scientific research and development, advertising,
public relations, marketing, photography, and translation.
(5) Educational services including technical, computer and management
training.
(6) Wind and solar facilities pursuant to N.J.S.A. 40:55D-66.11.

B. Accessory uses:

(1) Signs in accordance with the applicable provisions of Article XXIV.

(2) Outdoor storage in accordance with § 180-69B.

(3) Restaurant or cafeterias, outdoor picnic, and outdoor recreation areas
for employees and occasional visitors.

(4) Maintenance, security, or real estate services and offices, serving the
business park.

(5) Accessory uses and structures on the same lot and customarily
incidental to the principal use, including but not limited to distribution,
warehousing, loading, satellite dish and television antennae, security office, guardhouse, and guard gate.

(6) Training facility or center for employees.

§ 180-72 Area Restrictions and Regulations in the BP-2 Business Park-2 District.

The following area restrictions and regulations are established:

A. Area, yard, height and other bulk requirements.

(1) Minimum lot: 5 acres.

(2) Minimum lot frontage: 225 feet.

(3) Minimum lot width at the building line: 300 feet.

(4) Yards:

(a) Front: 100 feet minimum along main thoroughfares; 75 feet minimum along other streets.

(b) Side: 30 feet minimum each.

(c) Rear: 25 feet minimum.

(5) Impervious surface:

(a) Building: 15%.

(b) Total coverage: 40%.

(6) No building shall exceed three stories or 45 feet in height; provided, however, that structures housing auxiliary mechanical equipment, the use of which is incidental to the permitted use, may exceed the actual building height by no more than 12 feet.

(7) All auxiliary structures housing rooftop mechanical equipment shall be screened from ground level views with a visually impervious structure architecturally compatible with the exterior materials of the building’s facade. If the required screening is not achieved by such structure, the equipment screen shall be set back a minimum of 15 feet from the vertical plane established by the facade of the uppermost floor. The total area encompassed by the mechanical equipment screening shall not exceed 45% of the total roof area.

B. Landscaping of yards.

(1) Along each street line a landscape buffer of at least 50 feet in width shall be provided. If the abutting street(s) is(are) a major thoroughfare(s), the landscape buffer(s) shall include a six-foot-high berm(s), designed in accordance with the standards of § 158-26.
(2) Along each side property line, a landscape buffer of at least 10 feet in width or 5% of the average lot width, whichever is larger, up to a maximum of 25 feet, shall be provided.

(3) Along each rear property line, a landscape buffer of at least 10 feet in depth shall be provided.

C. Residential landscape buffer.

(1) Along any residential district boundary line or along any line of a lot on which a residential use is located, a landscape buffer of at least 75 feet in width or three times the height of the nonresidential building, whichever is greater, shall be provided. A four-to six-foot-high berm shall be provided within the landscape buffer.

(2) When the residential district boundary line is within a railroad right-of-way, the landscape buffer may be reduced to 50 feet in width.

(3) No industrial or commercial building which is located within 500 feet of a residence district boundary line, other than a Low-and Moderate-Income Residence District (L-M R), shall have any wall facing such a residence district which is longer than 300 linear feet nor a loading platform facing such a residence district.

(4) The foregoing requirements with respect to plantings, building and loading platform locations and building lengths may be modified by the Planning Board at the time of site plan review and public hearing wherever existing barriers such as parks, railroads, highways, streams, berms, wooded areas or other features serve as an effective buffer between a Business Park and a residence district.

D. Off-street parking.

(1) Off-street parking shall be provided according to the requirements of Article XXIII, § 180-73, of this chapter.

(2) Any parking which fronts on a street, whether in front of a building or to the side or rear of a building, i.e., on corner lots, shall be suitably screened from the street by a combination of landscaping materials, earth mounds and walls at least four feet in height.

(3) It is the policy of the Township of Moorestown that on-street parking shall not be permitted in areas zoned Business Park. Parking standards, as included herein, are considered as minimums, and it is the owner's and/or user's responsibility to provide additional parking as warranted.

§ 180-73. Parking space requirements.
Off-street parking space or spaces with adequate and safe means of access thereto and egress therefrom shall be provided, in accordance with the regulations hereinafter set forth, by the owner or occupant of every lot on which a building hereafter shall be erected, expanded or proposed for a change in use, which parking space or spaces shall be located on or near the lot on which the building is erected:

(3) Commercial buildings, other than those covered in Subsections B, C, D, E and F[1] hereof, of any size and located in an Business Park District:

(a) Manufacturing, assembly or fabrication: one parking space for every 1,000 square feet of gross floor area.

(b) Office, research, technical, construction, and information: one parking space per every 500 square feet of gross floor area.

(c) Warehouse and Transportation: one parking space for every 5,000 square feet of gross floor area

(d) Health and educational services: one parking space for each 250 square feet of floor area or portion thereof.

§ 180-96. Conditional use permits.

A. Approval Required. An Application for a conditional use or for expansion of a conditional use shall be made and approval obtained prior to undertaking a use of land for which a conditional use is required pursuant to ordinance. Applications for a conditional use permit shall be submitted to the Administrative Officer in accordance with the conditional use checklist in Chapter 158, Land Subdivision and Development Ordinance.

[1] Editor’s Note: See Ch. 158, Subdivision of Land.

B. The Planning Board, after a public hearing, shall grant or deny an application for a conditional use within 95 days of the determination of a complete application or within such further time as may be consented to by the applicant.

C. Notice of a public hearing shall be given as required by N.J.S.A. 40:55D-12.

D. In evaluating an application for a conditional use, the Planning Board shall employ the standards set forth pursuant to any conditional use standards regulated in this chapter; and § 180-107 of this chapter and may attach such conditions to its approval of a conditional use as it may deem necessary to satisfy said standards.

E. Site plan review required. Simultaneous with or subsequent to, an applicant shall also obtain site plan approval in accordance with Chapter 158,
Land Subdivision and Development Ordinance, for any conditional use. § 180-101 **Zoning permits required.**

[Amended 6-9-1980 by Ord. No. 1037]

A. General requirements. No person hereafter shall erect, locate or alter any building or portion thereof or begin or change the use of any building or land without first obtaining a zoning permit. The issuance of a zoning permit shall be prior to the issuance of any building permit, or in the absence of a building permit, a certificate of occupancy or temporary certificate of occupancy. All applications shall include the information required in subparagraph B, below. A zoning permit shall be approved, approved with conditions, or denied by the Zoning Officer within ten (10) business days from the submission of a complete application. All applications filed, together with the accompanying plans and documents, shall be public records. An application for a zoning permit shall be approved only when all conditions imposed upon an application for development, conditional use permit, or grant of variance by the Planning Board or Zoning Board of Adjustment have been complied with in full and all property taxes and municipal liens are current.[1]

[1]

Editor's Note: See Ch. 158, Subdivision of Land.

B. Zoning permit checklist. The following information shall be submitted on the checklist form provided by the municipality prior to review by the Zoning Officer.

1. Block and lot number, street address, and zone district of premises for which zoning permit is desired.

2. Name and address of applicant.

3. Name, address, and signature of owner, if different than the applicant.

4. Describe in detail the activity or activities to be conducted in the principal building and any accessory activities to be conducted in any of the accessory buildings.

5. Complete Building & Lot Coverage Worksheet, if applicable.

6. If the premises has been the subject of any prior application, provide the docket number of the application or resolution number memorializing any action taken by the Planning Board or Zoning Board of Adjustment granting an approval; and the date of the memorialization.

7. Provide survey of property indicating existing structures and features, dimensions of building(s), structures, and property lines, and distances of building(s) and structures to property lines.

8. If applicable, attach a statement of facts supporting any nonconforming use of property that is to be continued.
C. For property used for or within any Business Park District, the following information shall also be submitted:
(1) Unit(s) or suite number(s) within building(s).
(2) Provide floor plan and square footage of leased area and proposed distribution of uses such as but not limited to office, warehouse, etc.
(3) Provide the area of leased outdoor area and note the proposed uses, such as but not limited to loading, storage, or parking.
(4) Typical operating hours.
(5) Existing number of employees and projected/anticipated number of employees within two years.
(6) Name and amount of any hazardous or toxic material stored or to be stored that is required to be reported under the New Jersey Worker and Community Right-to-Know Act (N.J.S.A. 34:5A-1), as it may be amended or superseded.
(7) Written approval that the Fire District has reviewed and approved the proposed use in accordance with the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) and all regulations promulgated pursuant thereto.
(8) Written approval demonstrating that adequate sewer capacity and water service exists for the proposed use, pursuant to the review of the Moorestown Public Works Department and the Fire District.

D. Permits required for demolition of certain properties meeting outline criteria below.
[Added 12-20-1999 by Ord. No. 1908-99]

(1) No person shall demolish or remove any principal or accessory building (including carriage houses, tenant houses, barns or similar buildings), of which at least 500 square feet of the footprint is more than 75 years old at the time of the proposed demolition or removal, without first obtaining a zoning permit therefor from the Township Zoning Officer. All applications for such zoning permits shall be in the form set forth in Subsection A above.
[Amended 12-5-2005 by Ord. No. 34-2005]

(2) The Zoning Officer shall, as a condition of granting the permit, require that the applicant appear before the Appearance Committee for a hearing to consider the application. The applicant shall publish a public notice of the hearing in the official newspaper for the Township for such notice and notify those entities as required by the Zoning Officer and shall make a good faith effort to coordinate with the Appearance Committee to find alternatives to demolition.

(3) The Appearance Committee shall review the application based on: the age of the building; the historical value or significance of the
building; the physical condition of the building; and possible alternate uses of the building, and provide the Zoning Officer with a written report of its findings.

(4) The Zoning Officer may issue a zoning permit upon the applicant providing a written signed agreement approved by the Appearance Committee providing for an alternative to complete demolition of the building(s), which may include a satisfactory disassembly and removal of the buildings. A zoning permit may also be issued where the applicant and the Director of Community Development agree that demolition is appropriate. In the event that a zoning permit has not earlier been issued, the Zoning Officer shall issue the zoning permit within 180 days of receipt of a complete application therefor, or within a longer time period as to which may be agreed to by the applicant.

[Amended 12-5-2005 by Ord. No. 34-2005]

(5) For the purposes of this section, "demolition" shall mean the destruction of greater than 25% of any of the following: the cubic footage of the building; the square footage of the floor area of the building; or the square footage of the exterior walls of the building. This section shall not apply to demolition or removal of buildings pursuant to the Township's power of condemnation or by order of the Township Construction Official based on health and safety.

§ 180-103 Certificate of Occupancy.

A. Conditions prior to application for Temporary Certificate of Occupancy of Certificate of Occupancy. Prior to application, completion of the following site work elements shall be required as applicable, consistent with prior approvals and conforming to required inspections:

(1) Installation of all utilities, including but not limited to water, sanitary sewer, natural gas, electric, telephone, cable, and data lines, and storm water management facilities.

(2) Rough and finished grading of the site.

(3) Installation of site lighting.

(4) Installation of trees, shrubs, groundcover, and sodding or seeding.

(5) Base and final courses of parking area.

(6) Parking space, pavement markings, and similar striping.

(7) Curbing and sidewalks, bike paths, or pedestrian walk
systems.

(8) Fences and walls.

(9) Traffic control signs.

B. Certificates of Occupancy and Temporary Certificates of Occupancy shall be issued in accordance with provisions of N.J.A.C. 5:23-2.23.
TOWNSHIP OF MOORESTOWN – ZONING PERMIT APPLICATION

1. Block ____________________ Lot __________________ Zone ______
   Property Location: ____________________________________________
   Name of Business/Tenant: ______________________________________

2. Owner’s Name: ________________________________________________
   Address: _____________________________________________________
   Phone: __________________________ Email: _________________________

3. Applicant’s Name: _____________________________________________
   Address: _____________________________________________________
   Phone: __________________________ Email: _________________________

4. Describe the proposed work for the building and/or land which are the subject of this application:
   ______________________________________________________________
   ______________________________________________________________
   ______________________________________________________________

5. Attached Building & Lot Coverage Worksheet MUST be completed in its entirety UNLESS proposed work is a fence or entirely interior (i.e. finished basement).

6. Is there a prior and/or pending Zoning or Planning Board approval involving this property? If Yes, please provide the following information and a copy of the resolution.
   Date & Type of Approval: __________________ Resolution# ____________

7. CIRCLE ONE PLEASE: I am the Property Owner, Contractor, Tenant, Other making this application. I hereby certify that the owner of record authorized the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction.
   Signature __________________________________ Date ______________
   Printed Name ________________________________

OFFICE USE ONLY - $50.00

☐ Cash - $50.00
☐ Check #___________ Rec’d By _______ Date___________ Control # _________

☐ Application APPROVED Date: __________
   Comments: _____________________________________________________

☐ Application DENIED Date: __________
   Comments: _____________________________________________________

_____________________________  __________________________
Peter D. Clifford, Zoning Officer Date
BUILDING & LOT COVERAGE WORKSHEET

Please fill out the worksheet as completely as possible. Include any items being removed in the PROPOSED column so that the total square footage accurately reflects the work being done.

Block: ______________________ Lot: ______________________ Zone: ______________________

Lot Size (1 acre = 43,560 square feet): ______________________ sq. ft.

<table>
<thead>
<tr>
<th>ITEM DESCRIPTION</th>
<th>EXISTING AREA (SQUARE FEET)</th>
<th>EXISTING AREA + PROPOSED (SQUARE FEET)</th>
<th>REMARKS (DIMENSIONS, COMMENTS)</th>
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<tbody>
<tr>
<td>1. BUILDING FOOTPRINT (house &amp; attached garage)</td>
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<td>2. DETACHED GARAGE</td>
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<td>3. OTHER ROOFED STRUCTURES (i.e. sheds, gazebos, covered porches/decks, etc.)</td>
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<td>4. OTHER ACCESSORY BUILDINGS (please specify)</td>
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<td>5. OTHER ACCESSORY BUILDINGS (please specify)</td>
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<td>6. DRIVEWAY (including stone)</td>
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<td>7. SIDEWALK</td>
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<td>8. PATIO</td>
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<td>9. DECKING (not roofed)</td>
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<td>10. POOL (including surrounding concrete deck)</td>
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<td>11. OTHER (please specify)</td>
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</table>

| BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)     | S.F.                          | S.F.                                   | %*                             |
|                                               | %*                            | %*                                     |                                 |

| LOT COVERAGE (ADD ITEMS 1 THROUGH 11)         | S.F.                          | S.F.                                   | %*                             |
|                                               | %*                            | %*                                     |                                 |

* DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT SIZE TO DETERMINE THE % OF COVERAGE

TOTAL % BUILDING COVERAGE PERMITTED: __________ TOTAL % LOT COVERAGE PERMITTED: __________

PERSON COMPLETING WORKSHEET ______________________ DATE ______________________

Zoning Permit Application page 2 of 3 form 11-01-19
Zoning Permit Application

Zoning Office
Peter D. Clifford, Zoning Officer ext. 3023 Fax: 856-235-3081
General ext. 3069

Construction Office
Joseph J. LaRocca, Construction Official ext. 3017 Fax: 856-235-3019
General ext. 3018

If the proposed work only requires Zoning approval,
Please fill out the attached application form and submit it to the Zoning Department along with:

1. A copy of the Survey
2. Building & Lot Coverage Worksheet
3. $50.00 Fee (cash or check)

The Zoning Officer will review the submitted materials and either approve or deny within ten (10) days. If the Zoning Permit is approved, it is then sent to the Department of Public Works for review. Once our office receives the approved application form back from Public Works, the Zoning Permit will be mailed to the applicant and the proposed work can then begin.

If the proposed work needs Zoning and Building approval,
Please submit the above mentioned items to the Building Department. All construction and inspection questions should be directed to the Building Department.

All of the Area and Yard Requirements (i.e.: setbacks, impervious coverage, etc.) can be accessed through the Township Website at www.moorestown.nj.us. Click on the link to access the Township Code Book. These requirements are also available upon request at the Department of Community Development.
Application Procedures for Change in Tenant / Occupancy Within the Business Park Zoning Districts

1. Please review §180-69 & §180-72 for Permitted Principal, Conditional, and Accessory Uses within the Business Park Districts.

2. Prior to submission of any Zoning Permit Application, please complete the following:

Mooresstown Fire District approval is required for conformance with the Fire Prevention Code. An approval letter, addressed to the Zoning Officer, from the Fire District is required as part of any application for occupancy to the Zoning Officer. Please contact the Mooresstown Fire District (having jurisdiction of the building you wish to occupy) to schedule a meeting for review and approval per the information form.

Mooresstown Department of Public Works approval is required for conformance with the information form provided. An approval letter from the Utilities Superintendent is required as part of any application for occupancy to the Zoning Officer. Please contact the Utilities Superintendent to schedule a meeting for review and approval per the information form.

This information protects the public health, safety and general welfare, including but not limited to employees, visitors, residents, and emergency personnel first responders. Thank you.

3. Please complete the following Application Packet in full

1. Zoning Permit Application
2. Business Park Addendum
3. Checklist for Performance Standards Compliance
4. Complete Fire Prevention Information and Contact the Fire District
5. Contact the Department of Public Works
6. Affix Fire Prevention & Department of Public Works Approval Correspondences

4. After the Zoning Permit has been issued and the building occupied, inspections are likely including, the Zoning Officer, Fire Official, Construction Official, and / or Utilities Superintendent.
TOWNSHIP OF MOORESTOWN
Zoning Permit Application - Business Park Addendum

1. Block __________________ Lot __________ Zone _____
   Building number and/or suite: __________________________

2. Provide a reduced floor plan, indicating the area to be occupied and the following:
   Square footage of leased building: _______________________
   Square footage dedicated to office, research, or information: _______
   Square footage dedicated to manufacturing, assembly or fabrication: _______
   Square footage dedicated to warehouse or transportation: _____________
   Square footage dedicated to health or educational services: ______________

3. Provide on the submitted survey, any outdoor area to be occupied and the following:
   Square footage of leased outdoor area: ______________________
   Use of leased outdoor area: ________________________________

4. Typical Operating Hours: _________________________________

5. Existing Number of Employees: __________________________
   Projected number of Employees within two years: ______________

6. Is any hazardous or toxic material proposed to be stored now or in the future that is
   required to be reported under the New Jersey Worker and Community Right to Know Act
   (N.J.S.A. 34:5A-1):
   If no: __________
   If yes: __________, see attached Addendum 4

7. Attach written approval that the Fire District has reviewed and approved the proposed use in
   accordance with the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.) and
   all regulations promulgated pursuant thereto

8. Attach written approval that adequate sewer capacity and water service exists for the
   proposed use, pursuant to the review of Moorestown Public Works Department and Fire
   District.

9. Complete Checklist attesting that the proposal complies with the Performance Standards
   per §180-71.
# CHECKLIST FOR ALL USES IN THE BUSINESS PARK DISTRICTS

All uses permitted under §180-69 and §180-72, wishing to occupy a building in the Business Park Districts must complete the following questionnaire to determine if they meet the standards pursuant to §180-69E.

Please respond Yes, No or Existing Condition to the following questions:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Existing Condition</th>
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<tr>
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<td>Will the business operation generate noise greater than that provided by the New Jersey Noise Control Statutes (NJAC 7:29 et seq., as amended)?</td>
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<td>Will the business operation generate odors emitted into the air?</td>
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<td>Will there be any utilization in any process or storage of flammable, combustible and/or explosive materials?</td>
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<td>Will material or wastes be deposited upon the lot?</td>
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<td>Will the business activity require outdoor storage?</td>
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<td>Will permanent solid waste receptacles be outdoors?</td>
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<td>Are there designated parking spaces for trucks and trailers?</td>
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<td>Does the site provide loading docks facing residential properties or public streets?</td>
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<td>Will any buildings, parking lots, driveways, outdoor storage or solid waste stations be located within 100 feet of a residential boundary or residential property line?</td>
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<td>Will outdoor storage of materials or products occur?</td>
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<td>Will all activities, except for vehicles and personnel entering and exiting the site be contained within the building?</td>
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<td>Does the business operation produce vibration?</td>
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<td>Will motor vehicles run idle on the property, subject to NJDEP standards (NJAC 7:27-14.3 as amended)?</td>
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<td>Is there adequate water and sewer service available for the proposed use? Prior to issuance of a permit, the Department of Public Works and the Fire District shall review and approve the proposed use. (See following pages)</td>
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</table>
FIRE PREVENTION
Information Required per §180-71 and §180-101

This information protects the public health, safety and general welfare, including but not limited to employees, visitors, residents, and emergency personnel first responders.

1. Provide explanation of the business, including an explanation of the process involved in the proposed use. **If hazardous, flammable, or explosive materials are used in any process or stored, please provide the following:**
   
   a. Explosives and blasting agents
   b. Compressed gases
   c. Flammable and combustible liquids
   d. Flammable solids
   e. Oxidizers
   f. Organic peroxides
   g. Pyrophoric materials
   h. Unstable (reactive) materials
   i. Water-reactive materials
   j. Cryogenic liquids
   k. Highly toxic or toxic materials
   l. Radioactive materials
   m. Corrosive materials
   n. Irritants
   o. Sensitizers
   p. Other fire or health hazards

3. The **location** and **quantity** list keyed to the **location** of hazardous materials area to be **occupied** in the building, including breakdown of the area into office, manufacturing and warehousing components, on the submitted floor plan.

4. A Material Safety Data Sheet to the Fire Official for each such material.

5. A statement of measures to be taken to assure the safe use, storage and handling of each material.

6. A statement as to disposal methods to be used for each material.

**Fire Official for Fire District #1 and Fire District #2**
Matthew M. Orsini
225 North Lenola Road
Mooresstown, NJ 08057
856-234-6660
856-234-4248 FAX
fireofficial313@gmail.com
Moorestown Department of Public Works Information Requirements. Note: Department of Public Works approval is required for conformance with the information form provided. An approval letter from the Utilities Superintendent will be required along with your application submittal for final approval by the Zoning Officer. Send the Business Park application packet to the Public Works Dept. via the e-mail address below, mail to 601 E. Third Street, or hand deliver to said address.

Department of Public Works
Martin S. Pratt, Utilities Superintendent
Township of Moorestown
601 East Third St.
Moorstown NJ 08057
856-235-3520 direct
856-235-0912 ext.5101
mpratt@moorestown.nj.us