

**TOWNSHIP OF MOORESTOWN**

**ORDINANCE NO. 33-2005**

**AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN  
TO AMEND CHAPTER 180 (ZONING) \\  
OF THE CODE OF THE TOWNSHIP OF MOORESTOWN  
TO ADD HEALTH CARE CENTERS AS CONDITIONAL USES AND  
PRIVATE RECREATIONAL FACILITIES AS PERMITTED USES  
IN THE SPECIALLY RESTRICTED COMMERCIAL-1 (SRC-1) DISTRICTS**

**WHEREAS**, the Master Plan of the Township of Moorestown, adopted by the Planning Board on June 27, 2002, expresses under its goal of “Envisioning the Future,” the desire to bring improvement to the quality of life for the people of Moorestown by providing a balance of land uses in the community; and

**WHEREAS**, the Master Plan designates certain areas within the Township for Office Campus uses for development along major thoroughfares, and the Zoning map has created various specially restricted commercial districts for well-planned integrated uses within each of the districts, but health care centers and private recreational facilities are not explicitly listed for the districts; and

**WHEREAS**, the Township Council recognizes the benefit of having convenient, high quality and comprehensive health care centers and private recreational facilities in the community, and believes that development of these facilities in certain districts is, not only compatible with, but also enhances and promotes the intent of the Master Plan;

**NOW, THEREFORE BE IT ORDAINED** by the Township Council of the Township of Moorestown, County of Burlington and State of New Jersey as follows:

**Section 1.** §180-2 shall be supplemented to add the following definition:

HEALTH CARE CENTER – A facility principally engaged in providing services for health maintenance, education and treatment of physical conditions. A health care center may include facilities for exercise, physical therapy, rehabilitation and outpatient services. Outpatient services may include, but are not limited to, examinations, diagnostics treatment and ambulatory surgery. Uses accessory to a health care center may include a laboratory, internal use laundry, pharmacy, café, gift shop and spa services.

**Section 2.** §180-61.K(1) shall be deleted in its entirety and the following substituted in its place:

(1) Within the SRC-1 District.

(a) The following shall be permitted uses:

[1] An office building for administrative, executive, medical or professional offices, a corporate headquarters office building or training center, a telephone central office, telegraph or other public utility office, or a political campaign office (for a period not to exceed three months).

[2] An insurance company, bank or other financial institution.

[3] A scientific research, testing or experimental laboratory or similar establishment for research or product development, provided that there is no commercial production or storage of any commodity or substance except for the accessory indoor storage necessary for such research.

[4] A publishing or printing establishment.

[5] Business and other signs in accordance with the provisions of Article XXIV hereof.

[6] A private recreational facility.

(b) The following shall be a conditional use:

[1] Health care center, subject to the following:

[a] Shall be integrated and affiliated with a health system in the region.

[b] Shall provide complementary facilities and programs with a private recreational facility on an adjacent site.

[c] Shall not cause any noise, odor, vibration or emissions of any kind discernable at the property line.

[d] Shall not include substance abuse treatment center.

(c) Accessory uses shall be those listed in §180-61.J. above.

**Section 3. Effective date.** This ordinance shall take effect upon proper publication and in accordance with law.

**Section 4. Severability.** In the event that any section, paragraph, clause, phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, phrase, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

**Section 5. Repealer.** Any and all ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

**Section 6. Short Title.** This ordinance may be cited as Ordinance No. 33-2005.

### CERTIFICATION

I hereby certify that Ordinance No. 33-2005 was introduced and adopted on first reading by the Township Council at a meeting held on November 14, 2005. This ordinance was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on December 5, 2005.

VOTE:	
ABERANT	ABSENT
ROCCATO	YES
MILLER	YES
SEGAL	YES
ERON	YES

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PATRICIA L. HUNT, RMC  
Township Clerk

