

**RESOLUTION 2022:15**

RESOLUTION FINDING ORDINANCE 2022:15 SUBSTANTIALLY CONSISTENT WITH  
THE MASTER PLAN RECOMMENDING CHANGING SECTION 17.32.020 SCHEDULE 11

WHEREAS , the Governing Body introduced on first reading Borough of Stratford Ordinance 2022:152 at its October 11, 2022 meeting, and

WHEREAS, the Borough Council referred Ordinance # 2022:15 to the Stratford Joint Land Use Board for a determination and recommendation, in accord with N.J.S.A. 40-55D-26, as to whether the proposed ordinance is substantially consistent with or designed to effectuate the City’s duly adopted Master Plan, and,

WHEREAS, at the JLUB Board’s regular meeting on October 27, 2022, the Board reviewed the proposed ordinance and,

WHEREAS, after discussion by members of the Board of the nature of the proposed zoning changes, the Board adopted a finding that proposed Ordinance # 2022:15 is consistent with the Master Plan: and

NOW THEREFORE, in reliance upon the foregoing it is hereby RESOLVED by the JLUB Board of the Borough of Stratford, County of Camden, State of New Jersey the Board has determined that changing Section 17.32.020 Schedule 11 to read as follows;

17.32.020 - Permitted uses.

The following uses shall be permitted in the I industrial district:

- A. Any business or service use permitted in the C commercial district and the O office district.
- B. Any manufacturing, processing or industrial use listed below, provided that the proposed industrial process meets the performance requirements listed in section 17.32.040 and does not have inherent characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the community.
  - 1. Public utility and public maintenance buildings or yards.
  - 2. Manufacturing of materials.
  - 3. Assembly, fabrication, processing, packaging, or treatment of the following previously prepared materials: bone, cork, horn, paper, pharmaceuticals, plastics, metals, stones, wood, tobacco, textiles and perfumes.
  - 4. Food and associated industries.

5. Office buildings for executive or administrative purposes.
  6. Experimental, research, biotechnology or testing laboratories and/or educational facilities.
  7. In addition to the above, any industry not inconsistent with the above and meeting the performance requirements listed herein may be conducted in this zone. All others are specifically excluded.
- C. Wholesale establishments.
  - D. Lumber and building materials and other similar storage yards.
  - E. Customary and conventional agricultural uses.
  - F. Warehouse, cold storage and distribution centers, provided that a maximum of 2% of the total GFA of principal warehouse use may comprise of accessory retail or showroom space. All warehoused goods are to be stored within a completely enclosed building. The warehousing or storage of bulk (> 10 gallons or > 80 pounds per container) hazardous materials, which are not incident to the normal course of business and in an amount in excess of the maximum allowable quantities under the International Building Code / 2018, as modified by N.J.A.C.5:23-3.14 is prohibited. Permitted is the (i) warehousing or storage of non-bulk hazardous materials incident to the normal course of business and in amounts not in excess of the maximum allowable quantities under the International Building Code / 2018 as modified by N.J.A.C. 5:23-3.14 and which may be modified from time to time in accordance with the Regulations for the New Jersey Uniform Construction Code, N.J.A.C. 5:23-1.1 et seq.; and (ii) storage and use of batteries, lubricants and fuels for warehouse and distribution center material handling equipment (i.e. forklifts). All such warehousing or storage shall be done in compliance and accordance with all federal, state and local laws, rules and regulations, including, but not limited to the Emergency Planning and Community Right-to-Know Act of 1986, 42 USC 116, et seq. (EPCRA), as may be applicable.

BE IT FURTHER RESOLVED that the Borough of Stratford Ordinance # 2022:15 as recommended herein by the Board, would be substantially consistent with and designed to effectuate the Master Plan, in accord with N.J.S.A. 40:55D-26.

**ROLL CALL:**

	<b>Yes</b>	<b>No</b>
Mr. Mancini	x	
Mr. McGovern	x	
Mr. Hall	x	
Ms. Campbell	x	
Mr. St. Maur	x	
Mr. Kozeniewski	x	
Mr. Chicalo	x	
Mr. Keenan	x	

**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Stratford Joint Land Board 27<sup>th</sup> day of October 2022

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**Sharon McCart JLUB** Secretary

Dated:

Prepared by:  
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