

TOWNSHIP OF MAPLE SHADE

Ordinance 2020-08

AN ORDINANCE AMENDING CHAPTER 205 (ZONING) ARTICLE IX HIGHWAY COMMERCIAL DISTRICT CONSISTENT WITH THE GOALS, OBJECTIVES, & POLICIES OF THE ADOPTED 04/27/2016 MASTER PLAN REEXAMINATION REPORT AND MASTER PLAN AMENDMENT.

WHEREAS, the Township Planning Board after a public hearing at the regularly scheduled April 27, 2016 meeting adopted the Master Plan Reexamination Report and Master Plan Amendment (dated April 27, 2016) as prepared by Joseph S. Augustyn, PP, AICP from the Alaimo Group, and

WHEREAS, the Master Plan Reexamination Report and Master Plan Amendment section 4 contains updates to policies, goals, objectives and recommendations for the municipal master plan and development regulations, including but not limited to the following:

- A. Maple Shade Township supports efforts to strengthen the commercial and industrial tax base, and to enhance the viability of existing businesses.
- B. Maple Shade Township works to assure consistency among its development regulations, zoning ordinances and the Master Plan. Development regulations and zoning ordinances are monitored and updated regularly to encourage development and redevelopment initiatives.
- C. Maple Shade Township supports strengthening and diversifying the commercial/industrial composition of its Route 38 and 73 Corridors. Maple Shade encourages efforts to identify and explore opportunities for redeveloping vacant and underutilized commercial and industrial sites along its highway corridors.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Maple Shade in furtherance of the goals, objectives and policies of the Master Plan Reexamination Report and Master Plan Amendment that the Township Code is hereby amended as follows: (*Revisions are indicated as underlined and deletions by strike-through.*)

Section 1. 205-39 is amended as follows.

§ 205-39. Permitted uses such as but not limited to:

R. Warehouse and Self-Storage Facilities ~~Telephone central office; electric substation.~~

S. Combinations of the above in a single or combination of buildings.

Section 2. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

Section 3. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudicated by a court of competent jurisdiction to be involved or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 4. This ordinance shall take effect immediately upon adoption and publication according to law.

NOTICE OF INTRODUCTION

The foregoing ordinance was introduced at a meeting of the Maple Shade Township Council, held on June 25, 2020 and was read for the first time. This ordinance will be further considered for final passage at a Regular Meeting of the Township Council to be held on July 23, 2020 at 7:00 P.M. at 200 Stiles Avenue, Maple Shade, NJ 08052.

Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who request same during normal operating hours. All interested persons will be given the opportunity to be heard concerning the ordinance.

Andrea T. McVeigh, RMC
Maple Shade Township