18-11

ORDINANCE OF THE BOROUGH OF MERCHANTVILLE, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING CHAPTER 94, ZONING ORDINANCE

WHEREAS the Mayor and Borough Council of the Borough of Merchantville, County of Camden, seeks to amend various sections of Chapter 94, the Borough's Zoning Ordinance, to amend and update the permitted, prohibited, and conditional uses in the B-1 and B-2 Zoning Districts, and to make a correction to the Maple Avenue Redevelopment Zone;

NOW THEREFORE BE IT ORDAINED that Article VIII, §§ 94-33 through 94-33.4, and Article VIIIA, §§ 94-37 through 94-37.2 of Chapter 94, Zoning Ordinance of the Borough of Merchantville, are hereby amended, as follows:

SECTION 1. ORDINANCE AMENDMENTS.

ARTICLE VIII **B-1 Central Business District**

§ 94-33. Permitted principal uses.

Permitted principal uses in the B-1 district shall be as follows:

A. Retail sales of goods and services;

B. Physical Fitness studios, yoga studios, martial arts studios; **[Added by Ord. No. 18-11]**

C. Art studios, displays, and/or art galleries for artistic endeavors and production, including painting, sculpting, ceramics, jewelry, glass blowing, photography, and hand-made furniture; **[Added by Ord. No. 18-11]**

D. Travel agencies, real estate offices and opticians;

E. Offices and professional offices other than those listed in § 94-33D above but not on the street level floor along the Park Avenue and Centre Street frontages;

F. Restaurants;

G. Apartments over other permitted uses but not on the street level floor;

H. Banks and other similar financial institutions;

I. Senior citizen multifamily buildings. **[Added 2-12-1996]**

§ 94-33.1. Conditional Uses. [Amended by Ord. No. 18-11]

The purpose of this section is to set forth the requirements and procedures applicable to conditional uses, in accordance with N.J.S.A. 40:55D-67. A conditional use shall not be approved for any site unless the use is specifically approved as a conditional use in the zone for which it is proposed by the Planning/ Zoning Board. The following conditional uses shall be permitted in the B-1 Central Business Zoning District as follows:

A. Retail and/or wholesale sales businesses whose sales include any type of firearm including, but not limited to, handguns, rifles, ammunition and the like, provided the following conditions have been met:

(1) Such use is not within 1,000 feet of any property used for school purposes or which is owned by or leased to any elementary or secondary school or school board;

(2) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(3) If the lot, or any portion thereof, for which the application for a conditional use is made is in the Historic District, the requirements of the Historic District section of this chapter (Article VIIIB, §94-51.1 through §94-51.10) have been met.

(4) A site plan application has been made for the lot, the Planning/Zoning Board has approved such conditional use and the requirements and conditions of site plan/conditional use and the requirements and conditions of site plan/conditional use approval have been met;

(5) Off-street parking shall be provided as required by §§94-52, 94-52.1 and 94-53 and the parking required for the proposed conditional use is located on the lot for which the application is made, or on a contiguous lot which must be subject to a covenant running with the land reserving that parking for the proposed conditional use;

(6) Such use is located on the ground floor only;

(7) The area and yard requirements of §94-34 have been met;

(8) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics;

(9) If any signs are to be located upon the lot, the requirements of Article X, Signs, have been met;

(10) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

B. Any kind of manufacturing, fabricating, altering, finishing or assembling, except as necessarily incidental to a retail trade or service use, provided the following conditions have been met: **[Amended by Ord. No. 18-11]**

(1) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(2) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation);

(3) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

C. Micro-brewery, craft-brewery, craft-distillery tasting room, winery tasting-room and similar uses, provided the following conditions are met: **[Added by Ord. No. 18-11]**

(1) State licensing requirements are met;

(2) No outdoor storage;

(3) Business operations close by 11pm

D. Alternative Treatment Centers which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the "New Jersey Compassionate Use Marijuana Act, NJSA 24:61-I et seq., provided the following conditions are met: **[Added by Ord. No. 18-11]**

(1) No Alternate Treatment Center shall be located within 200 feet of any property used for school purposes or which is owned by or leased to any elementary school secondary school or school board;

(2) No Alternate Treatment Center shall be located within 50 feet of any R-1, R-2, R-3, R-4 residential zoning district or an adjacent community's residential-only zoning district;

(3) No Alternate Treatment Center shall be located within 200 feet of another similar facility (i.e., Alternative Treatment Center or Authorized Recreational Marijuana Retail Facility).

(4) Notice of the application has been given, and publication made, pursuant to NJSA 40:55D-12;

(5) A site plan application has been made for the lot, and the Planning/Zoning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(7) In addition to the above:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(8) Hours of Operation shall be restricted to 9 a.m. to 7 p.m.

(9) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.

(10) Persons under the age of eighteen years of age are not permitted to be on the premises of any medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, are prohibited.

E. Authorized Recreational Marijuana Retail Facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by State Law, provided the following conditions are met: **[Added by Ord. No. 18-11]**

(1) No Authorized Recreational Marijuana Facility shall be located within 200 feet of any property used for school purposes or which is owned by or leased to any elementary school secondary school or school board;

(2) No Authorized Recreational Marijuana Facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 residential zoning district or an adjacent community's residential-only zoning district;

(3) No Authorized Recreational Marijuana Facility shall be located within 200 feet of another similar facility (i.e., Alternative Treatment Center or Authorized Recreational Marijuana Retail Facility).

(4) Notice of the application has been given, and publication made, pursuant to NJSA 40:55D-12;

(5) A site plan application has been made for the lot, and the Planning/Zoning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(7) In addition to the above:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(8) Hours of Operation shall be restricted to 12 p.m. to 9 p.m.

(9) Use or consumption of marijuana is permitted on the premises of an authorized recreational marijuana retail facility only if it is used or consumed indoors and only if the product is purchased at that retail facility. No outside purchases may be consumed on the premises.

(10) Persons under the age of eighteen years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, are prohibited.

§ 94-33.2. Prohibited uses. [Added 6-8-2015 by Ord. No. 2015-06] [Amended by Ord. No. 18-11]

The following uses are expressly prohibited in the B-1 Zoning District:

A. Tattooing, body piercing, retail service businesses whose service includes any type of massage (excepting yoga studios, certified ayurvedic healing operations and physical therapy uses which are expressly permitted in the B-1 Zoning District), establishments that show film or video of any kind; pool, billiards or bingo, boarding homes and community residential homes.

§ 94-33.3. Permitted principal uses — Maple Avenue Redevelopment Zone. [Added 4-28-2003 by Ord. No. 03-04] [Amended by Ord. No. 18-11]

Permitted principal uses in the Maple Avenue Redevelopment Zone shall be the same as the B-1 Central Business Zoning District, with the exception of convenience stores and Senior Citizen multi-family buildings, which are prohibited.

§ 94-33.4. Conditional uses – Maple Avenue Redevelopment Zone. [Added 6-8-2015 by Ord. No. 2015-06] [Amended by Ord. No. 18-11]

The purpose of this section is to set forth the requirements and procedures applicable to conditional uses in accordance with N.J.S.A. 40:55D-67. A conditional use shall not be approved for any site unless the use is specifically approved as a conditional use in the zone for which it is proposed by the Planning/Zoning Board. The following conditional uses shall be permitted in the Maple Avenue Redevelopment Zone as follows:

A. Tattooing and body piercing establishments;

B. Retail and/or wholesale sales businesses whose sales include any type of firearm including, but not limited to, handguns, rifles, ammunition and the like;

C. Retail service businesses whose services include any type of massage (excepting yoga studios and certified ayurvedic healing operations which are permitted uses in the Maple Avenue Redevelopment Zone within the B-1 Zoning District); and

D. All conditional uses as required by the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., subject to any and all conditions set forth therein;

E. The Planning/Zoning Board shall not approve any conditional use application for any use under Sections A-D, unless the following general conditions have been met:

(1) Such use is not within 1,000 feet of any property used for school purposes or which is owned by or lease to any elementary or secondary school or school board;

(2) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(3) If the lot, or any portion thereof, for which the application for a conditional use is made is in the Historic District, the requirements of the Historic District section of this chapter (Article VIIIB, §94-51.1 through §94-51.10) have been met;

(4) A site plan application has been made for the lot, the Planning/Zoning Board has approved such conditional use and the requirements and conditions of site plan/conditional use and the requirements and conditions of site plan/conditional use approval have been met;

(5) Off-street parking shall be provided as required by Ordinance §§94-52, 94-52.1 and 94-53 and the parking required for the proposed conditional use is located on the lot for which the application is made, or on a contiguous lot which must be subject to a covenant running with the land reserving that parking for the proposed conditional use;

(6) Such use is located on the ground floor only;

(7) The area and yard requirements of §94-34 have been met;

(8) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics;

(9) If any signs are to be located upon the lot, the requirements of Article X, Signs, have been met;

(10) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

F. Any kind of manufacturing, fabricating, altering, finishing or assembling, including licensed, except as necessarily incidental to a retail trade or service use, provided the following conditions are met: **[Amended by Ord. No. 18-11]**

(1) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(2) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation);

(3) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

ARTICLE VIIIA **B-2 Neighborhood Business District**

§ 94-37. Permitted principal uses.

Permitted principal uses in the B-2 District shall be as follows:

A. Retail sales of goods and services.

B. Physical Fitness Studios, yoga studios, martial arts studios **[Added by Ord. No. 18-11]**

C. Art Studios and Art Galleries Art studios, displays, and/or art galleries for artistic endeavors and production, including painting, sculpting, ceramics, jewelry, glass blowing, photography, and hand-made furniture **[Added by Ord. No. 18-11]**

D. Travel agencies, real estate offices and opticians.

E. Offices and professional offices.

F. Restaurants.

G. Apartments over other permitted uses but not on the street level floor.

H. Multifamily buildings, subject to the requirements as set forth in the R-4 District.

I. Banks and other similar financial institutions.

J. All other uses required by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

§ 94-37.1. Conditional uses.
[Added 6-8-2015 by Ord. No. 2015-06] [Amended by Ord. No. 18-11]

The purpose of this section is to set forth the requirements and procedures applicable to conditional uses in the B-2 district in accordance with N.J.S.A. 40:55D-67. A conditional use shall not be approved for any site unless the use is specifically approved as a conditional use in the zone for which it is proposed by the Planning/Zoning Board. Conditional uses shall be permitted in the B-2 Neighborhood Business Zoning District as follows:

A. Tattooing and body piercing establishments;

B. Retail and/or wholesale sales businesses whose sales include any type of firearm including, but not limited to, handguns, rifles, ammunition and the like;

C. Retail service businesses whose services include any type of massage (excepting yoga studios and certified ayurvedic healing operations which are permitted uses in the B-2 Zoning District);

D All conditional uses as required by the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., subject to any and all conditions set forth therein;

E. The Planning/Zoning Board shall not approve any conditional use application for any use under this Section A-D, unless the following general conditions have been met:

(1) Such use is not within 1,000 feet of any property used for school purposes or which is owned by or lease to any elementary or secondary school or school board;

(2) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(3) If the lot, or any portion thereof, for which the application for a conditional use is made is in the Historic District, the requirements of the Historic District section of this chapter (Article VIIIB, §94-51.1 through §94-51.10) have been met;

(4) A site plan application has been made for the lot, the Planning/Zoning Board has approved such conditional use and the requirements and conditions of site plan/conditional use and the requirements and conditions of site plan/conditional use approval have been met;

(5) Off-street parking shall be provided as required by §§94-52, 94-52.1 and 94-53 and the parking required for the proposed conditional use is located on the lot for which the application is made, or on a contiguous lot which must be subject to a covenant running with the land reserving that parking for the proposed conditional use;

(6) Such use is located on the ground floor only;

(7) The area and yard requirements of §94-38 have been met; **[Amended by Ord. No. 18-11]**

(8) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics;

(9) If any signs are to be located upon the lot, the requirements of Article X, Signs, have been met;

(10) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone.

(b) The location and height of buildings, fences and landscaping shall not discourse the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

F. Any kind of manufacturing, fabricating, altering, finishing or assembling, including licensed, except as necessarily incidental to a retail trade or service use (except Alternative Treatment Centers which is addressed in another sub-section), provided the following conditions are met: **[Amended by Ord. No. 18-11]**

(1) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12;

(2) The proposed use shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation);

(3) In addition to the above, in the event that any use is located directly adjacent to a residential use or zone:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with that residential use or zone;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent residential land or buildings.

G. Micro-brewery, craft-brewery, craft-distillery tasting room, winery tasting-room and similar uses, provided the following conditions are met: **[Added by Ord. No. 18-11]**
(1) State licensing requirements are met;
(2) No outdoor storage;
(3) Business operations close by 11pm

H. Alternative Treatment Centers which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the "New Jersey Compassionate Use Marijuana Act, NJSA 24:61-I et seq., provided the following conditions are met: **[Added by Ord. No. 18-11]**

(1) No Alternate Treatment Center shall be located within 200 feet of any property used for school purposes or which is owned by or leased to any elementary school secondary school or school board;

(2) No Alternate Treatment Center shall be located within 50 feet of any R-1, R-2, R-3, R-4 residential zoning district or an adjacent community's residential-only zoning district;

(3) No Alternate Treatment Center shall be located within 200 feet of another similar facility (i.e., Alternative Treatment Center or Authorized Recreational Marijuana Retail Facility).

(4) Notice of the application has been given, and publication made, pursuant to NJSA 40:55D-12;

(5) A site plan application has been made for the lot, and the Planning/Zoning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(7) In addition to the above:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(8) Hours of Operation shall be restricted to 9 a.m. to 7 p.m.

(9) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.

(10) Persons under the age of eighteen years of age are not permitted to be on the premises of any medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, are prohibited.

I. Authorized Recreational Marijuana Retail Facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by State Law, provided the following conditions are met: **[Added by Ord. No. 18-11]**

(1) No Authorized Recreational Marijuana Facility shall be located within 200 feet of any property used for school purposes or which is owned by or leased to any elementary school secondary school or school board;

(2) No Authorized Recreational Marijuana Facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 residential zoning district or an adjacent community's residential-only zoning district;

(3) No Authorized Recreational Marijuana Facility shall be located within 200 feet of another similar facility (i.e., Alternative Treatment Center or Authorized Recreational Marijuana Retail Facility).

(4) Notice of the application has been given, and publication made, pursuant to NJSA 40:55D-12;

(5) A site plan application has been made for the lot, and the Planning/Zoning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, particularly if it is located in the Historic District, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(7) In addition to the above:

(a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses;

(b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(8) Hours of Operation shall be restricted to 12 p.m. to 9 p.m.

(9) Use or consumption of marijuana is permitted on the premises of an authorized recreational marijuana retail facility only if it is used or consumed indoors and only if the product is purchased at that retail facility. No outside purchases may be consumed on the premises.

(10) Persons under the age of eighteen years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, are prohibited.

SECTION II. ORDINANCE SECTION DELETION

Article VIIIA, §94-37.2, entitled "Conditional Uses - Maple Avenue Redevelopment Zone" in the B-2 Section is deleted in its entirety.

SECTION III. INCONSISTENCY

All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency. It is the legislative intent that all Articles and Sections of the Zoning Ordinance now existing or in effect shall remain in effect, unless the same are in conflict or are inconsistent with any provision of this Ordinance.

SECTION IV. SEVERABILITY

In the event any sections or provisions of this Ordinance Amendment are contrary to New Jersey State Law, New Jersey State law shall overrule and supersede this Ordinance Amendment. However, the provisions of this Amendment are hereby declared to be severable, such that any such invalidity shall not affect or invalidate the remainder of any Article, section, subsection, paragraph, subdivision or clause of this Chapter 94, Zoning Ordinance of the Borough of Merchantville.

SECTION V. EFFECTIVE DATE

This Ordinance shall take effect immediately after final passage and publication according to law.

THE BOROUGH OF MERCHANTVILLE

BY: _____

EDWARD F. BRENNAN, MAYOR

ATTEST:

Denise Brouse

DENISE BROUSE, BOROUGH CLERK

The foregoing Ordinance was introduced by Mayor and Council at its regular meeting held on August 13, 2018. This Ordinance will be considered for adoption on final reading and public hearing to be held on September 24, 2018 at 7:30 p.m. in the Council Meeting Room, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.

The purpose of this ordinance is to amend and update the permitted, prohibited, and conditional uses in the B-1 and B-2 Zoning Districts, and to make a correction to the Maple Avenue Redevelopment Zone. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), at the Office of the Borough Clerk, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.