LAFAYETTE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY

ORDINANCE 2026-15

AN ORDINANCE REVISING CHAPTER 13, ENTITLED "ZONING", OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAFAYETTE, NEW JERSEY SPECIFICALLY ADDING VERBIAGE TO THE DEFINITION OF WAREHOUSE SET FORTH IN SECTION 13-5 AND ADDING VERBIAGE WITHIN THE PRINCIPAL USES PERMITTED IN THE LIGHT INDUSTRIAL ZONE TO INCLUDE A MAXIMUM SIZE OF 50,000 SQUARE FOOTAGE FOR WAREHOUSE USE AT ORDINANCE 13.13-1(d) PURSUANT TO THE RECOMMENDATION OF THE LAFAYETTE TOWNSHIP LAND USE BOARD REEXAMINATION REPORT ADOPTED JUNE 25, 2026.

WHEREAS, the Township Committee of the Township of Lafayette in the County of Sussex has seen a rise in applications for large scale warehouse use in rural areas within the Sussex County; and

WHEREAS, the Township Committee of the Township of Lafayette in the County of Sussex has reviewed the Lafayette Township Reexamination Report adopted by the Lafayette Township Land Use Board on June 25, 2026 and acknowledge the Board's concern that large scale warehouse buildings are not appropriate uses within the Township based upon the rural character of the Township and the environmental sensitivities that exist within the Township; and

WHEREAS, the Township Committee of the Township of Lafayette in the County of Sussex has reviewed the Major problems and Objectives section of the Township Master Plan and numerous Reexamination reports adopted over the years; and

WHEREAS, the Township Committee of the Township of Lafayette further recognizes the need to protect the public health, safety and welfare by establishing minimum requirements, standards and responsibilities that owners, operators and occupants should follow and further recognizes the need to regulate the occupancy of existing structures and premises or any new development or redevelopment projects that may be proposed in the future.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lafayette, Chapter 13 of the Revised General Ordinances of the Township of Lafayette, being "Zoning", shall be revised to include additional verbiage to the definition of the term "Warehouse" to add a maximum structure size of 50,000 square footage and to revise permitted uses in the Light Industrial zone at Ordinance 13.13.1(d) to add a standard limiting warehouse structures to a maximum of 50,000 square footage. The changes are as follows:

SECTION 1. 13-5 - DEFINITIONS

WAREHOUSE - Shall mean a building not exceeding a maximum size of 50,000 square footage used for the storage of goods, materials or merchandise for later or subsequent distribution or delivery elsewhere for purposes of processing or sale.

SECTION 2. 13.13.1 – PRINCIPAL USES AND BUILDINGS PERMITTED

13-13.1(d) - Warehousing provided such activities and inventories are conducted entirely within an enclosed structure not exceeding a maximum size of 50,000 square footage, or are conducted in open yard areas which are adequately screened from view from adjacent lots and roads.

SECTION 3. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable, and the remaining portions of this Ordinance shall remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

SECTION 5. This Ordinance shall take effect after publication and passage according to law.

NOTICE

TAKE NOTICE that the above-entitled Ordinance was introduced at a regular meeting of the Township Committee of the Township of Lafayette, Sussex County, New Jersey held on July 7, 2026 and will be considered for final passage after public hearing at a regular meeting of the Township Committee to be held on August 4, 2026 at 7:00 pm in the Municipal Building, 33 Morris Farm Road, Lafayette, NJ.

ANNAROSE FEDISH, RMC
Municipal Clerk