

ORDINANCE NO. 2024-08
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER

AN ORDINANCE AMENDING CHAPTER XX, “ZONING”, SECTION 20-17, “TC TURNPIKE COMMERCIAL”, SUBSECTION 20-17.3, “CONDITIONAL USES”, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR BY THE ADDITION OF A NEW CONDITIONAL USE WITH CRITERIA IN THE TC TURNPIKE COMMERCIAL ZONE TO CONDITIONALLY PERMIT SELF-STORAGE FACILITIES IN THE TC TURNPIKE COMMERCIAL ZONE.

WHEREAS, the Township Council has reviewed the purpose of the TC Turnpike Commercial Zone and has evaluated the Township’s Land Use Plan; and

WHEREAS, the Township Council, in consideration of the TC Turnpike Commercial Zone’s proximity to the regional roadway corridors, finds that this area represents a unique location where specific types of commercial storage facilities, with appropriate setbacks, coverage and buffer requirements, would present an appropriate use compatible in size and scale with the surroundings and other permitted uses in that zone;

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey as follows:

Section 1. Chapter XX, “Zoning”, Section 20-17, “TC Turnpike Commercial”, subsection 20-17.3, “Conditional Uses”, is amended by adding a new subparagraph (c.) as follows:

- c. Self-storage facilities in accordance with the following specific zoning conditions and standards.
 1. Self-storage facilities shall be on a lot of minimally 65,000 square feet.
 2. The maximum height of a self-storage facility shall be 35 feet for a flat-roof building and 40 feet for a pitched roof building.
 3. The minimum frontage requirement shall be 200 feet.
 4. Storage facilities shall be contained within a single principal building.
 5. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for the following activities:
 - (a) Residences, offices, workshops, studios, or hobby or rehearsal areas.
 - (b) Manufacturing, fabrication, or processing of goods; service or repair of vehicles, engines, appliances, or other electrical equipment; or any

other similar activities. Storage of internal combustion engines or motor vehicles.

- (c) Conducting retail sales of any kind, including garage or estate sales or auctions, or any other commercial activity; provided that the operator of the self-storage unit may conduct a sale or otherwise liquidate the contents of any storage unit to satisfy and settle an account of unpaid rent or other charges, through public or private sales, in a manner provided by law.
 - (d) Storage of flammable, perishable, or hazardous materials or the keeping of animals.
 - (e) The rental of trucks, trailers, or moving equipment, as well as the installation of trailer hitches.
6. Self-storage facilities shall not operate or allow tenant access between the hours of 12:00 midnight and 6:00 a.m.
 7. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping such fixtures for other purposes.
 8. Sale of boxes or packing materials shall be permitted, but only if accessory to the self-storage facility.
 9. All goods and property in a self-storage facility shall be stored in an enclosed building. No outdoor storage of any kind, including but not limited to storage of boats, RVs, vehicles, trailers or similar vehicles, or storage in outdoor storage pods or shipping containers, shall be permitted.
 10. All storage units above grade and all storage units visible from residential areas shall gain access from the interior of the building(s) only; no unit doors, loading bays, or docks may face or be visible from any adjacent residential areas. No windows shall be provided on the sides of the buildings facing residential uses. All building facades shall have building materials and design consistent with the front building façade.

Section 2. Chapter XX, “Zoning”, Section 20-3, “Definitions”, is hereby amended by adding the following definition:

SELF-STORAGE FACILITY: A building in single ownership containing separate spaces or compartments for dead storage of goods, wares, and equipment and leased or rented on an individual basis.

Section 3. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

Section 4. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 5. Effective Date. This Ordinance shall take effect upon its passage, publication, and filing with the Mercer County Planning Board, and as provided for by law.

ATTEST:

Niven Raghib
Deputy Municipal Clerk

Janice S. Mironov
Mayor

Introduced: June 18, 2024

Adopted:

Effective: