

QUINTON TOWNSHIP  
COUNTY OF SALEM  
ORDINANCE NO. 2025- 08  
AN ORDINANCE AMENDING THE QUINTON TOWNSHIP CODE LI/O-LIGHT  
INDUSTRIAL/OFFICE DISTRICT USE REGULATIONS AND BULK AND AREA  
REGULATIONS FOR  
WAREHOUSE AND WHOLESALE STORAGE FACILITIES

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**WHEREAS** on recommendation from the Quinton Township Planning Board, the Quinton Township Committee has deemed it appropriate to revise the requirements for warehouse and wholesale storage facilities as conditional uses in Quinton Township’s LI/O-Light Industrial/Office zoning district(s) to provide additional setback, screening, and buffering protections for adjoining and nearby residential districts, residential uses, and residential neighborhoods; and

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Quinton, in the County of Salem, State of New Jersey, as follows:

The introductory paragraph comprising Section A. of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted and replaced with the following new Section 170-34.A.:

Permitted Uses; Conditional Uses. In the Light Industrial/Office District, no lot or building thereon shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, except for one of the following permitted or conditionally-permitted uses, subject to the performance standards set forth in Part 3, Site Plans, and also subject to the applicable conditions set forth below, also referred to as “special requirements,” which conditions and special requirements shall supersede the Part 3 performance standards where inconsistent therewith:

Subsection A.(6) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted and replaced with the following new subsection 170-34.A.(6):

(6) Warehouse and wholesale storage facilities subject to the following conditions:  
Such facilities shall be within completely enclosed buildings.

Such facilities shall not be freight-forwarding or transshipping terminals.

Provision for handling all freight shall be on those sides of any building which do not face on any existing or proposed streets.

No accessory use shall be construed to permit open storage of materials or goods on the lot.

Business operations shall be limited to between 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and between 8:00 a.m. to 2:00 p.m. on Saturdays. There shall be no business operations on Sundays.

Rear and side yards shall be landscaped so as to provide an effective screen, at the time of planting, to obscure buildings and business operations from view up to a height of 8 feet from ground level from adjoining and nearby residential districts, residential uses, and residential neighborhoods.

The exterior designs of all warehouse and wholesale storage facility buildings and structures on lots which abut residential districts, residential uses, or residential neighborhoods, or which abut any street whose opposite edge abuts a residential district, residential use, or residential neighborhood, shall be in harmony with the general character of the residential district, residential use, or residential neighborhood.

The maximum permitted height shall be 35 feet.

Where a lot on which a warehouse or wholesale storage facility is located abuts a residential district, residential use, or residential neighborhood:

the minimum rear and side yard setbacks from the abutting residential district, residential use, or residential neighborhood shall be 125 feet, and a minimum buffer of 75 feet shall be required for any site improvements as to which minimum yard setbacks are or may be inapplicable.

Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”) is hereby amended to include the following new subsection A.(11):

(11) Substations, electric and gas facilities, and all other public utilities, subject to the requirements contained in §170-23.B.(6) of this Part 2.

Section B. (“Conditional uses”) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-34 (“LIO Light Industrial/Office District use regulations”), is hereby deleted.

Subsection D.(2) of Quinton Township Code Chapter 170 (“Land Use”), Part 2, Article IV, Section 170-35 (“LIO Light Industrial/Office District bulk and area regulations”), is hereby deleted and replaced with the following new subsection 170-35.D.(2):

(2) Yards abutting residential districts. The above required yards, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line. This shall not apply to warehouse and wholesale storage facilities, which shall instead be subject to the yard, buffer width, and screening conditions of §170-34.A.(6), above.

The Quinton Township Clerk is directed to give notice of this Ordinance pursuant to *N.J.S.A. 40:55D-15* to the Clerks of all municipalities adjoining Quinton Township and to the Salem

County Planning Board at least ten (10) days prior to the date scheduled for hearing on the adoption of this Ordinance.

If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

Any article, section, paragraph, subsection, clause, or other provision of the Quinton Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

This Ordinance shall, following adoption and publication in accordance with the laws of the State of New Jersey, take effect immediately upon its filing with the Salem County Planning Board pursuant to *N.J.S.A. 40:55D-16*.

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Marjorie L. Sperry, Mayor

CERTIFICATION

This Ordinance was introduced for first reading and approval at a regular meeting of the Quinton Township Committee held on October 07, 2025 at 6:00 p.m. in the Quinton Municipal Building, 885 Quinton Road, Quinton NJ 08072, and after posting and publication according to law it will be presented for public hearing and adoption on November 04, 2025 at 06:00 p.m. at a regular meeting of the Quinton Township Committee.

*Attest:*

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Emily S. Thalwitzer, Deputy Municipal Clerk

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Date