

ORDINANCE 2366

AN ORDINANCE CREATING THE M-3A INDUSTRIAL OVERLAY ZONE

WHEREAS, the Borough of South Plainfield Zoning Board has reviewed and granted d(1) use variance approvals for an increasing number of warehouse uses along the Borough's Hadley Road/Route 287 corridor ("Study Area") in recent years;

WHEREAS, the Borough of South Plainfield Council adopted Resolution 25-189 authorizing Heyer, Gruel & Associates to perform services associated with the evaluation of overlay zones and possible rezoning of the Hadley Road/Route 287 corridor on May 19, 2025; and,

WHEREAS, a study dated July 2025 was prepared by Heyer, Gruel & Associates to evaluate the Study Area, which concluded that the existing conditions and desired future use of the Study Area support the creation of an M-3A Industrial Overlay to apply to the entirety of the Study Area.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of South Plainfield, that the Municipal Code is amended to add Section 540-45A, titled M-3A Industrial Overlay Zone as provided for herein.

Section 1. Article VII, entitled "Zone District Regulations," of the Brough of South Plainfield Zoning Ordinance is hereby amended to add a new Section 540-45A as follows:

§ 540-45A – M-3A Industrial Overlay Zone

A. Purpose

1. The purpose of the M-3A Industrial Overlay Zone is to provide for opportunities to realize future development within and along the Hadley Road/Route 287 corridor that complements existing zoning and land uses in the immediate and surrounding area, while also allowing for the future development of desirable uses appropriate to the corridor.
2. The M-3A Industrial Overlay Zone is non-mandatory and, as such, new development within the zone must comply with either the regulations of the underlying zoning district the parcel is located in or the regulations of the M-3A Industrial Overlay Zone.

B. Applicability

1. The M-3A Overlay Zone shall apply to the following Borough of South Plainfield parcels , as described below and illustrated in the map attached herein as Exhibit A: Block 472, Lots 29.01, 33, & 36.01; Block 528, Lots 46.03, 46.06, 46.07, 46.08, 46.081, 46.10, 46.11, 46.12, 46.14, 46.16, 46.18, 46.19, 46.20, 46.21, 46.22, 46.24, 46.25, 47.02, 47.03, & 47.04; Block 528.01, Lots 45.01, 45.04, 45.05, 45.06, 45.07, 45.08, 45.09, 46, 46.01, 46.04, 46.061, 46.09, 46.10, 46.11, & 47; Block 535, Lots 9.01, 11, 12, 13, 14, 15, & 17; Block 536, Lots 1, 2, & 3; Block 537, Lots 1, 2, 3, 4, 5, & 6; Block 538, Lots 1, 2, 3.01, 6, & 9.01; Block 539, Lots 1, 2, 3, 4, 5, & 6; and Block 540, Lots 1.01, 6, & 12.
2. The M-3A Overlay Zone shall additionally apply to any future lots created within the boundaries of the Zone, as established through subdivision protocols.

C. Permitted Uses:

1. All uses permitted in the M-1 Zone

2. Warehouse and Distribution center, including sales at retail of a clearance nature; provided, however, that such sales activities occur not more frequently than one every quarter for a period, in each case, of not more than seven consecutive days' duration
 3. Lumberyards
- D. Prohibited Uses
1. Residential
 2. The manufacture, fusing and production of quartz and of silica and quartz products; the manufacture of electrical instruments and electrical components; the manufacture and production of all types of precious and base metals and alloys in ingot form, refining, melting, casting and working of precious and base metals and allots; manufacture and production of precious base and alloy metal products, including processing, milling, machine fabrication and assembling; manufacture and production of nonhydrocarbon chemical and catalyst products, plating compounds and solutions, diamonds and other precious stone products, brazing fluxes, light metal parts, liquid gold and other precious and base metal organic-based paints, casting compounds and cements, gas-measuring equipment and gas-generating and storage equipment.
- E. Lot and Yard Requirements
1. See Schedule of General Requirements
- F. Off-Street Parking Requirements
1. See Article VI
- G. Signs
1. See Article VIII, § 540-54
- H. Buffer Zone Requirements
1. Buffer zone requirements shall be the same as set forth for the M-1 Zone

Section 2. § 540-5, entitled "Definitions," of the Borough of South Plainfield Zoning Ordinance is hereby amended to add the definition of "warehouse" and "truck depot", as follows:

WAREHOUSE – A building or group of buildings/structures/centers/facilities primarily involved in the receipt of products and materials and their indoor storage, separation, processing, fabrication, transfer, or wholesale distribution, including order fulfillment, accessory transshipment facilitation, and related "last mile" activities, but not including a truck depot. The term warehouse shall include distribution facilities, fulfillment centers, logistics facilities and similar uses, including e-commerce activities.

TRUCK DEPOT – A facility primarily used for the storage, dispatch, maintenance, and repair of trucks, trailers, and other similar heavy vehicles, in which the primary function of the establishment is motor freight shipment.

Section 3. Article IV: Establishment of Zones and Zoning Map, Sections 540-7 and 540-8 are hereby amended to include the M-3A Industrial Overlay Zone referenced herein.

Section 4. This Ordinance shall be subject to review and recommendation by the Borough of South Plainfield Planning Board in accordance with N.J.S.A. 40:55D-26 and notice requirements of N.J.S.A. 40:55D-62.1.

Section 5. All ordinances or parts thereof that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of their inconsistencies.

Section 6. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 7. This Ordinance shall take effect immediately upon its final passage and publication as required by law and filing with the Middlesex County Planning Board.