

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-15

AN ORDINANCE AMENDING CHAPTER 154 OF THE TOWNSHIP CODE TO PERMIT BREWERY STYLE USES TO PROMOTE TOURISM AND ENHANCE COMMERCIAL AREAS WITHIN THE TOWNSHIP

WHEREAS, the Township Council recommends that the Township consider adding the business opportunity for micro-breweries, brewpub and wine tasting rooms as a mechanism to enhance business areas in the Township; and

WHEREAS, the Township Planner evaluated the municipal code and zoning to identify locations and conditions which would allow such properly licensed entities to operate in Mount Laurel; and

WHEREAS, prospective business must be approved to operate by the New Jersey Division of Alcohol Beverage Control;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Township Code of the Township of Mount Laurel be and is hereby amended and supplemented to add the following new definitions and use regulations as follows:

Section One – Amendments to Section 154-5 of the Code.

Chapter 154-5 of the Municipal Code entitled “Definitions and Word Usage” is amended and supplemented to add the following definitions:

BREWERY, MICRO

Any establishment engaged in the act of brewing any malt alcoholic beverage, including but not limited to beer, cider, or alcoholic seltzer beverages, for sale and/or distribution to wholesalers, retailers, or consumption on the premises, licensed in accordance with the State Alcoholic Beverage Law that produces less than 300,000 barrels of alcoholic beverages annually.

BREW PUB

A RESTAURANT that includes a MICRO BREWERY, and the alcoholic beverages produced are intended to be consumed on the premises as an accessory use to the RESTAURANT.

CRAFT DISTILLERY

Any establishment engaged in the act of distilling any alcoholic beverage for sale and/or distribution to wholesalers, retailers, or consumption on the premises, licensed in accordance with the State Alcoholic Beverage Law, that produces less than 20,000 gallons of alcoholic beverages annually.

SALES ROOM, MICRO BREWERY

An on-site or off-site facility that sells beverages produced by a MICRO BREWERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

SALES ROOM, CRAFT DISTILLERY

An on-site or off-site facility that sells beverages produced by a CRAFT DISTILLERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

SALES ROOM, WINERY

An on-site or off-site facility that sells beverages produced by a WINERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

WINEMAKING, INSTRUCTIONAL FACILITY

Any facility where non-licensed persons may engage in and be instructed in and assist in the act of making wine or any similar fermented alcoholic beverage, where instruction is provided by a person licensed in accordance with the State Alcoholic Beverage Law.

WINERY

Any establishment engaged in the act of fermenting fruit juice or other natural substances in order to produce alcoholic beverages such as wine, mead, or brandy, and licensed in accordance with the State Alcoholic Beverage Law, that produces less than 250,000 gallons of alcoholic beverages annually.

Section Two. Article IV of the Township Code creating regulations and standards in Major Commercial Planned Development Districts is amended and supplemented to add the following new provisions:

Section 154-25. Use regulations.

A. In Major Commercial Planned Development Districts, no building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used for any purpose other than that of:

- (31) Brewpub
- (32) Micro Brewery, Craft Distillery, or Winery subject to the standards set forth in §154-80.2
- (33) Sales Room, Micro Brewery, Craft Distillery, or Craft Winery, subject to the standards set forth in §154-80.3
- (34) Winemaking Instructional Facility

Section 154-27 Parking

The chart in Section 154-27 is amended and supplemented to add the following new parking standards:

Land Use	Minimum Number of Required Off-Street Parking Spaces
Brewpub	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus all off-street parking required of the restaurant use
Winemaking, Instructional Facility	1 space per 500 square feet of gross floor area for instructional or classroom space, plus 1 space per 2,000 square feet of any storage area.
Micro Brewery, Craft Distillery, Winery,	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus 1 space per 150 square feet of gross floor area in any sales room or tasting room area.
Sales Room, Micro Brewery, Craft Distillery, or Winery	1 space per 150 square feet of gross floor area.

Section Three. Article V of the Township Code creating regulations and standards in Neighborhood Commercial Districts is amended and supplemented to add the following new provisions:

Section 154-37. Use regulations.

A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

- ...
- J. Brewpub
- K. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- L. Sales Room, Micro Brewery, Craft Distillery, or Winery, subject to the standards set forth in §154-80.3
- M. Winemaking Instructional Facility

Section Four. Article VI of the Township Code creating regulations and standards in Business Districts is amended and supplemented to add the following new provisions:

Section 154-43. Use regulations.

The following new uses are added to this section:

- D. Brewpub
- E. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- F. Sales Room, Micro Brewery, Craft Distillery, or Winery, subject to the standards set forth in §154-80.3
- G. Winemaking Instructional Facility

Section Five. Article VII of the Township Code creating regulations and standards in Specially Restricted Industrial Districts is amended and supplemented to add the following new provisions:

Section 154-49. Use regulations.

- ...
- J. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- K. Winemaking Instructional Facility

Section Six. Article VIII of the Township Code creating regulations and standards in Industrial Districts is amended and supplemented to add the following new provisions:
Section 154-56. Use regulations; performance standards.

...
 (C) Uses permitted other than industrial.

- ...
 19. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
 20. Winemaking Instructional Facility

Section Seven. Article XI of the Township Code entitled Supplement Regulations is amended and supplemented to add the following new provisions:

Section 154-69 Parking requirements; violations and penalties

(B) Automobile parking spaces. The following number of off-street parking spaces shall be provided as set forth below. The approving body, at its discretion, may require more parking spaces than those listed below. The Planning Board may also allow some parking spaces to be unimproved initially, provided that the physical space is shown on the plans where the unimproved parking spaces could be constructed at a future date if the need arises as determined by the Planning Board.

Land Use	Minimum Number of Required Off-Street Parking Spaces
Brewpub	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus all off-street parking required of the restaurant use
Winemaking, Instructional Facility	1 space per 500 square feet of gross floor area for instructional or classroom space, plus 1 space per 2,000 square feet of any storage area.
Micro Brewery, Craft Distillery, Winery,	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus 1 space per 150 square feet of gross floor area in any sales room or tasting room area.
Sales Room, Micro Brewery, Craft Distillery, or Winery	1 space per 150 square feet of gross floor area.

Section Eight. Article XI of the Township Code entitled Supplement Regulations is amended and supplemented to add the following new provisions:

Section 154-80.2 Micro Brewery, Craft Distillery, or Winery

- A. A tasting room and/or salesroom for sampling and purchasing of beverages produced on the premises may be permitted as an accessory use.
- B. An instructional facility may be permitted as an accessory use to a Winery.
- C. A micro brewery, craft distillery, or winery may include outdoor seating on the premises provided that the seating area is enclosed by fencing, landscaping, or gates at least 36 inches in height, and does not interfere with any necessary pedestrian or vehicular circulation.
- D. The hours of operation where sales of alcoholic beverages for consumption on the premises is permitted shall be limited to those hours set forth in Section 61-10 of the Township Code.
- E. No operation of a kitchen or restaurant on the premises shall be permitted, and no prepared food shall be sold on the premises. Finger food snacks may be offered on the premises without charge.
- F. Live entertainment is permitted inside the facility during all hours of operation. Outdoor entertainment on the premises shall be limited to the hours of between 12:00 PM noon to 12:00 AM midnight.
- G. All storage of waste materials, garbage, and recyclable materials shall be in enclosed containers, and stored inside the primary building, or within a separately enclosed structure that will completely confine any odors.

Section 154-80.3 Sales Room, Micro Brewery, Craft Distillery, or Winery

- A. A Sales Room for a micro brewery, craft distillery, or winery may include outdoor seating on the premises provided that the seating area is enclosed by fencing, landscaping, or gates at least 36 inches in height, and does not interfere with any necessary pedestrian or vehicular circulation.
- B. The hours of operation where sales of alcoholic beverages for consumption on the premises is permitted shall in accordance with Section 61-10 of the Township Code.
- C. No operation of a kitchen or restaurant on the premises shall be permitted, and no prepared food shall be sold on the premises. Finger food snacks may be offered on the premises without charge.
- D. Live entertainment is permitted inside the facility during all hours of operation. Outdoor entertainment shall be limited to between the hours of 12:00 AM noon to 12:00 PM midnight.

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law

Introduction Date: May 24, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: May 27, 2021

Public Hearing Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
 Stephen Steglik, Mayor

ATTEST:

 Meredith Tomczyk, Township Clerk
 4830-6358-9080, v. 1