

ORDINANCE NO. 11-2019

AN ORDINANCE AMENDING CHAPTER XXV OF THE CODE OF THE TOWNSHIP OF ABERDEEN ENTITLED “LAND DEVELOPMENT CHAPTER OF THE TOWNSHIP OF ABERDEEN” TO PERMIT EXPANDED MEDICAL (URGENT CARE) AND DENTAL FACILITIES AND ADULT DAY CARE IN THE REGIONAL COMMERCIAL (“RC”) AND HIGHWAY COMMERCIAL (“HC”) ZONES

WHEREAS, the Township of Aberdeen’s Master Plan Update in 2015 recommended that the permitted uses in the Regional Commercial (“RC”) and Highway Commercial (“HC”) be expanded to permit Medical (Urgent Care) and Dental Facilities along with Adult Day Care as permitted uses; and

WHEREAS, the purpose of this Ordinance is to expand the HC and RC zones with access to both Highway 34 and Highway 35, to allow urgent care (walk in) medical and dental facilities that will provide services for health maintenance, treatment of physical conditions, whether illness, injury or well care, and to provide support to medical professionals and their patients with medical and dental laboratories, blood banks, oxygen and miscellaneous types of medical supplies and X-ray services, all provided by State of New Jersey licensed medical and dental professionals. In addition, to permit New Jersey State licensed adult day care facilities.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Aberdeen that Chapter XXV of the Code of the Township of Aberdeen entitled “Land Development Chapter of the Township of Aberdeen” is hereby amended as follows:

1. Section 25-4 entitled “District Regulations”, Section 25-4.6 “HC” Highway Commercial. Subsection (b), “Principal Permitted Uses on the Land and in Buildings” is amended to add the following new subsections:
 18. Medical Walk-In Facilities and Medical Services as licensed by the State of New Jersey to include physician’s offices that provide:
 - a. Urgent, ambulatory and outpatient surgical facilities;
 - b. Well care visits and/or emergency visits for illness or accidents;
 - c. Accept Medicare, Medicaid, private insurance and/or personal billing in associated reception/office/filing areas;
 - d. Outpatient physical, occupational and speech therapy, cardiac rehabilitation by licensed professionals, including CV Profile and Nuclear Imaging by licensed professionals;
 - e. Sleep center testing by licensed professionals, to include Autonomic Nervous System Testing and Urodynamics;

- f. Pain Management by licensed professionals;
- g. Diagnostic Ultrasound, X-Rays, lab work by licensed professionals, including but not limited to ultrasound, allergy testing, CV Profile, neuro-diagnostics, pharmacogenetics testing, blood work, Nerve Conduction Studies, Dizziness and Balance Testing;
- h. Outpatient surgical by licensed professionals as licensed by the State of New Jersey;
- i. For treatment of a variety of ailments or medical needs such as, but not limited to, podiatry, orthopedics, allergy, oncology, dialysis, colds, pneumonia, well visits, etc.

19. Dental Clinics with Dental Services as listed:

- a. All dental work required to be done by a licensed dentist or his staff, including but not limited to X-Rays, drilling, cleaning, extractions, implants, dentures, lab on premises, and any specialty associated with dental care e.g. orthodontics, periodontal;
- b. Accepts Medicare, Medicaid, private insurance or personal billing in associated reception/office/filing areas;

20. Adult Medical Day Care as licensed by the State of New Jersey:

- a. Part time/full time (no overnight) residents (i.e. Part time can be either morning or afternoon; full time is the entire day);
- b. Services to include active and passive recreation, personal needs (hair dresser, nail trimming), meals and snacks; all recreation to be indoors. Patients may not leave the building unsupervised;
- c. No meals prepared on site; meals provided by outside service to adult day care patrons;
- d. Residents may be driven to facility or transportation to be provided by facility;
- e. At least one licensed professional and one aide to be on site during hours of operation;
- f. Accepts Medicare, Medicaid, private insurance or personal billing in associated offices/reception/filing areas;

21. Outpatient, Individual or Group Counseling and Rehabilitation

a. Referred by licensed medical personnel for counseling of alcohol, drug abuse, and health management;

b. Accepts Medicare, Medicaid, private insurance or personal billing in associated offices/reception/filing areas;

2. Section 25-4 entitled “District Regulations” Section 25-4.7 “RC” Regional Commercial, Subsection (b), “Principal Permitted Uses on the Land and Buildings” is hereby amended to add the following new subsections:

12. Medical Walk-In Facilities and Medical Services as licensed by the State of New Jersey to include physician’s offices that provide:

a. Urgent, ambulatory and outpatient surgical facilities;

b. Well care visits and/or emergency visits for illness or accidents;

c. Accept Medicare, Medicaid, private insurance and/or personal billing in associated reception/office/filing areas;

d. Outpatient physical, occupational and speech therapy, cardiac rehabilitation by licensed professionals, including CV Profile and Nuclear Imaging by licensed professionals;

e. Sleep center testing by licensed professionals, to include Autonomic Nervous System Testing and Urodynamics;

f. Pain Management by licensed professionals;

g. Diagnostic Ultrasound, X-Rays, lab work by licensed professionals, including but not limited to ultrasound, allergy testing, CV Profile, neuro-diagnostics, pharmacogenetics testing, blood work, Nerve Conduction Studies, Dizziness and Balance Testing;

h. Outpatient surgical by licensed professionals as licensed by the State of New Jersey;

i. For treatment of a variety of ailments or medical needs such as, but not limited to, podiatry, orthopedics, allergy, oncology, dialysis, colds, pneumonia, well visits, etc.

13. Dental Clinics with Dental Services as listed:

- a. All dental work required to be done by a licensed dentist or his staff, including but not limited to X-Rays, drilling, cleaning, extractions, implants, dentures, lab on premises, and any specialty associated with dental care e.g. orthodontics, periodontal;
- b. Accepts Medicare, Medicaid, private insurance or personal billing in associated reception/office/filing areas;

14. Adult Medical Day Care as licensed by the State of New Jersey:

- a. Part time/full time (no overnight) residents (i.e. Part time can be either morning or afternoon; full time is the entire day);
- b. Services to include active and passive recreation, personal needs (hair dresser, nail trimming), meals and snacks; all recreation to be indoors. Patients may not leave the building unsupervised;
- c. No meals prepared on site; meals provided by outside service to adult day care patrons;
- d. Residents may be driven to facility or transportation to be provided by facility;
- e. At least one licensed professional and one aide to be on site during hours of operation;
- f. Accepts Medicare, Medicaid, private insurance or personal billing in associated offices/reception/filing areas;

15. Outpatient, Individual or Group Counseling and Rehabilitation

- a. Referred by licensed medical personnel for counseling of alcohol, drug abuse, and health management;
- b. Accepts Medicare, Medicaid, private insurance or personal billing in associated offices/reception/filing areas;

BE IT FURTHER ORDAINED that if any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED that any Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall take effect after final passage and publication and as provided by law.