ORDINANCE 26-14

AN ORDINANCE OF THE BOROUGH OF RUNNEMEDE AMENDING CHAPTER 395, ZONING, TO PERMIT AND REGULATE COTTAGE FOOD OPERATIONS AS A HOME BUSINESS

WHEREAS, the New Jersey Department of Health has adopted regulations governing Cottage Food Operators pursuant to N.J.A.C. 8:24-11; and

WHEREAS, N.J.A.C. 8:24-11.1(e) requires applicants to ascertain and comply with applicable local laws; and

WHEREAS, the Mayor and Borough Council desire to permit Cottage Food Operations while protecting the health, safety and welfare of Borough residents;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Runnemede, County of Camden, State of New Jersey, as follows:

SECTION 1.

Chapter 395, Zoning, § 395-25, Home Businesses, is hereby amended by adding a new subsection as follows:

§ 395-25. Home Businesses.

C. Cottage Food Operations.

(1) Definitions.

COTTAGE FOOD OPERATOR
A person or entity holding a valid Cottage Food Operator Permit issued by the New Jersey Department of Health pursuant to N.J.A.C. 8:24-11.

COTTAGE FOOD PRODUCT
Any non-TCS food approved by the New Jersey Department of Health for production by a Cottage Food Operator pursuant to N.J.A.C. 8:24-11.

(2) Permitted Use.

A Cottage Food Operation shall be permitted as a home business within any residential zoning district, provided the operator complies with all requirements of N.J.A.C. 8:24-11 and this section.

(3) Zoning Approval Required.

Prior to commencing operations, the Cottage Food Operator shall obtain zoning approval from the Borough Zoning Officer through the application of a Home Business License and provide:

(a) A copy of the applicant's valid New Jersey Cottage Food Operator Permit;

(b) Proof of ownership of the property or written authorization from the property owner;

(c) Where applicable, documentation establishing that the proposed operation is permitted by any homeowners association, condominium association, or similar governing body.

(4) Operational Requirements.

(a) Customer pickups shall occur only between 8:00 a.m. and 8:00 p.m.

(b) No facilities shall be provided for on-site consumption of food products.

(c) Deliveries shall comply with N.J.A.C. 8:24-11.

(d) No exterior display, outdoor storage, or outdoor production of Cottage Food Products shall be permitted.

(e) No signage advertising the Cottage Food Operation shall be permitted except as otherwise authorized by Chapter 395.

(f) The Cottage Food Operation shall remain clearly incidental and subordinate to the residential use of the property.

(g) No activity shall create excessive traffic, noise, odors, vibration, glare, smoke, dust, or other nuisance conditions affecting neighboring properties.

(h) No more than one nonresident employee shall be permitted on site at any time unless otherwise approved by the Joint Planning/Zoning Board.

(5) Enforcement.

The Zoning Officer shall have the authority to inspect and enforce compliance with this section.

(6) Violations.

Any violation of this section shall be subject to the penalties set forth in Chapter 395 and any other applicable provisions of the Borough Code. Each day a violation continues shall constitute a separate offense.

SECTION 2.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, subsection, paragraph, sentence or clause of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section so adjudged and the remainder shall remain in full force and effect.

SECTION 4.

This Ordinance shall take effect upon final passage and publication according to law.

BOROUGH OF RUNNEMEDE

_____
Beth Miller, Borough Clerk

_____
Nick Kappatos, Mayor

NOTICE

The above ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Runnemede held on the 30th day of June, 2026, and will be taken up for final consideration and passage at a meeting of the Borough Council of said Borough of Runnemede, 24 N. Black Horse Pike, Runnemede, New Jersey, on the 28th day of July, 2026, at which time and place all persons interested will be heard.

_____
Beth Miller, Borough Clerk
Upon First Reading

INTRODUCTION: **ADOPTION:**

NAME	YES	NO	ABSTAIN	ABSENT	NAME	YES	NO	ABSTAIN	ABSENT
PASSIO					PASSIO				
KELLY					KELLY				
FARRELL					FARRELL				
CEPERO					CEPERO				
MURRAY					MURRAY				
WHITE					WHITE				

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of an ordinance, adopted by the Borough Council of the Borough of Runnemede at a meeting held on the 28th day of July, 2026.

_____
Beth Miller, Borough Clerk
Upon Final Passage