

ORDINANCE 15 – 2013
ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP FOR
THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW
JERSEY

WHEREAS, by the Borough Council of the Borough of Woodbury Heights, County of Gloucester and State of New Jersey (“the Borough”) has proposed a revised Housing Element and Fair Share Plan Amendment to the Master Plan; and

WHEREAS, the Borough Council has deemed it in the best interest of the public health, safety and welfare to implement the aforesaid Amendment to the Master Plan: and

WHEREAS, in order to facilitate the consistency of the Woodbury Heights Master Plan with the Land Use Code and Ordinances of the Borough of Woodbury Heights, the Borough Council desires to codify and implement the recommendations contained in the aforesaid Housing Element and Fair Share Plan Amendment; and

WHEREAS, to further implement the Amended Housing Element and Fair Share Plan, the Borough intends to hereby establish a new Zoning District entitled “Residential Multifamily Affordable District (RM-2)” and to further supplement and amend the Zoning Ordinance as follows:

A. Create a new Section 70-13.3 under Article IV, District Regulations as follows:

1. Section 70-13.3 Residential Multifamily Affordable (RM-2)

A. The purpose of the RM-2 District is to provide for the construction of supportive housing for persons of low and moderate income consistent with New Jersey’s Fair Housing Act, N.J.S.A. 52:27D-301 et seq., the rules of the New Jersey Council on Affordable Housing and the Mount Laurel Doctrine.

B. Permitted Principal Uses.

1. All principal permitted uses in the Residential – R district under Section 70-13A.

2. Supportive Housing in single-family, semi-detached or quadruplex dwelling units.

C. Accessory Uses Permitted. All accessory uses permitted in the R District under Section 70-13B.

D. A maximum density of 13 units per acre.

E. Maximum Building Height in accordance with Section 70-13C.

F. Area and Yard Requirements.

1. For all uses as permitted in the R-District the area and yard requirements of Section 70-13D, apply.

2. Supportive Housing Single-family units in accordance with the following:

Minimum Lot Area: 5,000 square feet

Minimum Lot Width: 50 feet

Minimum Lot Depth: 100 feet

Minimum Side Yard Setback: 10 feet

Minimum Front Yard Setback: 25 feet

Minimum Rear Yard Setback: 25 feet

3. Supportive Housing Semi-Detached single-family units in accordance with the following:

Minimum Lot Area: 3,750 square feet

Minimum Lot Width: 37 feet

Minimum Lot Depth: 100 feet

Minimum Side Yard Setback: 0-feet and 10-feet

Minimum Front Yard Setback: 25 feet

Minimum Rear Yard Setback: 25 feet

4. Supportive Housing Quadruplex Swelling Units in accordance with the following:

Minimum Lot Area: 10,000 square feet

Minimum Lot Width at Building Line: 100 feet

Minimum Lot Depth: 150 feet

Minimum Side Yard Setback: 15-feet with an aggregated of 25-feet

Minimum Front Yard Setback: 30 feet

Minimum Rear Yard Setback: 30 feet

G. Design Criteria.

1. If parking is proposed in the front yard for the duplex units, the front yard setback shall be increased to accommodate all spaces on-site.
2. Parking for the quadruplex units shall be provided in the rear yard area. The total number of spaces shall meet the Residential Site Improvement Standards. All parking areas shall be screened from adjoining properties.
3. Street/Shade trees shall be provided for each residential unit with a minimum spacing of one tree for every 50-feet of lot width.
4. Landscaping plans shall be provided including foundation plantings. Perimeter plantings/fencing shall be provided adjacent to existing single-family dwelling units.

BE IT FURTHER ORDAINED, that the Zoning Map for the Borough of Woodbury Heights is hereby amended to designate that land and premises known as Block 91, Lot 6 of the Official Tax Maps as within the Residential Multifamily Affordable (RM-2) District, thereby repealing its former District Designation;

BE IT FURTHER ORDAINED, as follows:

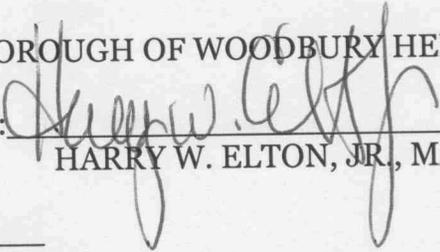
1. Repealer. Any and all other Ordinances or parts of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistency.

2. Saved from Repeal. Any and all other Ordinances or parts of Ordinances not inconsistent with the terms and provisions of this Ordinance are hereby saved from repeal.

3. Filing. Upon adoption, a copy of this Ordinance shall be forthwith filed with the Gloucester County Planning Board via Certified Mail.

4. Effective Date. This Ordinance shall take effect immediately upon its final adoption and publication, and as otherwise provided by law.

BOROUGH OF WOODBURY HEIGHTS

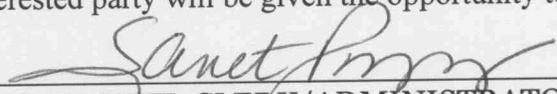
By: 
HARRY W. ELTON, JR., MAYOR

ATTEST:

BY: 
JANET PIZZI, CLERK/ADMINISTRATOR

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Woodbury Heights, held on the 9th day of October, 2013 and will be considered for final passage at a meeting of the Borough Council of the Borough of Woodbury Heights, to be held on the 26th day of November, 2013 at 7:30 pm, at which time and place any interested party will be given the opportunity to be heard.

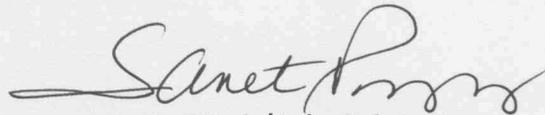

JANET PIZZI, CLERK/ADMINISTRATOR

PUBLIC NOTICE

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JERSEY**

I, Janet Pizzi, Clerk of the Borough of Woodbury Heights, hereby certify that the above Ordinance was duly adopted by the Borough Council of the Borough of Woodbury Heights at the Regular meeting of Mayor and Borough Council held on November 26, 2013.

A handwritten signature in black ink, appearing to read "Janet Pizzi", written in a cursive style.

Janet Pizzi, Clerk/Administrator