

ORDINANCE 15 - 2010

ORDINANCE AMENDING SECTION 46  
OF CHAPTER 70 OF THE WOODBURY HEIGHTS  
CODE TO REQUIRE TRAFFIC IMPACT STUDY &  
FISCAL IMPACT STUDY  
FOR DEVELOPMENT APPROVAL IN  
THE BOROUGH OF WOODBURY HEIGHTS  
COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY

**BE IT ORDAINED** by the Council of the Borough of Woodbury Heights, in the County of Gloucester, State of New Jersey, that:

I. Section 46(B)(25), Chapter 70 of the Code shall be added and/or amended in its entirety so as to read:

**(25) Traffic Impact Study Report.**

1. Required. All applications for Planning Board review and approval of development under this Code, except for minor subdivisions, shall contain a Traffic Impact Study Report prepared by a certified Professional Traffic Operations Engineer in the form required by this subsection, unless the report or the engineer's certification is specifically waived by the Planning Board.
2. Contents of Report. The Traffic Impact Study Report shall contain the following information:
  - a. Projections of traffic to be generated by the proposed development for average, daily, morning peak highway hour(s), afternoon peak highway hour(s) and any other peak traffic condition deemed applicable as a result of the type and/or location of the proposed generator. Traffic generation rates should be based upon local indices where available and should be documented in the report. Also the method and database upon which traffic approach route distributions are based shall be fully documented. Any assumptions regarding the diversion of existing traffic to alternative routes should be clearly specified in the report;
  - b. The report shall contain a full documentation of existing conditions on adjacent streets serving immediate site access/egress, including roadway pavement width, rights-of-way, curb parking conditions, pavement conditions, sight visibility, grade and curvatures of roadway and the location and type of intersection traffic control devices. Existing traffic volumes for average daily and peak hour conditions shall be presented with the source of these data denoted;

c. Assessment of the traffic impact of the proposed development, including estimate of volume-versus-capacity relationships, shall be provided. In preparing these estimates, assumptions regarding the annual growth rate of existing traffic should be fully documented. Capacity determination shall be based upon normally accepted standards, with the basis of these estimates clearly indicated. In the event the project is staged over a period of time, independent estimates for each stage envisioned shall be provided; and

d. In the event that roadway deficiencies are identified for existing and/or future conditions, specific recommendations for the resolution of these problems shall be addressed in the report. The report shall contain a listing of any and all actions to be undertaken by the applicant to resolve or minimize traffic problems and, as such, shall be considered a firm offer by the applicant to undertake such actions subject to approval by the Planning Board.

II. Section 46(B)(26), Chapter 70 of the Code shall be added and/or amended in its entirety so as to read:

**(26) Fiscal Impact Study Report**

1. All applications for Planning Board review and approval of development under this Code, except for minor subdivisions, shall contain a Fiscal Impact Study Report describing the anticipated demand on municipal services to be generated by the planned development and any other financial impacts to be faced by the Borough or its school districts as a result of the completion of the planned development. The Fiscal Impact Study Report shall also include, if applicable, a detailed projection of property tax revenues which will accrue to the Borough, County, and school districts according to the timing schedule provided under Subsection 2 of this section, and following the completion of the planned development in its entirety;

2. A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety shall be provided, if applicable.

3. To better quantify the fiscal impact of a proposed development, and in order to provide a greater level of detail to the Board and the Borough, the Fiscal Impact Study Report shall contain the following information:

- a) Current population figures;
- b) Estimated additional population expected due to the proposed development;
- c) Current total of assessed value of Borough properties;
- d) Estimated additional assessed value expected due to the proposed development;
- e) Current level of service for all municipal services, including but not limited to police, fire, and ambulance, in terms of the number of employees, equipment, facilities and other assets;

- f) Estimated additional assets (employees, equipment, facilities, etc.) of municipal services expected to be required due to the proposed development, including the additional expenses for each;
- g) Current level of service and assets for all school district services;
- h) Estimated additional service and assets for school district services due to the proposed development, including additional expenses for each item;
- i) A breakdown of current millage rates for all municipal and school district services; and
- j) A breakdown of estimated future millage rates for all additional municipal and school district services expected due to the proposed development.

### III. Severability, Effective Date

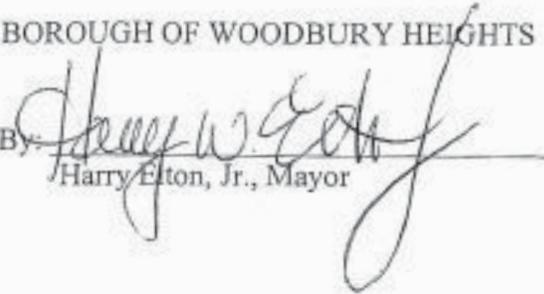
In the event that it is determined by a Court of competent jurisdiction that any provisions or section of this Ordinance is unconstitutional or otherwise legally null and void, all other provisions and sections not so declared shall remain in full legal force and effect.

This Ordinance shall be effective upon final passage and publication as permitted by law.

### IV. Repealer.

All Ordinances or parts of Ordinances inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of any such inconsistency. Any Ordinances or parts of Ordinances not inconsistent with the terms and provision of this Ordinance be and are hereby saved from repeal.

BOROUGH OF WOODBURY HEIGHTS

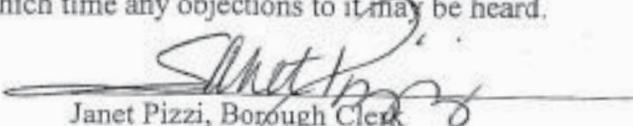
By:   
Harry Elton, Jr., Mayor

ATTEST:

  
Janet Pizzi, Clerk

### NOTICE

The foregoing Ordinance was introduced at a Regular Meeting of the Mayor and Borough Council of the Borough of Woodbury Heights conducted on the 15th day of September, 2010 and will be considered for final hearing and adoption at a meeting to be held on the 20th day of October, 2010, at 7:30 PM, at which time any objections to it may be heard.

  
Janet Pizzi, Borough Clerk

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS  
PLANNING/ZONING BOARD RECOMMENDING AN  
ORDINANCE TO MAYOR AND COUNCIL**

WHEREAS, the Planning/Zoning Board of the Borough of Woodbury Heights has reviewed a proposed Ordinance to amend Chapter 70, entitled "Land Development", of the Code of the Borough of Woodbury Heights;

WHEREAS, the Planning/Zoning Board, after review by the Board's professionals, has determined that this proposed Ordinance amendment, if adopted, would be consistent with the Housing Plan Element and Land Use Plan Element of the Borough's Master Plan in accordance with N.J.S.A. 40:55D-62a, inasmuch as this Ordinance amendment would not directly affect either;

WHEREAS, the Planning/Zoning Board, after full review of this proposed Ordinance, has determined that its adoption could assist the Board, and also the Borough in general, to better process and decide development applications and/or to better perform its statutory planning functions; and

WHEREAS, the Planning/Zoning Board has determined that this proposed Ordinance will better serve the interests of the Borough and the public in general.

NOW THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Woodbury Heights that this Board hereby recommends to



CERTIFICATION

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the regular meeting of said Board on April 5, 2010.

A handwritten signature in cursive script, appearing to read "Anne Deeck", written in dark ink.

ANNE DEECK, SECRETARY  
PLANNING/ZONING BOARD

**PUBLIC NOTICE**

**ORDINANCE 15-2010**

**ORDINANCE AMENDING SECTION 46 OF CHAPTER 70 OF THE WOODBURY HEIGHTS CODE TO REQUIRE TRAFFIC IMPACT STUDY & FISCAL IMPACT STUDY FOR DEVELOPMENT APPROVAL IN THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

Notice is hereby given that the above Ordinance was adopted at a regular meeting of the Mayor and Borough Council of the Borough of Woodbury Heights held on the 20th day of October, 2010.

  
JANET PIZZI, BOROUGH CLERK