

**TOWNSHIP OF WATERFORD
COUNTY OF CAMDEN
STATE OF NEW JERSEY**

ORDINANCE # 2017 -6

**ORDINANCE OF THE TOWNSHIP OF WATERFORD, AMENDING
CHAPTER 176 OF THE CODE OF THE TOWNSHIP OF WATERFORD,
COUNTY OF CAMDEN, STATE OF NEW JERSEY, CAPTIONED LAND
USE, DEVELOPMENT AND ZONING**

WHEREAS, the Township of Waterford has approved and adopted an Amended Redevelopment Plan for the C. William Haines Redevelopment Area; and

WHEREAS, it is necessary to amend the Township's Land Use, Development and Zoning Ordinance to establish the submission requirements for applications for development in the C. William Haines Redevelopment Area.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, that Chapter 176 of the Code of the Township of Waterford captioned Land Use, Development and Zoning shall be amended as follows:

SECTION 1. Section 176-14 captioned

“Local Development To Comply With Pinelands Comprehensive Management Plan” is hereby amended to read as follows:

D. Submission Requirements for Applications for Development in the Haines Boulevard Environs Redevelopment Area.

(1) Purpose. On December 26, 2001, the Township Committee adopted a redevelopment plan for the Haines Boulevard Environs Redevelopment Area with the goal of recreating this area of the municipality as a destination or gateway, utilizing the intersection of

the New Jersey State Highway Routes 73 and 30 as a place of convergence for development of business, entertainment and/or shopping uses. On December 14, 2016, the Township Committee adopted a revised redevelopment plan for the Haines Boulevard Redevelopment Area in order to create a gateway and town center, provide quality housing options, generate cohesive and vibrant commercial districts, improve utilization of vacant land and produce a flexible site plan. The redevelopment area, totaling approximately 146 acres in size and consisting of Block 202, Lots 1, 2, 3, 4, 5, 6, and 7; Block 203, Lots 1, 2, 3, 4, 5, 6, 7, and 8; Block 204, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, is located in the Pinelands Regional Growth Area, an area in which growth and development are encouraged by the Pinelands Comprehensive Management Plan. In recognition of the Township's ongoing redevelopment efforts and the suitability of the redevelopment area for development, as confirmed by the Pinelands Commission, it is appropriate for the local review officer to relieve applicants of certain application submission requirements as a means of increasing the efficiency of the development application process in this important area.

(2) Within the Haines Boulevard Redevelopment Area, applications for development shall not be required to include the information listed in Subsection D(3), below, provided that, prior to the municipality declaring an application for development complete, the local review officer verifies, in writing, to the appropriate Township land use official that proposed development:

- (a) Is located within the Haines Boulevard Redevelopment Area and is consistent with the Haines Boulevard Redevelopment Plan adopted by Ordinance No. 2001-30;
- (b) Is or will be served by public sanitary sewer or will not require on-site sanitary sewage disposal facilities; and
- (c) Otherwise addresses all applicable standards set forth in Article **VIII** of this chapter, including, but not limited to, stormwater management.

(3) Notwithstanding §176-14B and E, the following information shall not be required as part of any application for development within the Haines Boulevard Redevelopment Area which meets the standards of Subsection D(2) above:

- (a) Mapping and/or delineation of wetlands;
- (b) A cultural resource survey, except a survey would be required for Block 203, Lot 1;
- (c) A threatened and endangered species survey; and

(d) A certificate of filing from the Commission issued pursuant to N.J.A.C. 7:50-4.34.

(4) Upon determining any application for development in the Haines Boulevard Redevelopment Area to be complete, the local review officer shall provide the following information to the Pinelands Commission:

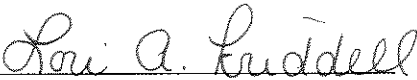
- (a) The block and lot designations of the property proposed for development;
- (b) The number of proposed housing units;
- (c) The number of proposed affordable housing units;
- (d) The proposed square footage of any nonresidential development; and
- (e) The anticipated water needs of the proposed development and the proposed source for the necessary water supply.

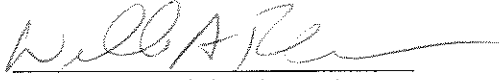
(5) All approvals and permits for development within the Haines Boulevard Redevelopment Area shall remain subject to the Pinelands Commission notice, review and decision requirements of § 176-14G and H.

SECTION 2. All Ordinances or parts of Ordinances inconsistent with this Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 3. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 4. This Ordinance shall take effect after final adoption and publication as required by law.


Lori A. Friddell, RMC
Township Clerk


William A. Richardson, Jr.
Mayor


Introduced: January 19, 2017
Hearing: February 8, 2017
Adopted: February 8, 2017

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Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Waterford at a regular meeting held on February 8, 2017.

Date: February 8, 2017


Lori A. Friddell, RMC
Township Clerk