

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

ORDINANCE # 2017 - 7

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

WHEREAS, the Township of Waterford has a constitutionally mandated obligation to provide for affordable housing within its municipality pursuant to the Fair Housing Act; and

WHEREAS, developments consisting of affordable housing are an essential component of the Township's Housing Element and Fair Share Plan presently before the Court for consideration of approval; and

WHEREAS, the Pinelands Comprehensive Management Plan (CMP) requires that municipalities regulated by the Pinelands Commission provide for sufficient opportunities for the use of Pinelands Development Credits within their Pinelands Regional Growth Areas in association with residential development; and

WHEREAS, the Waterford Township Committee wishes to facilitate the development of affordable housing in its Pinelands Regional Growth Area by permitting increased density and accommodating up to 240 affordable housing units in the Haines Boulevard Redevelopment Area without the need for use of Pinelands Development Credits; and

WHEREAS, in order to do so, requirements for Pinelands Development Credit use must be implemented for a certain percentage of residential units in the R1, R2, R3 and R4 Zones.

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 176-119 captioned "Base Densities Pinelands Development Bonus Credits" is hereby amended to read as follows:

176-119 Permitted Densities and Pinelands Development Credit Requirements in the Regional Growth Area

A. Permitted density in the following residential districts shall be as set forth below.

| District | Maximum Density (du/acre) |
|-----------------|--------------------------------------|
| R1 | 2.25 |
| R2 | 3 |
| R3 | 4.50 |
| R4 | 5.25 |

B. Pinelands Development Credits shall be acquired and redeemed for thirty (30) percent of all housing units in the R1, R2, R3 and R4 Zones. The use and redemption of Pinelands Development Credits shall be in accordance with Section 176-15.

C. If the number of required Pinelands Development Credits pursuant to B above is not evenly divisible by 0.25, the required number of Pinelands Development Credits shall be increased to the next highest increment of 0.25 for developments of five or more units and decreased to the next lowest increment of 0.25 for developments of four or fewer units, provided that the resulting obligation shall be at least 0.25 Pinelands Development Credits.

D. Notwithstanding the requirements in B and C above, no Pinelands Development Credits shall be required for the development of one housing unit on a lot existing as of the effective date of this ordinance that conforms to the density requirements of A above and the minimum lot area requirements of Section 176-122.

E. All applications for development in which Pinelands Development Credits are to be utilized shall be subject to review and approval by the Planning Board.

176-122 Residential districts (RR, R1, R2, R3, R4)

C. Area and bulk requirements

(2) R1 Residential Zone.

(a) Minimum lot area: 15,000 square feet.

(3) R2 Residential Zone.

(a) Minimum lot area: 10,250 square feet.

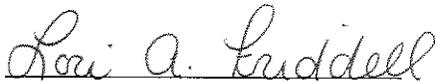
(4) R3 Residential Zone.

(a) Minimum lot area: 7,500 square feet.

SECTION 2. Should any section or subsection declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 3. All Ordinances or parts of Ordinances, which are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

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



Lori Friddell
Township Clerk



William Richardson, Mayor

Introduced: January 19, 2017

Hearing: February 8, 2017

Adopted: February 8, 2017

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