

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

**ORDINANCE # 2015- 17**

**ORDINANCE OF THE TOWNSHIP OF WATERFORD AMDENDING 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 is presently reviewing and preparing a Housing Element and Fair Share Plan in accordance with the March 10, 2015 New Jersey Supreme Court Opinion captioned “In RE Adoption Of M.J.A.C. 5:96 and 5:97”; and

**WHEREAS**, in furtherance of the preparation of that Affordable Housing Plan for the Township of Waterford, it has been determined to identify property to be set aside for low and moderate income housing development; and

**WHEREAS**, upon review of properties located within the Township of Waterford which would be able to be utilized for this purpose, it has been determined that Block 601, Lots 44 and 45 are such properties to be identified based on size, location and proximity to other residential properties with public sewer and water availability and in close proximity to mass transit services; and

**WHEREAS**, in order to implement this new designation for Block 601, Lots 44 and 45, it is necessary for the Township of Waterford to amend the Zoning Ordinance and Master Plan to so identify these properties.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, as follows:

**SECTION 1.** Chapter 176 of the Code of the Township of Waterford captioned “Land Use, Development and Zoning”, Section 110 captioned “Zoning Districts and District Regulations” is hereby amended as follows:

The zoning classification for Block 601, Lots 44 and 45 shall be changed from the Planned Highway Business Zoning District (PHB) to the R4 Residential District, High Density, and to be identified in that District for inclusionary zoning for low and moderate income housing.

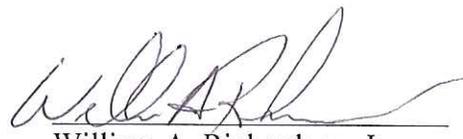
**SECTION 2.** The Township Master Plan shall also be amended to reflect this new zoning classification for Block 601, Lots 44 and 45.

**SECTION 3.** All Ordinances or parts of ordinances which are inconsistent with any provisions of this ordinance are hereby repealed as to the extent of such inconsistencies.

**SECTION 4.** If any provisions of this Ordinance, or the application of any such provision to any person or circumstance, shall be held invalid, the remainder of this Ordinance to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and to this extent the provision of this Ordinance are severed.

**SECTION 5.** This Ordinance shall take effect immediately upon adoption and publication as required by law and receipt of Certification by the New Jersey Pinelands Commission.

  
Debra L. Shaw-Blemings, RMC  
Township Clerk

  
William A. Richardson, Jr.  
Mayor

Introduced: October 14, 2015  
Hearing: November 9, 2015  
Adopted: November 9, 2015

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 November 9, 2015.

Date: November 9, 2014

  
Debra L. Shaw-Blemings, RMC  
Township Clerk