

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY AMENDING ARTICLE XXIII (MIXED
USE) AND ARTICLE XXIV (RESIDENTIAL RECEIVING – BASE DENSITY)
OF THE ZONING CODE TO CHANGE TDR REQUIREMENTS**

2018-15

WHEREAS the Township of Woolwich has enacted a set of Code provisions and Ordinances governing zoning as well as provisions implementing a Transfer of Development Rights (TDR) Program as supported and endorsed by the State of New Jersey; and

WHEREAS the Township Committee of the Township of Woolwich has recently been engaged in an intensive review of the zoning code, as recently amended to implement changes recommended as part of the Master Plan Re-examination process; and

WHEREAS the Township Committee has made a determination that various competing interests will benefit from amendments to Article XXIII (Mixed Use) and Article XXIV (Residential Receiving – Base Density); and

WHEREAS such an amendment may be effectuated only by way of Ordinance; and

WHEREAS the Township Committee desires to adopt an Ordinance to effectuate changes recommended by the Township’s Professional Planner;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Woolwich that the Township Committee hereby adopts the following amendments to the Zoning Code:

1. §203-178E(b) is hereby deleted in its entirety and replaced with the following:
 - (b) Base density: No residential units in the “triangle” between Kings Highway, Pancoast Road, and US Route 322. Residential units permitted with participation in the TDR program.
2. §203-179D(1) is amended to read as follows:
 - (1) Minimum Density – 3.5 d.u./ac.
3. §203-179D(3) is revised to provide that the minimum number of affordable units is 104 instead of 204.

BE IT FURTHER ORDAINED that all prior Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by law.

TOWNSHIP OF WOOLWICH

Jordan Schlump, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of August, 2018. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting to be conducted on the 1st day of October, 2018 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, and beginning at 7:00 p.m.

Jane DiBella, Clerk