

TOWNSHIP OF WOOLWICH

ORDINANCE NO. 2019-08

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH
AMENDING CHAPTER 203, THE ZONING CODE OF THE TOWNSHIP OF
WOOLWICH TO CREATE A NEW ZONE TO BE KNOWN AS THE RESIDENTIAL
AFFORDABLE (RA) ZONING DISTRICT AT SECTION 203-187 AS SET FORTH
HEREIN AND TO REZONE LOT 5 IN BLOCK 16 IN ACCORDANCE WITH THE
RESIDENTIAL AFFORDABLE ZONE**

WHEREAS, the Township of Woolwich strives to adopt and implement land use regulations that advance the goals and objectives set forth in the Township's Master Plan and Fair Share Plan; and to provide a range of housing opportunities including affordable family rental housing to satisfy the Township's "fair share" obligations pursuant to the Mount Laurel doctrine; and

WHEREAS, the Township wishes to provide opportunities for the construction and operation of affordable housing units in areas where such development are suitable and can be accommodated in terms of site design, infrastructure, and compatibility with surrounding land uses; and

WHEREAS, the December 2018 Fair Share Settlement Agreement anticipates that Lot 5 in Block 16 will be part of the Township's Fair Share Plan and will provide a realistic opportunity for up to 120 affordable family rental units in two construction phases; and

WHEREAS, the proposed RA, Residential Affordable Zoning District standards will provide an opportunity for a multi-family affordable rental residential development on an undeveloped site in an area of the Township along the Route 322 corridor that is slated for residential and non-residential development, and will facilitate the production of housing affordable to the region's low- and moderate-income households in an area of the Township that is well situated and suitable to accommodate such development; and

WHEREAS, once adopted and applied to lot 5 in block 16, the RA, Residential Affordable Zone standards will facilitate development of a property that is presently vacant and split between the CC Corridor Commercial and the R-2 Residential zones, is within a designated redevelopment area, is presently undeveloped, and is not currently contributing to the betterment of the community; and

WHEREAS, the properties surrounding lot 5 in block 16 contain existing commercial and residential uses and other vacant and undeveloped properties; thus, the rezoning of lot 5 in block 16 will provide a realistic opportunity for high quality, affordable rental housing and will assist in enhancing the vitality of the area; and

WHEREAS, the site is also in close proximity to transportation opportunities, anticipated retail centers and large employers, public schools, and community services, and is therefore ideally suited and situated to accommodate the uses that will be permitted in and encouraged by the RA, Residential Affordable zone.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey as follows:

SECTION I. Amend section 203-35 Zoning Map to include the Residential Affordable (RA) Zone applied to lot 5 in block 16.

SECTION II. 203-187 Residential Affordable (RA) Zone Established.

203-187 Residential Affordable (RA) Zone

A. Goal. The goal and purpose of the RA Zone is to provide an opportunity for needed housing that is affordable to the region's low- and-moderate income households and to facilitate the establishment of a one-hundred-percent affordable rental apartment community in an area that has access to infrastructure and is in close proximity to transportation, jobs, education, recreation, and shopping.

B. Principal Permitted Uses.

- (1) Multi-family Affordable Apartment Residences

C. Accessory Permitted Uses.

- (1) Off street parking for motor vehicles in accordance with section 203-81 except that the overall parking ratio required is 1.5 parking spaces per residential unit.
- (2) Motor vehicle charging stations
- (3) Common recreational facilities, both indoor and outdoor
- (4) Community buildings, clubhouse, leasing office, maintenance buildings to serve the residents of the development.
- (5) Stormwater management facilities
- (6) Trash enclosures for trash and recycling containers
- (7) Fences up to 6 feet in height, but not in front yard
- (8) Signs as permitted in this Chapter and below
- (9) Porches, patios, gazebos
- (10) Temporary construction and sales trailers

D. Performance Standards and Regulations

- (1) The residences/flats/apartments must be affordable to low- and moderate-income households and shall strictly conform with the New Jersey Fair Housing Act, relevant case law, the relevant rules adopted by the New Jersey Council on Affordable Housing (COAH), or its successor; the Uniform Housing Affordability Controls (UHAC); and the requirements of the Township's affordable housing ordinances including, but not limited to, requirements for phasing, bedroom mix, 50-50 low/moderate income split, affirmative marketing, and controls on affordability, adaptability requirements. A deed restriction of at least 30-years with covenants restricting rentals, conveyance and improvements, and requiring notice of foreclosure and bankruptcy shall be filed prior to the issuance of a certificate of occupancy.

- (2) Any use on the site must connect to the public water and sewer systems.

- (3) Multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared access and parking.
- (4) Vehicular and pedestrian connections to the surrounding street network and to adjacent properties shall be provided when feasible
- (5) Indoor and outdoor amenities must be provided for the benefit of the residents of the development and must be available to all tenants of residential units.
- a. Indoor amenities shall include amenities such as a fitness facility, conference room, computer room, library, party room, etc.
 - b. Outdoor amenities shall include amenities such as tennis, bocce, shuffle board, basketball, volleyball courts, playground equipment, sitting areas, grill and picnic areas, pavilions, etc. These areas must be landscaped to provide shade and to beautify the area.

E. Bulk and Area Regulations.

Standard	Required
Minimum lot size	5 acres
Maximum density (du/acre)	7 du/acre
Minimum number of units	120 units*
Minimum lot width	100 feet
Minimum lot depth	150 feet
Minimum front yard building setback (building face)	40 feet to surrounding right-of-way 10 feet to internal roadway/parking
Minimum side yard	25 feet
Minimum rear yard	25 feet
Minimum side and rear yard setback-accessory structure	25 feet
Minimum distance between buildings on site:	
Front wall to front wall	50 feet
Side wall to either front or rear wall	35 feet
Side wall to side wall	25 feet
Front to rear, rear to rear	50 feet
Maximum impervious cover	45%
Maximum building height – principal building	45 feet
Maximum height- accessory structure	20 feet
Maximum building length	200 feet
Maximum number of units per building	16

* The 120 units may be developed in two phases on the two developable areas of the site. The first phase must contain a minimum of 60 affordable units.

F. Site Design Standards.

- (1) The design standards set forth in the Township Code shall be modified as necessary to ensure that the development contemplated herein is financially and architecturally feasible.
- (2) Sidewalks are required along main access roadways within the site. Internal sidewalks must be a minimum of 4 feet wide and 6 feet wide if adjacent to 90-degree parking.
- (3) Sidewalks are required to connect the residential units to the signalized intersections at Kings Highway and Route 322 and at Garwin Road and Route 322. Sidewalks must be constructed of the same material as existing sidewalks in the area.
- (4) Shade trees at 40- foot intervals and landscaping shall be provided along property frontages where existing vegetation is not maintained.
- (5) A screening buffer, a minimum of 35 feet wide planted in accordance with the requirements of sections 203-68 and 203-69 shall be provided along property lines shared with single family residential homes.
- (6) Signs shall be in accordance with sections 203-77 through 203-80 except that one monument style identification sign may be placed in the vicinity of each access drive into the multi-family residential site. Such sign may be a maximum of 60 square feet, 10 feet in height, and set back a minimum of 10 feet from the right-of-way.
- (7) Crosswalks shall be provided at points where an access driveway crosses the public sidewalk, at main intersections within the site, and at pedestrian crossings between buildings within the site.
- (8) Bicycle storage must be incorporated on the site plan in a safe and convenient location.
- (9) Measures to employ green infrastructure shall be considered in planning the site.

G. Building Design and Architecture Standards.

- (1) Architectural elevations showing all sides of each building must be submitted along with a site plan application.
- (2) Architectural design features shall be employed to create visual interest at the pedestrian or street level, and to integrate each building or structure with the surrounding area.
- (3) Buildings must be designed to avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including windows, projections, and recesses

shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple long wall.

- (4) All sides of a building visible to the public must be designed with treatment similar to the front facade.
- (5) Variations in rooflines (parapets or other architectural screening) shall be used to completely screen HVAC and roof-mounted mechanical equipment.
- (6) Utilities entering/exiting buildings, including gas and electric meters must be located on the short end of buildings, and must be adequately shielded with evergreen landscaping or a green screen wall.

H. Enclosures for Trash and Recyclables Containers.

- (1) Trash and recycling must comply with the requirements of Chapter 155 of the Township Code as well as those below.
- (2) Trash enclosures must be sufficiently sized to contain dumpsters/containers for both trash and recyclable materials. Dumpsters are not permitted to sit in the open anywhere on the site.
- (3) Enclosures for trash and recycling containers or central trash compaction/recycling areas shall be masonry structures, with an exterior facade to complement the principal buildings.
- (4) Trash enclosure gates shall be constructed with a steel frame and self-locking.
- (5) Trash enclosures shall be a minimum of six feet in height, or higher (up to 9 feet) as needed to shield the dumpster or compactor.
- (6) Trash enclosures must be set back a minimum of 25 feet from side and rear property lines and may not be within 50 feet of a public right-of-way.
- (7) Trash enclosures for multi-family residential units must include a door or opening for pedestrian access in addition to the truck access.

SECTION III. REPEALER; SEVERABILITY; EFFECTIVE DATE

- A. Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

ADOPTED ON FIRST READING
DATED: June 17, 2019

Jane DiBella,
Clerk of the Township of Woolwich

ADOPTED ON SECOND READING
DATED: July 15, 2019

Jane DiBella,
Clerk of the Township of Woolwich

APPROVAL BY THE MAYOR ON THIS ____ DAY OF _____, 2019.

Vernon Marino,
Mayor of the Township of Woolwich