

**0-18-03**

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT ADOPTING AN INCLUSIONARY AFFORDABLE APARTMENT OVERLAY (IA – APT) ZONING DISTRICT FOR 1495 CHEWS LANDING ROAD BLOCK 8401 LOT 12.02.**

**WHEREAS**, the Township of Gloucester (the “Township”), in the County of Camden, State of New Jersey, has designated an area within the Township, known as 1495 Chews Landing Road, Block 8401, Lot 12.02, as being part of the Township’s Affordable Housing Element and Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center; and

**WHEREAS**, the Township of Gloucester entered into a Settlement Agreement with the Fair Share Housing Center, for development of Affordable Housing; and

**WHEREAS**, the Settlement Agreement of Litigation identifies eleven (11) residential units of the seventy-two (72) residential units shall be reserved for family (nonage-restricted) rental low income and moderate income households as defined by the Council On Affordable Housing (COAH) regulations in furtherance of the Township’s affordable housing constitutional obligation; and

**WHEREAS**, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Overlay District in accordance with requirements of the Settlement Agreement of Litigation.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the Overlay District be adopted, as follows:

**SECTION 1.** Add the following overlay zoning requirements apply to the development for inclusionary apartments located on the Property known as Plate 84, Block 8401, Lot 12.02:

Section 408.1, Inclusionary Affordable Apartment Overlay (IA-APT) District

A. Specific Intent: The IA-APT, Inclusionary Affordable Apartment Overlay District is to provide low and moderate income apartments at 1495 Chews Landing Road, Block 8401, Lot 12.02, as part of the Township's Affordable Housing Element and Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center.

B. Permitted Use: Family Apartments

C. Accessory Uses and Structures Permitted. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422:

1. Minor home occupation, subject to the standards of §422.G.
2. Community center for the common use of residents.
3. Community swimming pool for the common use of residents.
4. Outdoor recreational facilities, including tennis or other court sports.
5. Off-street parking and private garages, including parking sheds and detached private garages provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
6. Laundry rooms for the common use of residents.
7. Fences, walls, gazebos, mail kiosks and other street furniture.
8. Guardhouses.
9. Signs in accordance with §426, Signs.
10. Common satellite dish and television antennae.
11. Maintenance building.
12. Accessory uses customarily incidental to a principal use.

D. Maximum density: 14.45 DU/Acre, no more than 72 units shall be permitted.

E. 15% Affordable housing (11 units) set aside shall be required with 13% of these

affordable units being very low income (1 unit). These units shall not be concentrated in one building, they shall be spread out throughout the apartment complex, and buildings.

F. General Tract Requirement. All development shall be served by public water and public sanitary sewer.

G. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings in the overlay district:

Use	Apartments
Minimum lot size	4.75 acres
Minimum lot frontage	400 ft.
Minimum lot depth	475 ft.
Maximum building coverage	25%
Maximum lot coverage	60%
<b>Principal Building Minimum Yard Depths and Height Limitations</b>	
Minimum Front yard	75 ft.
Minimum Side yard	75 ft.
Minimum Rear yard	75 ft.
Maximum building height	3 stories or 45 feet, whichever is less
Maximum number of dwellings per building	24 units
Minimum common open space	35%
Minimum common courtyard	14,000 sf and a minimum 70 ft. width
Maximum building length through its long axis	200 ft.
Minimum distance from the front of any building to any other building	70 ft.

Minimum distance from the side of any building to any other building	70 ft.
Minimum distance from the rear of any building to any other building	70 ft
Minimum distance of recreational or maintenance facilities to any dwelling	80 ft.
Accessory building setback, front yard	Guardhouse 20 ft., no other accessory building permitted in front yard
Accessory building setback, side or rear yard	15 ft.

H. Parking: Parking requirements are in accordance with current RSIS Standards.

I. Design requirements for Apartments. The following standards shall be used in the design of apartment buildings:

1. Family Apartment buildings should include at least three different bedroom types in at least two sizes.
2. Apartment buildings shall not exceed 200 linear feet through the long axis of the building. Longer buildings shall introduce at least a 135 angle at the intersection of the axes between different segments of the building.
3. The minimum size for each apartment shall be 500 square feet.
4. Each unit above the ground floor shall have a balcony or terrace of at least 60 square feet in area.
5. A minimum of 75 square feet of storage shall be provided for each unit, including interior and exterior storage for garbage and recyclables in the front of the unit, and bicycles, garden equipment, and other common

household items in an appropriate location, excluding bedroom closet space.

6. Access to units shall be designed as to provide a sense of safety and security for the residents, particularly in internal stairwells.
7. Double loaded, rectangular, slab-configured structures are expressly prohibited.
8. Elevators are required in every multi-story apartment building.
9. All stairs shall be enclosed in the building.
10. The exterior of the building shall be designed to visually break up any facade in excess of 50 lineal feet. A minimum of a 4 foot deep offset shall be provided in each 100 lineal feet of facade length. The design should distinguish between the base, middle, and top of the building.
11. All utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be located on the roof or at the side or rear of buildings and shall be screened by architectural elements or landscape plantings.
12. Landscaping shall be provided in accordance with Section 507, Landscaping of the Gloucester Township Land Development Ordinance. In addition, the following applies to this overlay:
13. Stormwater Management Areas shall be a landscape feature and surrounded in the entirety with split rail fencing or the functional equivalent prohibiting chain link fencing and planted with a landscaping mix of ornamental grasses, evergreen and deciduous shrubs and trees.

14. Buffering.

- a. In order to promote a desirable visual environment and maintain the development character, and quality of the Township, a natural or planted buffer shall be installed along any property line of proposed business, commercial, or industrial development where said property line is contiguous to, or across the street from, land that is either zoned for residential use or upon which is located a residential use. A buffer shall also be installed along property lines between any parking lot or driveway servicing multi-family, townhouse, or similar units and single-family, duplex, or twin units.
- b. Buffer areas shall be planted and maintained with grass or other suitable ground cover together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing, and be so designed so as to be more effective the closer an activity is located to a property line or the more intense the use.
- c. The buffer area shall be a minimum of fifteen (15) feet in width.
- d. No structure, storm water management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

15. Off-Street Parking Areas shall be landscaped and buffered in accordance to Gloucester Township Land Development Ordinance Section 510, Off-Street Parking.

16. Architectural exterior shall be generally consistent with attached exhibit prepared by Holiday Architects Incorporated, project #: PDC-16007, last revised February 14, 2017.

17. Site Plan shall be generally consistent with attached exhibit entitled Concept Plan 2 1495 Chews Landing Road Tract Plate 84, Block 8401, Lot 12.02 Gloucester Township, Camden County, NJ; prepared by Consulting Engineer Services, last revised January 31, 2017.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

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

Introduced: February 12, 2018

Adopted:

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

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MAYOR