Township of Gloucester
Planning Board Agenda
March 27, 2018

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:00 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – February 27, 2018

RESOLUTIONS FOR MEMORIALIZATION

#171062RDMPFS **Aqua New Jersey, Inc.**	**Minor Subdivision** **Preliminary/Final Site** **Block: 18403 Lot: 19 & 20** **Block: 18316 Lot: 15**

APPLICATIONS FOR REVIEW

#171029CM **Gina Patel**	**Minor Subdivision Extension** **Block: 17502 Lot: 43** **Location: 21 Rhode Island Erial, NJ**
0-18-03 **Ordinance of the Twp. Of Gloucester, County Of Camden & State of NJ.**	**Amending Ordinance 0-03-03, Land Development Adopting an Inclusionary Affordable Apartment OverLay (IA – APT) Zoning District for 1495 Chewslanding Rd. Block: 8401 Lot: 12.02.**

0-18-05
Ordinance of the Twp.of Gloucester, County Of Camden & State Of NJ.

Amending Ordinance O-03 -03 Land Development Amend the Zoning Map for Tax Block: 8401, Lot: 12.02 Along Chews Landing Rd.

Housing Element & Fair Share Plan
February, 2018

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday February 27, 2018

Chairman Reagan calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Reagan announces general rules of the meeting.
Chairman Reagan requests a Roll Call.

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mrs. Washington	Absent
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Chairman Reagan	Present
Mr. Roorda	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Reagan asked that Gianna Rossi be sworn in & recognized as a new Board Member. Mrs. Rossi was sworn in and recognized.
Chairman Reagan asked Mrs. Rossi to sit in for Mr. Kricun who agreed.
Chairman Reagan ask that the Board Professionals to be Sworn in.

Minutes for Memorialization

Minutes from January 9, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Guevara made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Resolutions for Memorialization

#161065CM
John Keller, Jr.

Minor Subdivision/Bulk C
Block: 17801 Lot: 3

Chairman Reagan asked for a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

Applications for Review

#0-18-03
Ordinance of the Twp. Of Gloucester
County of Camden & State of NJ

Amending Ordinance #0-03-03
Land Development
Adopting an Inclusionary
Affordable Apartment Overlay(1A-Apt)
Zoning District for
1495 ChewsLanding Rd.
Block: 8401 Lot: 12.02

NOTES:
Mr. Lechner stated that Mr. Bach is not present and that his firm is the Affordable Housing planner who has been working on this for the last two (2) yrs. Since he is absent from this meeting, Mr. Lechner will only touch on the subject briefly with the important details.
The Township has designated an area known as 1495 Chews Landing Road, Block: 8401 Lot:12.02 as being part of the Townships Affordable Housing Element/Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center.
The Township and Remington /Vernick have been developing the plan for the last two (2) years on a property of about five (5) acres off Chew-Landing Rd.
A private entity has taken an intervention to help the Township provide the needed Housing. They have submitted a Declared Tori Judgement in Court to satisfy our part in the housing element and Fair Share Plan under the Mt. Laurel Doctrine. The plan includes a 72 Apartment complex with 11 Apartments designated as family non-age restricted low/moderate income housing. The Overlay, to be adopted by the Board, will allow the Family Apartments to be built under Section 408.1: The Inclusionary Affordable Apartment Overlay (IA-APT) District. Future discussion of specific details will ensue on this matter.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked for a motion to approve the Adoption of Amended Ordinance.
Mrs. Bradley made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Abstain
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

#171061
Camden County College
200 College Drive
Blackwood, NJ

Courtesy Review
Location: Peter Cheeseman & College Drive
Installation of Digital LED Sign

NOTES:
Karl McConnell approached the podium who is general counsel representing Camden County College. He introduced Elmer Wolf of N.E. Electrical and produced representations of the signs declaring them as Exhibits A-1 & A-2.
Mr. McConnell explained where the Digital LED sign would be located on the maps and discussed the specifics of the sign.
Mr. Wolf a Licensed Electrician in charge of installing the sign was sworn in and provided more details of the sign and installation. He described the set-backs from the corner and the line of sight which would be confirmed before installation.
Mr. Lechner stated that this was a courtesy review because NJ State requires Local Planning Board approval when public funds are spent in a public entity. This is to insure any construction would be in compliance with the towns master plan.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked if there were any questions from the Public.
None
Chairman Reagan asked for a motion to approve the Application.
Mr. Dintino made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	Yes

#171062RDMPFS
AQUA New Jersey, Inc.
Spring Hollow/Blackwood
Well No. 20

Minor Subdivision/Preliminary & Final Major Site Block: 18403 Lot: 19&20
Block: 18316 Lot: 15
Location: 567 Berlin Cross Keys Rd. & Rt. 47 Bryce's Court
Water Utility Improvements & Extension of a Sanitary Sewer

NOTES:
Clint B. Allen Esq. of Archer & Greiner, P.C. approached the podium and introduced himself and who he is representing, Aqua NJ.
Mr. Allen set up an easel to display pictorial overviews of the lot and the proposed usage. He provided pictorial handouts to all members of the board.
Mr. Allen stated his applicant Aqua NJ is proposing to subdivide northwest corner of Block 18401 Lot 20, the former Nike Base. This will create a new 3.02 acre lot allowing for the development of additional water utility related improvements that will be combined with the existing water facility located on the south east adjoining B/L 18403/19.
Mr. Allen states there is increasing Well contamination within this area including Aqua's Well #20. Aqua is proposing to improve the water quality of the surrounding community whose primary water supply is individual property water wells, by installing a new deeper water well and extending the service to the surrounding community.
Mr. Allen introduced Norman Rodgers & Adam Grant who are professional Engineers & Land Surveyors. Mr. Rodgers approached the podium and explained the following:
The Site is currently composed of grass & woods with vacant land together with the existing #20 Water Well including a 500 ft.sq. treatment building, water well, emergency generator, chain link fence w/ barb wire and an access drive.
The Major site plan approval is being sought by Aqua NJ to develop the western portion of the proposed Lot 19. The proposed building will be 1,800 ft.sq. housing a new water well, emergency generator, graded aggregate access drive, two parking spaces, loading area, graded runoff, six ft. high fence w/ barb wire, water & electric service, lighting and buffer landscaping. Access to the site would be off Donna Marie Court.
There will be less than .25 acres of impervious surface with the proposed construction. Therefore, NJDEP storm water regulations do not apply and such runoff from the roof area will be diverted to a dry well recharging the groundwater.
The new water Well will operate year-round automatically and visited once daily for normal routine maintenance and operational purposes. Deliveries will not be frequent and only made by small truck during the day dependent on stored supplies.
The emergency generator will be housed and have minimal noise when in operation.
There will be additional buffering along all aspects of the fence for screening and property line where 70% of the property is naturally wooded.
There will be no trash collection as any trash accumulated will be removed by company van. Further discussion ensued over specifics and concerns in the Board Letter but those concerns were met with total compliance and waivers to be given in some aspects of the project.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked if there were any questions from the Public.
Mr. Joe Wolfington a resident of Donna Mare Court approached the podium and was sworn in. He stated his concern about the access road to the facility.

He was answered by Mr. Allen as it being a public access right of way thus necessary.
Mrs. Pat Wolfington a resident of Donna Marie Court approached podium & sworn in. She was concerned about the grading and flooding which occurred when the Nike base was regraded back in 2006. The problem was corrected but there are new concerns with the current changes.
Mr. Allen stated that there will be no changes to landscape and that there will be no grading changes except to the access drive. The berm previously constructed to redirect runoff will not be disturbed. Therefore, minimal disturbance to existing will occur.

Chairman Reagan closed the public portion of the meeting.
Chairman Owens asked for a motion to approve the Application.
Mr. Guevara made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Reagan	

General Correspondence
NONE

Chairman Reagan requested a motion to adjourn.
Motion to adjourn was made by Mr. Guevara seconded by Mrs. Costa.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR AQUA NEW JERSEY, INC. APPLICATION NO.: 171062RDMPFS

WHEREAS, on February 27, 2018, consideration was given to the Application of Aqua New Jersey, Inc. (hereinafter the "Applicant") for the property located at 567 Berlin – Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18403, Lots 19 and 20 (hereinafter the "Subject Property"), for Minor Subdivision and Preliminary and Final Major Site Plan Approval with design waivers; and

WHEREAS, the Applicant is seeking minor subdivision approval to subdivide a 2.02 acre portion from Lot 20 (18.68 acres) and to combine the subdivided tract with existing Lot 19 (1.0 acre); and

WHEREAS, the Applicant is further seeking Preliminary and Final Major Site Plan Approval for a proposed potable well, an 1,800 sf water treatment building and associated site improvements, including an emergency generator, an access drive, chain link fence, and landscape buffer on the 2.02 acre subdivided tract that will become part of the Subject Property; and

WHEREAS, the Applicant also proposes the extension of a sanitary sewer line across an adjoining property located at 47 Bryce's Court that is more particularly known as Block 18316, Lot 15;

WHEREAS, the Subject Property is located in the New Vision Business Park Redevelopment ("NVBP") Zoning District, and the Applicant previously appeared before the Township of Gloucester Redevelopment Committee and the Township of Gloucester Township Committee, and subsequently entered into a redevelopment agreement with the Township of Gloucester; and

WHEREAS, Mr. Clint B. Allen, Esq., of Archer & Greiner, P.C., appeared on behalf of the Applicant and presented the Application; and Mr. Norman K. Rodgers, III, P.E., P.L.S., CME, was sworn in and qualified as the Applicant's engineering expert; and

WHEREAS, Mr. Joseph H. Mingle, the Applicant's Director of Operations, was sworn in and provided testimony in favor of the Application; and

WHEREAS, the Applicant submitted Exhibit A-1: Aerial Plan; Exhibit A-2: Rendered Site Plan; Exhibit A-3: Plan of Minor Subdivision; and Exhibit A-4: Rendered Building Elevations; and

WHEREAS, Mr. Allen provided an overview of the Application, explaining the Applicant's requested relief, plan for the subdivision and improvements to be made at the Subject Property, the history of the Subject Property and the Applicant's appearance before the

Township Redevelopment Committee, and the purpose of the Application, which is to improve and promote the public health and welfare of the residents of Gloucester Township; and

WHEREAS, referencing Exhibits A-1, A-2, and A-3, Mr. Rodgers provided an overview of the Application, testifying as to the following aspects of the Application: access to and from the Subject Property from Donna Marie Court; the extension of public sanitary sewer from the Subject Property to existing public sanitary sewer; the existence and abandonment of an easement on the Subject Property; the proposed improvements, including the new well; new water treatment building, an emergency generator, which will be constructed outdoor with a soundproof enclosure; the continuous landscaping buffer (Evergreen screening) to be added to the Subject Property; lighting on the proposed water treatment building, which will be minimal, down-facing, and only turned on if the site is visited at night; limited paving at the access drive apron on Donna Marie Court and at the water treatment building doors and grading of the Subject Property; traffic to and from the Subject Property; and parking and loading at the Subject Property; and

WHEREAS, Mr. Rodgers further testified as to the existing fence which surrounds a portion of the Subject Property, and represented that the Applicant plans to expand the fence so that there is an entire perimeter of enclosure precluding public access to the Subject Property except for two gates to be constructed; and further explained that the fence will be black vinyl coated, 6 feet high and topped with 3 strands of barbed wire in order to comply with U.S. Homeland Security requirements; and

WHEREAS, Mr. Rodgers further testified that while there are no existing setbacks in the NVBP Zone, the Applicant has attempted to comply with the setback requirements applicable to adjoining zones; and

WHEREAS, Mr. Rodgers testified the Applicant is seeking the following design waiver relief from the Township requirements relating to: (1) providing underground irrigation; (2) the size of the loading area; (3) stone access drive and parking area instead of providing a paved access drive and parking area; (4) delineating the actual parking space markings and loading area markings; (5) curbing around the perimeter of parking and traffic circulation areas; and (6) width of the access drive, with the Applicant proposing a 12 ft. wide driveway whereas 18 ft. is normally required; and

WHEREAS, upon query from the Board, Mr. Rodgers testified that the emergency generator will be powered by natural gas or if natural gas is unavailable, then by diesel, and the lines running to the generator will be properly protected and secured; and

WHEREAS, upon query from the Board, Mr. Mingle testified as to following aspects of the Application: the types of vehicles that will visit the Subject Property, explaining they are typically pick-up trucks and occasionally service vans and other vehicles; the improvements made to the Township's water supply; status of the smaller, existing water treatment facility and well; and

WHEREAS, upon query from the Board, Mr. Rodgers further explained the lack of lighting and illumination at the Subject Property, given that the goal of the Applicant is not to draw attention to the Subject Property; and

WHEREAS, Mr. Rodgers testified that the Applicant is generally agreeable to all the review comments contained within the review letters of the Board Planner and Board Engineer; and

WHEREAS, the Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., testified that the Applicant has addressed his concerns, noting that the Applicant has proposed to extend the sidewalk around Donna Marie Court; change the type of landscaping to be provided at the Subject Property; and that he has no objection to the Applicant utilizing a barbed-wire fence for this use or an engineer to sign the final plans in lieu of a landscape architect; and

WHEREAS, the Board Engineer testified that the Applicant should clarify they intend to provide black fence posts to match the black vinyl fence, and otherwise indicated he had no objections to the Applicant's requested design and submission waivers as indicated on the record; and

WHEREAS, the meeting was open to the public, and the following members of the public appeared to testify:

1. Dave Wolfenden, 14 Donna Marie Court, questioned the location of the entrance to the Subject Property and testified he believed the entrance could be elsewhere other than through Donna Marie Court; and

2. Patricia Wolfenden, 14 Donna Marie Court, questioned the possibility of flooding of nearby residential properties due to the Application; and

WHEREAS, in response to the public testimony, Mr. Rodgers and Mr. Mingle testified that the entrance to the Subject Property is through Donna Marie Court owing to the existence of a public right of way; that post-construction there will not be large trucks routinely driving to the Subject Property from Donna Marie Court except in some limited and minor instances, such as a well rig truck to perform annual well service and intermittent use of water treatment chemical delivery trucks; and the precautions the Applicant is taking to avoid stormwater flooding of nearby properties as a result of the existing and proposed grading and landscaping; and

WHEREAS, Mr. Allen reviewed the Application for the Board and indicated the Applicant's intent is to fit-in with the community and Township, utilizing the existing conditions of the Subject Property to benefit the community and advance a public purpose; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshal, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board

Planner and Board Engineer, makes the following factual findings and conclusions of law in addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact and conclusions of law, as appropriate, in approving the requested Minor Subdivision and Preliminary and Final Major Site Plan with design waivers:

1. The Applicant is Aqua New Jersey, Inc. The Subject Property is located at 567 Cross Keys – Berlin Road, identified on the Township of Gloucester Tax Map as Block 18403, Lots 19 & 20. The Applicant is the owner of Lot 19 and the Township of Gloucester is the owner of Lot 20. The Township is also the owner of Block 18316, Lot 15 (47 Bryce's Court).

2. The Subject Property is located in the NVBP (New Vision Business Park Redevelopment) Zoning District.

3. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. Intended Use: subdivide a 2.02 acre portion from Lot 20 (18.68 acres) and combine subdivided tract with existing Lot 19 (1.0 acre); and construction of a potable well, an 1,800 sf water treatment building and associated site improvements, including an emergency generator, an access drive, chain link fence, and landscape buffer, among others. Also, a sanitary sewer line will be extended across Block 18316, Lot 15.

5. The typical bulk and setback variances are not part of applications within the New Vision Redevelopment District. Applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Planning Board and its professionals, which were also previously considered and reviewed by the Township's Redevelopment Entity and Township Committee.

6. The Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., issued a report dated February 22, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony or granted a waiver.

7. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC, issued a report dated February 22, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply as a condition of approval unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony or granted a waiver.

8. The Applicant's requested design waivers are reasonable and the proposed major site plan and minor subdivision otherwise conforms with the New Vision Redevelopment Plan and applicable provisions and requirements of the Township's site plan and minor subdivision ordinances.

9. The Applicant is entitled to the requested design waiver relief so that the Applicant need not provide and/or meet the Township's requirements for: (1) underground irrigation; (2) the required size of the loading area; (3) a paved access drive and parking area; (4) parking space and loading area markings; (5) curbing around the perimeter of the parking and traffic circulation areas; (6) the width of the access drive, for which the Applicant proposes a 12 ft. wide driveway whereas 18 ft. is required; and other submission waivers as agreed to by the Board Planner and Board Engineer.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Subdivision Approval and Preliminary and Final Major Site Plan Approval with design waivers has demonstrated that the proposed improvements will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

WHEREAS, a motion was duly made by Mr. Guevara and duly seconded by Mr. Dintino to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Costa	X	
Mr. Dintino	X	
Mr. Guevara	X	
Chairman Reagan	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

JOE REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of March 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 27th day of February 2018.

KENNETH LECHNER, SECRETARY

March 1,2018

Lydia Pendino
Gloucester Township

RE: 21 Rhode Island road
Sicklerville, NJ
Block 1702 , Lot 43

RECEIVED
MAR - 6 2018

Dear Lydia:

I am requesting an extension on application # 171029C.

Can you please put us on the next public hearing.

Address: 21 Rhode island road
Block : 17502, Lot : 43

Please feel free to call me if you have any questions.

Gina & Giraj Patel
215-910-1200

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: MAR 15 2018 Application No.: #171029amExt. Taxes Paid Yes/No _____ (Initial)

☒ Planning Board ☐ Zoning Board of Adjustment Fees: 50.00 Project # 11453

[1] Upon receipt of all fees, documents, plans, etc. Escr: 250.00 Escr.# 11453

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: GINA PATEL
Address: 2105 PRESIDENT ST
City: PHILA
State, Zip: PA 19115
Phone: (215)910-1200 Fax: ( ) -
Email:

2. Owner(s) (List all Owners)

Name(s): GINA PATEL
Address: 2105 PRESIDENT ST PHILA PA 19115
City: PHILA
State, Zip: PA 19115
Phone: (215)910-1200 Fax: ( ) -

3. Type of Application. Check as many as apply:

- ☐ Informal Review [2]
- ☒ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☒ EXTENSION - 90 Days

[2] Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: N/A
Address:
City:
Firm:
State, Zip:
Phone: ( ) - Fax: ( ) -
Email:

13. Zoning

All Applications	Proposed
Front setback 1	50'
Front setback 2	50'
Rear setback	75'
Side setback 1	50'
Side setback 2	50'
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron

Garage Application	
Garage Area	
Garage height	
Number of garages (Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☐ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Signature of Applicant — Date: 03/15/18

Signature of Co-applicant — Date

6. Name of Persons Preparing Plans and Reports:

Name: GIRAJ PATEL / OM CONS. ENG.	Name:
Address: 1941 KING ARTHUR RD	Address:
Profession: ENGINEER	Profession:
City: PHILA	City:
State, Zip: PA 19116	State, Zip:
Phone: (215) 910-1200 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: GIRAJPATEL01@GMAIL.COM	Email:

7. Location of Property:

Street Address: 21 Rhode Island Rd. Block(s): 1702

Tract Area: Lot(s): 43

8. Land Use:

Existing Land Use: VACANT

Proposed Land Use (Describe Application): SUB DIVISION OF EXISTING LOT.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☑ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☑ No ☐ Yes

10. Utilities: (Check those that apply.)

☑ Public Water ☐ Public Sewer ☐ Private Well ☑ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. **(If owned by a corporation, attach a resolution authorizing application and officer signature).**

March 3rd 2017
Date

Ethel Linda Glick
Signature

ETHEL LINDA GLICK
Print Name POA for George Winterstine

Sworn and Subscribed to before me this 3rd day of March, 2017 (Year).

Christine M Smith
Signature

Christine M Smith
Print Name

CHRISTINE M SMITH
Notary Public
State of New Jersey
My Commission Expires July 9, 2017
I.D. # 2289310

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? ☐ No ☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? ☐ No ☐ Yes
C. Is this application for approval on a site or sites for commercial purposes? ☐ No ☐ Yes
D. Is the applicant a corporation? ☐ No ☐ Yes
E. Is the applicant a limited liability corporation? ☐ No ☐ Yes
F. Is the applicant a partnership? ☐ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

☐ No ☐ Yes

Signature of Applicant

Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____,
20_____ before the following authority.

Notary public

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL WITH BULK VARIANCE RELIEF FOR GINA PATEL APPLICATION NO.: 171029CM

WHEREAS, on June 27, 2017 and July 25, 2017, consideration was given to the application of Gina Patel (hereinafter "Applicant") for the property located at 21 Rhode Island Road, identified on the Tax Map for the Township of Gloucester as Block 17502, Lot 43 (hereinafter "the Property"), for Minor Subdivision approval with Bulk Variance Relief; and

WHEREAS, the Applicant is seeking approval to create one new lot in the R-1 Residential District; and

WHEREAS, Mr. Dirash Patel and Mrs. Gina Patel were sworn to present testimony, and Mr. James Clancey, PE, was sworn as the Applicant's Surveyor and Planner; and

WHEREAS, the Applicant submitted Exhibit A-1: a tax map depicting the neighborhood and homes with similarly sized lots, and A-2: an excerpt of the tax map depicting the size of lots in the neighborhood; and

WHEREAS, the Applicant testified that the current lot is vacant, and they would like to subdivide the lot in order to build two homes in the future; and

WHEREAS, Mr. Clancey submitted that most properties across from the subject lot are of a similar size to the proposal, and that the lot could accommodate an 1,800 square foot home of a similar style as those existing in the neighborhood; and

WHEREAS, Mr. Clancey referenced Exhibits A-1 and A-2, indicating that currently four (4) of seven (7) homes in the neighborhood are on lots of a similar size to the proposal, and noted that if the proposal were approved, six (6) of nine (9) homes in the neighborhood would have similarly sized properties; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's June 23, 2017 Review Letter, incorporated by reference as if set forth in full herein, to the extent not already addressed within the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Ken Lechner's June 20, 2017 Review Letter, incorporated by reference as if set forth in full herein, to the extent not already addressed within the testimony of the Applicant. Specifically, the Applicant agreed to have Mr. Clancey submit a statement letter regarding any potential effects on any nearby freshwater wetlands areas, and the Applicant agreed to submit applicable septic testing results to the Board Professionals to ensure the lots could handle future residential construction; and

WHEREAS, the meeting was open to the public, and Mr. Harry McDowell, of 1246 Little Mill Road was sworn. Mr. McDowell owns two lots next to the subject property, and objects to subdivision of this lot due to the difficulties he encountered obtaining his own subdivision; and

WHEREAS, the owner of 14 Rhode Island Road was sworn, and testified that he objects to the potential of constructing two more houses on the street, as it would disrupt the wildlife in the area; and

WHEREAS, the Board confirmed the sizes of the lots of those members testifying to the Application, and Mr. Clancey responded that the open space areas behind the proposed lots preserve the openness of the neighborhood; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: R-1 (Residential)

2. Intended Use: Creation of one new lot from an existing residential lot.

3. The application implicates the following provisions of the ordinance: R-1 zoning requirements under §403.

4. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated June 20, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated June 23, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony.

6. The Applicant agrees to have Mr. Clancey submit a statement letter to the Board Professionals regarding any potential effects on any nearby freshwater wetlands areas.

7. The Applicant agreeS to submit applicable septic testing results to the Board Professionals to ensure the lots can handle future residential construction.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Subdivision Approval with Bulk Variance Relief has demonstrated that the proposed improvements will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

WHEREAS, a motion was duly made by Mr. Regan and duly seconded by Mrs. Washington to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Bradley	X	
Mrs. Costa	X	
Mr. Dintino	X	
Councilman Hutchinson	X	
Mr. Regan	X	
Mrs. Washington	X	

ATTEST:

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 12th day of August 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 25th day of July 2017.

KENNETH LECHNER, SECRETARY

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

Community Development & Planning
Kenneth D. Lechner, Planning Board Secretary

DECISION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD

Take notice, on the 27th day of June, 2017 the Township Planning Board adopted a Resolution memorializing a Minor Subdivision Plan with a Bulk Variance approval, for Gina Patel, the property located at 21 Rhode Island Road, Block:17502, Lot:43. Request has been memorialized by resolution of the Gloucester Township Planning Board on September 12, 2017.

The resolution, application, and plans are on file with the Planning Board Secretary of the Township of Gloucester and may be reviewed during normal hours at the Gloucester Township Municipal Building, located 1261 Chews Landing Clementon Road, Laurel Springs, NJ .

Kenneth D. Lechner,
Planning Board Secretary
171029CM

KDL/lrp

GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
FRANKLIN T. SCHMIDT
SAMUEL L. SILER
TRACEY TROTTO
MICHELLE L. WINTERS

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

July 27, 2017

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Mr. Gina Patel
2105 President St.
Philadelphia, Pa. 19115

Re: ***Application: #171029CM***
Minor Subdivision/Bulk Variances
Block: 17502 Lot: 43
Location: 21 Rhode Island Rd.
Erial, NJ 08081

Dear Mr. Patel:

Please be advised that your application for a *Minor Subdivision / with Bulk Variances heard at the Gloucester Township Planning Board* ***on*** ***July 25, 2017,*** *has been approved .*

If you should have any questions, please contact this office. A Resolution will follow.

Very truly yours,

Kenneth D. Lechner, PP, AICP
Director of Community Development

cc: James Clancy

Printed on recycled paper

0-18-03

AMENDED

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. Fifteen (15) percent of all dwelling units constructed in the Zone shall be Affordable Units. All Affordable Units shall meet all applicable requirements of (a) the regulations of the New Jersey Council on Affordable Housing set forth in N.J.A.C. 5:93-1, et seq any successor statutes or regulations and (b) the Uniform Housing Affordability Controls ("UHAC") set forth in N.J.A.C. 5:80-26.1, et seq. (as those regulations may be amended from time to time) except that instead of the requirement at that 10 percent of all rental units shall be affordable to households earning 35 percent or less of regional median income by household size, the requirement shall be that 13 percent of all rental units shall be affordable to households earning 30 percent or less of regional median income by household size.

The requirements with which all Affordable Units must comply shall include, but shall not be limited to, those in NJ.A.C. 5:93-1, et seq., and/or UHAC, or any successor statutes or regulations, pertaining to (i) phasing of the construction of the Affordable Units in relation to the construction of market rate units, (ii) design and integration with market rate units, (iii) access to community amenities and use of the same heating source as the market rate units, (iv) barrier-free accessibility and/or adaptability for first floor units, (v) affordability controls and (vi) affirmative marketing.

The Affordable Units shall be fully integrated with the market units within the development. The site plan/architectural plans submitted with the application for siteplan approval shall identify the exact locations and sizes of each of the Affordable Units proposed.

If 72 total dwelling units are provided, 11 Affordable Units set aside shall be required with one Affordable Unit being affordable to households earning 30 percent or less of regional median income by household size.

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%
Principal Building Minimum Yard Depths and Height Limitations	
Minimum Front yard	75 ft.
Minimum Side yard	60 ft.
Minimum Rear yard	50 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	12,000 sf and a minimum 60 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	60 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 35 square feet of interior storage shall be provided for each unit, 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.

O-18-03

Introduced: February 12, 2018

Amended Introduction: March 12, 2018

Adopted:

_____
PRESIDENT OF COUNCIL

ATTEST:

_____
TOWNSHIP CLERK

_____
MAYOR

0-18-05 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO AMEND THE ZONING MAP FOR TAX BLOCK 8401, LOT 12.02 ALONG CHEWS LANDING ROAD.

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 Planning Board conducted a public hearing on March 27th, 2018 for an amendment of the Land Use Element of the Master Plan in accordance with N.J.S.A. 40:55D-13, Notice Concerning Master Plan and amending the Township Zoning Map to adopt an Inclusionary Affordable Apartment (IA-APT) Overlay District in accordance with requirements of N.J.S.A. 40:55D-62.1, Notice of Hearing On Amendment to Zoning Ordinance.

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 an Inclusionary Affordable Apartment (IA-APT) 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 Ordinance O-03-03, known as the "Land Development Ordinance" is hereby amended, as follows:

SECTION 1. That Article III, Section 302 titled "Zoning Map" shall be and is hereby amended to confirm the following overlay district on Block 8401, Lot 12.02:

A. Inclusionary Affordable Apartment (IA-APT) Overlay District.

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 judgement 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: March 12, 2018

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

GLOUCESTER TOWNSHIP
Camden County, New Jersey

Housing Element and Fair Share Plan

September, 2017

Adopted by the Gloucester Township Planning Board on _____ 2017 (Resolution #_).

Endorsed by the Gloucester Township Council on _____2017 (Resolution #_____)

Steven M. Bach , PE, RA, PP, CME

Candace A. Kanaplue, AICP, PP

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike, Gloucester, NJ 08035
(856) 546-8611 • Fax (856) 546-8612

Gloucester Township 2017 Planning Board

Scott Owens, Chairman
Josephine Costa, Vice Chairwoman
Andy Kricun
Antonio Guevara
Walter Dority
Josephine Washington, Class I
Dan Hutchison, Class III
Frank Dintino
Brian Reagan, Alternate #1

Kenneth Lechner, PP, AICP, Secretary

Richard Wells, Esq, Solicitor
Steven M. Bach, PE, RA, PP, CME, Engineer

2017 Gloucester Township Council

Mayor David R. Mayer
Council President Orlando Mercado
Council Vice President Tracey Trotto
Councilman Dan Hutchison
Councilman Michael Mignone
Councilman Franklin Schmidt
Councilwoman Andrea Stubbs
Councilwoman Michelle L. Winters

Rosemary DiJosie, Township Clerk
Tom Cardis, Administrator
Kenneth Lechner, PP, AICP Director of Community Development & Planning
David Carlamere, Esq., Director Department of Law
Remington and Vernick, Township Engineer

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I. INTRODUCTION

A. COUNCIL ON AFFORDABLE HOUSING (COAH)

The New Jersey Supreme Court ruled in 1975, in a decision now commonly referred to as "*Mount Laurel I*", that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing. Then in 1983 in the "*Mount Laurel II*" decision, the Supreme Court went further, creating an incentive for private developers to enforce the Mount Laurel doctrine by suing municipalities that have not chosen to comply with the *Mount Laurel* principles. Needing a mechanism to implement the *Mount Laurel* doctrine, the legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-310) in 1985, and created the Council on Affordable Housing as the administrative alternative to dealing with affordable housing cases through the courts. COAH was given the responsibility to establish housing regions, estimate low and moderate income housing needs, set criteria for municipalities to determine and address their fair share affordable housing numbers, and review and approve housing elements and fair share plans.

On December 20, 2004, COAH's first version of the third round rules became effective. At that time the third round was to cover the time period from 1999 to 2014, since the first and second rounds covered the 1987 to 1999 period. The Round III affordable housing delivery period was to run from January 1, 2004 through January 1, 2014. The third round rules were based upon a new methodology that provided for affordable housing as a "growth share" instead of assigning an absolute number to each municipality as had been done in prior rounds. The third round rules implemented a "growth share" approach that linked the production of affordable housing with future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide one affordable unit for every 8 market rate housing units developed and one affordable unit for every 25 jobs created.

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (COAH) has failed to act, and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divides municipalities into one of three categories – those that achieved third round substantive certification, those that filed or petitioned COAH and those that have never participated in the COAH process.

As Gloucester petitioned or "participated" in 2008, the order allows participating municipalities such as Gloucester to file a Declaratory Judgement Action (DJA) during the thirty day window of June 8 - July 8, 2015. Gloucester alerted the Court that the Township wishes to comply with its constitutional mandate to provide affordable housing and filed a DJA on July 7, 2015.

Gloucester has prepared this plan to comply with the Court's Order in its obligation for the period between 1999 -2025.

A municipality's third round fair share plan must address (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation. The rehabilitation share is the estimated number of existing substandard housing units in a municipality that are occupied by low or moderate income households, as determined by COAH (N.J.A.C. 5:97). The prior round obligation is a municipality's adjusted second round new construction component brought forward to the third round (N.J.A.C. 5:97).

Third round housing plans must document how existing or proposed affordable housing units satisfy (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation. This Housing Element and Fair Share Plan is prepared utilizing the Prior Round Rules (N.J.A.C.. 5:91 Procedural and N.J.A.C. 5:93 Substantive) as well as the guidance provided in the March 10, 2015 Supreme Court Order.

B. HOUSING ELEMENT AND FAIR SHARE PLAN REQUIREMENTS

The Township must prepare and submit both a Housing Element (an element of Master Plan) and Fair Share Plan (describing how the Township will address the obligation). The requirements of the Housing Element are outlined below (N.J.A.C. 5:97-2.1, 2.3 and N.J.S.A. 52:27D-310).

The Housing Element must review and analyze the Township's housing stock, demographic and employment characteristics, leading into the Fair Share Plan, which will demonstrate how the Township will endeavor to provide for its Fair Share obligation. The Housing Element must provide an analysis demonstrating that the plan will provide a realistic opportunity to meet the housing Township's obligations and identify which ordinances must be revised to incorporate the provisions for low and moderate income housing. A municipality's housing element must be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

1. Housing Element Requirements under the Fair Housing Act:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

C. MUNICIPAL SUMMARY

The land area of Gloucester Township is 23.24 square miles and is located in south central Camden County. Gloucester Township is bordered by Runnemede, Magnolia, Somerdale, Hi-Nella, Stratford, Lindenwold and Pine Hill Boroughs and Winslow and Washington and Deptford Townships.

The 2014 population estimate for Gloucester is 64,356 persons based on 2010 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit.

D. AFFORDABLE HOUSING HISTORY

A Summary of Gloucester's historic affordable housing timeline is provided below:

First and Second Round Obligation

1. On March 6, 1996, the Township of Gloucester secured substantive certification of its cumulative Cycle I/Cycle II Housing Element and Fair Share Plan ("Cycle II Plan") from the New Jersey Council on Affordable Housing ("COAH").

2. By voluntarily complying with its Mount Laurel obligations through COAH's administrative process, Gloucester Township secured immunity from Mount Laurel lawsuits until December 20, 2005.

3. While the Township was implementing its approved Cycle II Plan, COAH adopted its initial Cycle III regulations, which became effective on December 20, 2004

Third Round Obligation

COAH first proposed third round substantive and procedural rules in October, 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a).Those rules remained un-adopted and COAH re-proposed both the substantive and procedural third round rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004. (the "2004 Regulations")

The Township of Gloucester's third round participation may be summarized as follows:

1. The Township commenced work on its initial Round 3 Plan, but that work was suspended when, on January 25, 2007, the Appellate Division struck down COAH's original Third Round Methodology. See In re Adoption Of N.J.A.C. 5:94 and 5:95 By New Jersey Council On Affordable Housing, 390 N.J.Super. 1 (App. Div.), certif. denied 192 N.J. 72 (2007).

2. In August of 2008, COAH adopted amended Cycle III regulations, which became effective on October 20, 2008.

3. Pursuant to those amended regulations, the deadline for a municipality to adopt, endorse, and file its amended Cycle III plan was December 31, 2008.

4. On December 31, 2008, the Township met COAH's deadline and filed its duly adopted and endorsed Cycle III plan ("2008 Plan"), and petitioned COAH for Cycle III certification.

5. However, after COAH granted a number of reasonable extensions of the deadline to repetition, the Appellate Division again invalidated COAH's regulations in In Re the Adoption of 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J.Super. 462 (App. Div. 2010).

Township of Gloucester Continuing Efforts

1. Affordable Housing Trust Fund. The Township will continue to collect the mandatory development fee from non-inclusionary residential developments. The Trust Fund monies may be used for a market to affordable program, for rehabilitation program, or other eligible programs in support of affordable housing. An updated Spending Plan will likely be required.

2. On November 23, 2015, the Township entered into a Municipal Shared Services Defense Agreement for retaining a common expert to determine a fair share housing obligation. This report was received in December, 2015. A housing plan and fair share element is being prepared based on the expert's calculations in addition to taking the Fair Share Housing Center's calculations into account.

3. The Township filed a Declaratory Judgment Complaint on July 7, 2015.

4. On April 13, 2016, Township representatives participated in a Court mediation with representatives of Fair Share Housing.

5. Efforts to settle with the Fair Share Housing Center continue. A Fairness Hearing is scheduled for November 16, 2016. This hearing was continued due to the Objection of Michael Procacci. The Township has made worked to include the Procacci property into the Housing Plan and a new Fairness Hearing is now scheduled for ____, 2017.

E. FAIR SHARE OBLIGATIONS

Gloucester Township Affordable Housing Obligations as outlined in Fair Share Housing Center's Report dated July, 2015 and July 2016	
Rehabilitation (Present Need)	135
Prior Round (1987 – 1999)	359
Third Round (Prospective Need 1999-2025)	1,449

II. HOUSING ELEMENT ANALYSIS

Except when more recent reliable data is available, 2010 Census data has been utilized for demographic and housing data analysis. It is now the beginning of 2016 and some new 5-year data is available by the American Community Survey (ACS). Some of the 2010 Census data is now outdated, but it must be relied upon for lack of a superior alternative.

A. EXISTING HOUSING STOCK

An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards.

According to the Census estimate, in 2014 there were 24,924 year-round housing units in Gloucester, of which 23,085 were occupied and 1,839 were vacant, in 2010 the vacancy rate was 1.3% for homeowners and 5.8% for rentals.

1. Age of Housing Stock

The Gloucester Township housing stock is younger than the majority of the County stock and the number of persons per household is slightly larger than that of the county. The median year for housing unit construction in Gloucester Township is 1976.

	Persons Per Household at 2010 Census	% Housing Stock Built 1939 or Earlier	Median Year Structure Built
Gloucester Township	2.73	4.7	1976
Camden County	2.65	17.3	1965

Source: U.S. Census Bureau, 2014 ACS

Gloucester Township Age of Housing Stock		
Year Constructed	Number of units	Percent of Total in Year 2010
2010 – 2014 est.	57	0.2
2000 to 2009	1,738	7
1990 to 1999	3,994	16
1980 to 1989	4,253	17.1
1970 to 1979	6,712	26.9
1960 to 1969	3,634	14.6
1950 to 1959	2,629	10.5
1940 to 1949	790	3.2
1939 or earlier	1,117	4.5

According to the residential building permit data from the New Jersey Department of Community Affairs, 16 residential certificates of occupancy were issued between 2010 and 2014 in the Gloucester Township.

2. Condition and Substandard Units

Of the 23,085 occupied housing units in existence at the time of the 2010 Census, 57 units were reported to be without complete plumbing facilities and 58 units were lacking complete kitchen facilities. There are 299 units within the Township that have more than one (1) occupants per room. An assessment of the number of substandard units capable of being rehabilitated may be made by considering the number of homes without complete plumbing and kitchen facilities since this information is provided in the Census sample data, but there are other factors to consider as well. Occupied housing units with a low a market value relative to the average in the area may be an indicator of potential for rehabilitation. COAH has also used "crowding" and the age of the housing units to estimate the number of units in need of rehabilitation. There are surely at least a few units that are in need of rehabilitation, within the Township.

The table below presents a breakdown of the Township's housing stock by number of rooms as they relate to County averages. The Township has a larger percentage of homes with more than six rooms than Camden County overall, with the median number of rooms in the Township at 6.3 per housing unit.

Gloucester Township Number of Rooms in Housing Units			
Gloucester # of Rooms	Gloucester # of Units	Gloucester %	Camden County %
1	264	1.1%	1.5%
2	245	1.0%	1.7%
3	1,895	7.6%	9.8%
4	2,882	11.6%	12.6%
5	3,927	15.8%	14.5%
6+	15,711	63.1%	59.9%
Median for Gloucester	6.3 rooms		6.0 rooms

3. Ownership and Rental Characteristics

A majority, 74.1 percent, of Gloucester's population live in owner occupied housing units, while 25.9 percent of the population lived in rented housing units at the time of the 2010 Census. Almost 77 percent of the total housing units in Gloucester Township are single family dwellings (rented and owned), 1.6 percent are mobile homes.

Year Round Housing Units			Owner-occupied		Rental	
Occupied	Vacant	Total	No.	%	No.	%
23,085	1,839	24,924	17,099	74.1%	5,986	25.9%

4. Occupancy Characteristics and Housing Type

The vacancy rate for year round units is low in the Township, 1.3% vacancy for owner-occupied units and 5.8% occupancy for rental units. The average household size in the Township is 2.90 persons per owner occupied units and 2.38 for renter occupied units.

The number of bedrooms in a home is often reflective of the size of a home. The municipalities with a newer housing stock, have a larger percentage of units with more bedrooms. This is reflective of the trend toward larger, more sprawling homes in America over the last several decades. Gloucester has an older stock of homes and therefore lends itself to a larger percentage of homes with two to three bedrooms.

	Bedroom Distribution Percent of Housing Stock With:		
	One or less Bedrooms	2 - 3 Bedrooms	4+ Bedrooms
Gloucester Township	12.5%	59.1%	28.4
Camden County	15.8%	60.5%	23.7%

Source: U.S. Census Bureau, ACS 2010-2014 DP04

Percent Distribution of Housing Units by Structure Type Gloucester Township		
	Number of units	Percentage
1 (detached)	15,557	62.4%
1 (attached)	3,509	14.1%
2	877	3.5%
3-4	945	3.8%
5-9	1,087	4.4%
10-19	1,391	5.6%
20+	1,156	4.6%
Mobile	402	1.6%
Other	0	0
Total	24,924	100%

Source: U.S. Census Bureau, ACS 2010-2014 DP04

Selected Housing or Housing-Related Value Characteristics				
	Median Value Housing	Median Contract Rent	Median Household Income	Rental Vacancy Rate (%)
Gloucester Township	$207,300	$1,148	$72,699	5.8%

Source: U.S. Census Bureau, ACS 2010-2014 5 Year Estimate

B. DEMOGRAPHIC CHARACTERISTICS

An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age.

1. Historic Population Trends

Gloucester Township's population increased 120% between 1950 and 1960, and continued to grow consistently through 2000. The population has levelled out since 2000, with its current 2014 estimate of 64,356. The table below shows the population changes from 1940 through 2014.

Gloucester Township, Camden County Population								
1940	1950	1960	1970	1980	1990	2000	2010	2014*
6,198	7,952	17,591	26,511	45,156	53,797	64,350	64,634	64,356

Table 6. New Jersey Resident Population by Municipality 1930-1990; * US Census, estimate

2. Recent Population Change

Between 2010 and 2014, the population in Gloucester decreased from 64,634 to 64,356, a decrease of 278 people or 0.43%.

3. Population Density

In 2010, the population density in Gloucester Township was 2,779 people per square mile, which is more than Camden County's and State's population density overall.

Gloucester Township and Surrounding Municipalities Density Indicators			
	Square Miles	Population per sq mile	Housing units per sq mile
Gloucester	23.26	2,779	1,062
Camden County	227.29	2,260	901.7
New Jersey	8,722.58	1,195.49	483.2

Source: Calculated from U.S. Census Bureau, 2010 Census data

4. Age of Population

The table below provides a breakdown of Gloucester's population by age cohorts and gender in 2010. The largest age cohort is the 45-54 years of age bracket, with 15.4% of the total population. This is consistent with the Township's median age of 39 years. The second largest age cohort is the 5-14, with 13.9% of the population. The Township has an equally diverse range of ages and should continue to accommodate and plan for this diverse population.

Gloucester Township Summary Population Characteristics 2010		
	Number of People	% of Total
Male	31,545	49.0%
Female	32,811	51.0%
Total	64,356	100.0
Under 5	3,237	5.0%
5 – 14	8,961	13.9%
15 – 24	8,716	13.5%
25 – 34	8,375	13.0%
35 - 44	8,784	13.6%
45 - 54	9,913	15.4%
55 - 64	8,552	13.3%
65+	7,818	12.1%
Median Age	39	N/A

Source: U.S. Census Bureau, 2010 Census

5. Household Characteristics

The next table includes family and household characteristics of the Township. In 2010, there were 23,566 households and 16,865 families in Gloucester with an average of 2.73 persons per household. The table below indicates that Gloucester is comprised of a majority of husband-wife households (52.4%) with the second largest household type being non-family householders at 28.4%.

	Number of Households	Percent
Family Households	16,865	71.6
Husband-Wife Family	12,357	52.4
with children	5,464	23.2
Male Householder, no wife	1,193	5.1
Female householder, no husband	3,315	14.1
Non Family Households	6,701	28.4
Male living alone	2,269	9.6
Female living alone	3,111	13.2
Total Households	23,566	100

Source: U.S. Census Bureau, 2010 Census DP-1

6. Income Level & Poverty Status

The 2010 Census data has not yet been released for income and poverty, as is the case for many of the other demographic census information herein. Therefore, five-year American Community Survey (ACS) estimates were relied upon. Gloucester has higher percentages of households in higher income brackets than the County overall. The Township had a 2014 household median income of $72,699, compared with the Camden County household median income of $80,892. 6.1% percent of Gloucester's families had household incomes below the federal poverty level, compared with 10.4% in the County.

Council on Affordable Housing (COAH) regulations define low income (those earning up to 50% of the median household income for the region) and moderate income households (those earning from more than 50% to 80% of the median household income for the region). The figures are adjusted for household size and the municipality's geographic location since cost of living differs among regions.

Gloucester is located within Region Five, which includes Gloucester, Gloucester and Burlington Counties. The 2014 income guidelines for Region Five (based on household size) range from $45,640.00 (one person household) to $65,200.00 (four person household) for the upper limits of what is considered moderate income; and $28,525.00 (one person household) to $40,750.00 (eight person household) for the upper limit of what is considered low income. Median 2014 income for the region ranges from $57,050 to $81,500.

Gloucester Township 2014 Household Income						
	Gloucester Township		Camden County		New Jersey	
	Households	Gloucester %	Households	Camden County %	Households	State %
Less than $10,000	1,082	4.7	13,548	7.2	167,356	5.3%
10,000 - 14,999	658	2.9	8,993	4.8	126,043	4.0%
15,000 - 24,999	1,927	8.3	17,557	9.4	251,596	7.9%
25,000 - 34,999	1,707	7.4	15,808	8.4	250,896	7.9%
35,000 - 49,999	2,603	11.3	21,690	11.6	354,166	11.2%
50,000 - 74,999	3,942	17.1	31,558	16.9	537,687	16.9%
75,000 - 99,999	3,889	16.8	24,867	13.3	428,486	13.5%
100,000 - 149,999	4,385	19.0	30,724	16.4	548,970	17.3%
150,000 - 199,999	1,756	7.6	12,528	6.7	248,860	7.8%
200,000 +	1,136	4.9	9,848	5.3	262,009	8.2%

Source: U.S. Census Bureau, 2010 American Community Survey 5-year Estimates

	Gloucester Township 2014 Income Levels		
	Gloucester Township	Camden County	New Jersey
Median Household Income	$72,699	$61,842	$69,811
Median Family Income	$84,642	$76,671	$84,904
Poverty Status (Percent of people)	8.0%	13%	9.1
Poverty Status (Percent of families)	6.1%	10.4%	6.7

Source: U.S. Census Bureau, 2010 American Community Survey 5-year Estimates

7. Employment Status of Residents

Of the 51,481 estimated residents aged sixteen and over in 2014, 36,513 were in the labor force (70.9%). Just under 9.5 percent of the labor force was listed as unemployed in the 2014 ACS. The mean travel time to work for Township residents is 30.9 minutes.

The employment data included in the US Census for the Gloucester Township residents provides a picture of what types of work Township residents are involved in, but does not indicate where those jobs are located. As indicated in the table below, the most significant employment activities of the employed residents are Educational, Health and Social Services with 24.7%, followed by retail trade with 12.6% and Professional, Scientific, Management, Administrative, and Waste Management Services with 11.3%.

	Gloucester	
Industry Code	Jobs	%
1 Agriculture, Forestry, Fisheries & Mining	22	0.1
2 Construction	2,073	6.3
3 Manufacturing	1,784	5.4
4 Wholesale Trade	1,005	3.0
5 Retail Trade	4,163	12.6
6 Transportation, Warehousing, Utilities	2,392	7.3
7 Information	736	2.2
8 Finance, Insurance, Real Estate, Rental	2,459	7.5
9 Prof., Sci., Mgmt., Admin Services	3,728	11.3
10 Educ. Health, Social Services	8,152	24.7
11 Arts, Entertainment, Recreation, Food	2,937	8.9
12 Other Services	1,620	4.9
13 Public Administration	1,916	5.8

Source: U.S. Census Bureau, 2010 American Community Survey 5-year

Occupation of Gloucester Residents			
	# Persons	% GT	% Camden County
Management, Professional. & Related	12,894	39.1	38.4
Service	5,292	16.0	17.3
Sales and Office	9,383	28.4	26.3
Natural resources, Construction & Maintenance	2,655	8.0	7.1
Production, Transp. & Material Moving	2,763	8.4	10.9
Total	**32,987**	**100**	**100**

Source: U.S. Census Bureau, 2010 American Community Survey 5-year

C. EMPLOYMENT

An analysis of the existing and probable future employment characteristics of the municipality.

1. Local In-Place Employment

New Jersey's Department of Labor and Workforce Development is the organization that reports on employment and wages within the state. The latest municipal level report was completed in 2014. According to the data, there were and annual average of 5,438 private sector jobs within Gloucester Township.

The manufacturing sector was the largest employer in the Township, providing an average of 965 jobs. The local government sector provides another 2,927 jobs in the Township. The table above breaks down the data on each industry sector, although these are the jobs that the residents of the Township have, these are not necessarily located within the Township.

2. Employment Trends and Outlook

The Delaware Valley Regional Planning Commission publishes employment projections. Employment in Gloucester Township is expected to rise through 2040, with a 7.6% increase.

Gloucester Township, DVRPC Projected Employment									
Year	2010	2015	2020	2025	2030	2035	2040	Change 2005-35	% change
Projected Employment	17,277	17,339	17,517	17,935	18,352	18,530	18,592	1,315	7.6%

Source: DVRPC 2040 Employment Forecasts, 2010-2040

D. PROJECTED HOUSING STOCK

A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

Residential growth in Gloucester has decreased since 2000. Since 2007 through 2014, growth has dropped off steeply.

Historic Trend of Certificates of Occupancy and Demolition Permits															
	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14
COs Issued	256	272	132	156	206	134	143	28	10	4	13	1	1	1	0
Demolitions	4	4	7	5	4	2	0	1	0	0	0	0	0	0	0
Net	252	268	125	151	202	132	143	27	10	4	13	1	1	1	0

Source: New Jersey Construction Reporter and Municipal construction office records

E. FAIR SHARE OBLIGATION

A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.

1. Land Capacity

All portions of Gloucester Township are located in State Planning Area 1, with the exception of the County's Lakeland Complex, on the border with Washington and Deptford Townships in Gloucester County. The Lakeland Complex is in Planning Area 2.

2. Availability of Existing and Planned Infrastructure

Water and sewer infrastructure as well as other utilities such as potable water and natural gas services are readily available in the Township.

3. Appropriate Location for Affordable Housing

Existing land that is most appropriate for the construction of low and moderate income housing includes the following:

Existing structures appropriate for conversion to affordable housing include homes in foreclosure, which could be cost effective to purchase and convert to affordable housing.

As for structures suitable for rehabilitation, according to the Fair Share Housing Center there are 57 homes within the Township that are in need of a major system replacement (roof, electrical, plumbing, etc.)

III. Gloucester Township's Fair Share Plan

A. FAIR SHARE OBLIGATION

1. Contents of a Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

2. Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30% or less of the median gross household income. Gloucester Township is located in Region 5, which contains Burlington, Camden and Gloucester Counties.

Using the 2014 regional income limits, a four-person household moderate income is capped at $65,200. Two-person households could make up to $52,160 and be considered a moderate income household or earn up to $32,600 and be considered a low income household. See the table on the following page for greater detail.

2014 REGIONAL INCOME LIMITS FOR REGION 5				
	1 Person	2 Person	3 Person	4 Person
Median	$57,050.00	$65,200.00	$65,200.00	$81,500.00
Moderate	$45,640.00	$52,160.00	$52,160.00	$65,200.00
Low	$28,525.00	$32,600.00	$32,600.00	$40,750.00
Very Low	$17,115.00	$19,560.00	$19,560.00	$24,450.00

Source: http://nj.gov/dca/services/ips/hss/admin_files/incomelimits.pdf

1. Affordable Housing Obligations

The three components that must be addressed by this plan are (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation.

Gloucester Township Affordable Housing Obligations as outlined in ECONSULT SOLUTIONS May 16, 2016 Report	
Rehabilitation (Present Need)	117
Prior Round (1987 – 1999)	359
Third Round (Prospective Need 2015-2025)	120

Gloucester Township Affordable Housing Obligations as outlined in Fair Share Housing's Report dated July, 2016	
Rehabilitation (Present Need)	135
Prior Round (1987 – 1999)	359
Third Round (Prospective Need 1999-2025)	1,449

B. FAIR SHARE PLAN

The Township of Gloucester's Fair Share Plan proposes to meet its affordable housing obligations as follows:

1. Rehabilitation Obligation and Proposed Mechanisms

The Opinion issued by the Supreme Court of New Jersey on March 10, 2015 states that "the Appellate Division also approved a methodology for identifying substandard housing that used fewer surrogates [or indicators] to approximate the number of deficient or dilapidated housing units". The Order states that three indicators was not an abuse of discretion. The three indicators utilized are old and over-crowded units, homes with incomplete plumbing and housing units with incomplete kitchens.

The Township has relied upon the calculations as determined by the Fair Share Housing Center settlement agreement of 1,014 (30% of 1,449). The table below shows how the Rehabilitation Obligation was calculated by our expert. Fair Share Housing estimates the Township's rehabilitation requirement to be 135.

N.J.A.C. 5:93-5.2(g) and (h) requires $10,000 to be spent per unit and a six-year control on affordability for owner-occupied units Rental units are required to have ten-year controls on affordability. Additionally a major system must be repaired in order for a home to qualify as a credit. Section II of this report indicates the condition of houses from the most recently available census data.

Gloucester Township's prior round three plan (2008) identified 89 units that have been rehabilitated, leaving a balance of 28 units in need of rehabilitation. The current, Present Need rehabilitation number is 135 and will be addressed through funds in the Affordable Housing Trust Fund, or as an alternative, through participation in Camden County's rehabilitation program, which is administered with the use of CDBG and HOME funds.

1 The rules specifically require a minimum of $2,000 per unit to be spent on administration and $8,000 per unit to be spent on the rehabilitation activity, which totals at least $10,000.

2 A major system is defined by N.J.A.C. 5:93-5.2(b) as weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system.

2. Prior Round Obligation and Proposed Mechanisms

The Township of Gloucester previously received certification from COAH for its first and second round fair share plan and it has satisfied its 359 unit obligation from those rounds as follows:

1. Quail Ridge, an affordable family rental development with 40 units. A potential of 40 bonus credits will be utilized.

2. Revere Run, an affordable for-sale family development with 37 units.

3. Brittany Woods, an affordable family rental development with 29 units, and 29 bonus credits.

4. Valley Stream, an affordable for-sale development with 8 units.

5. Revere Run III has been constructed to be a 100% municipally sponsored family rental affordable housing project. 79 townhouse units are located within this development. A potential of 79 bonus credits exist for this site.

6. Gloucester Township Housing Authority Senior Campus I (Camden County Lakeland Campus Redevelopment) is an existing senior rental complex with 75 units.

7. 2 of the 24 units in the Multiple Sclerosis Association of America (MSAA) supportive housing facility. A potential bonus of 5 units is possible.

The total units from these development equal 270, 89 bonus credits from the family rental units. Two (2) units of the 24 units from MSAA will be utilized to reach the 359 unit obligation. The remaining MSSA units and bonuses are being carried over to Round III. All of these developments have already been constructed and approved by COAH.

3. Third Round Obligation (Prospective Need 1999-2025) and proposed mechanisms

As a result of mediation with the Court and Fair Share Housing, The Township has elected to utilize the following as the Township's affordable housing obligation:

Gloucester Township Affordable Housing Obligations	
Rehabilitation (Present Need)	135 (Kinsey July 2016 report)
Prior Round (1987 – 1999)	359
Third Round (Prospective Need 1999-2025)	1,014 (70% of 1,449)

Subject to its case management outcome, the Township reserves the right to revise the plan as proposed herein if it is determined by the Court that their unmet need including their third round obligation does not warrant the inclusionary housing numbers as submitted herein. The Township likewise reserves the right to request a vacant land adjustment should its case management via the Court's determine that it has a different 3rd Round obligation.

The Township has the following 648 affordable housing credits to apply to the Round 3 obligation, with the potential for 253 (25 % of 1014) bonus credits:

1. Franklin Square Senior Village, an affordable senior rental development with 224 units. A potential of 73 bonus credits are available. (.33 x 224 = 73)

2. Scenic Falls is a family rental development that has been constructed with 99 units. 99 bonus credits are available from this development.

3. Camden County Lakeland Complex Redevelopment. Phases II and III are approved but not yet built. This approved project included 150 senior rental units. The Township is proposing to allow for 100% supportive veteran housing on this location. This will tap into the other veteran housing communities within the Township and provide a valuable asset to the Township and its residents. This location is optimal for supportive housing because of its location within the County Health Complex. The Township will adopt a resolution of intent to bond in accordance with COAH's rule 5:93. The veteran community will include 20 very low income units and a potential of 150 bonus credits would be available, however they may not all be taken for Round Three. Appendix 5 contains the resolution of intent to bond.

4. Blackwood West (Southwind) Redevelopment Area is an approved but not yet built development with 100 family rental housing units. This approval is an inclusive 495 unit apartment/townhouse development. This was part of a court settlement agreement, Hill Creek, LLC vs. The Township of Gloucester and the Planning Board of the Township of Gloucester. The redevelopment plan court order for this project is attached in Appendix 6. The redevelopment plan will be amended to reflect the court order as it relates to the specific tract "Mingus Tract". Thirteen (13) of the units will be very low income units. 100 potential bonus credits are available. The redevelopment plan amendment ordinance draft is located in Appendix 7.

5. The remaining 22 of the 24 units in the Multiple Sclerosis Association of America (MSAA) supportive housing facility. A potential bonus of 7 units is possible.

6. Block 8401 Lot 12.02 (1495 Chews Landing Road) will be developed as an Inclusionary Apartment overlay zone, allowing for a maximum of 72 units (14 du/acre) with a 15% required affordable housing set aside. The zoning overlay would allow for a three story (with elevator) multi-family apartment complex. A zoning overlay will be adopted by the Township. This would create 11 affordable family rental units. A potential bonus of 3 may be utilized (.33 x 11 = 3.63). The apartment complex will include 1 very low income unit (.13x 11 = 1.43). The proposed zoning map, concept plan and overlay ordinance is included in Appendix 2.

   Gloucester Township has adopted the Neighborhood Rehabilitation Program, a Market to Affordable Program administered by the Gloucester Township Housing Authority to meet any deficit of the Round III obligation. This has been utilized via the NJ Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. The Township Code, as amended, will now allow the Township to identify abandoned properties, acquire them through a summary action, and develop a rehabilitation plan (together with the Housing Authority).The Township has many market rate apartments in the Borough that would be available for this program. The Gloucester Township Housing Authority (GTHA) will administer the program. To administer the program, the GTHA would prepare a list of all owners of market rate apartments in Gloucester Township together with the range of rents; prioritize the apartment owners who should initially be contacted about participation in the program; negotiate the buy-down subsidy that would result in each apartment being deed restricted for 30 years, with income eligible tenants and a regulated rent and insure that no more than 20 percent of the apartments in each complex are deed restricted. Funds from the Affordable Housing Trust Fund would go toward this program.

   The Township is working with the Housing Authority to coordinate an implementation schedule detailing the 174 affordable units that will be acquired and made affordable throughout Round 3. This schedule will be prepared within 9 months of the fairness hearing held by the by the Court in which the settlement agreement with FSHC is approved. The draft ordinance is located in Appendix 3. After said 9 month period is completed, the Township agrees to develop 15 properties by the end of a twelve month period starting on the day the Court issues an order approving the settlement agreement. After this, the number of units rehabilitated will increase through 2025. By the end of a twenty-four month period, starting on the day the Court issues an order approving the settlement agreement, a total of 45 units will be provided. A full implementation schedule through 2025 will be provided after the 9 month period of preparing for implementation of the program for the Housing Authority. This implementation schedule will also address how the very low, low, and moderate income housing obligations and bedroom distribution requirements will be satisfied through this program, recognizing that half of the units provided through this program must be for low-income households and 13-percent of the units must be affordable to very low income households. At a minimum, the implementation schedule will demonstrate that half of all 174 units required under this program will be made available to lower-income households by July 1, 2020, with the remainder to be made available to lower-income

households by July 1, 2024.

7. Gloucester will continue to maintain its development fee ordinances.

8. Other options can be explored in the future such as supportive and special needs housing and habitat for humanity houses.

4. Very Low Income Housing

In 2008, P.L. 2008, c. 46 was signed by the Governor, which made a number of changes to the affordable housing rules. In fact, it amended the Fair Housing Act (hereinafter "FHA") to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads:

The council shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304).

"Very low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Therefore, Gloucester's very-low income obligation is 13% of the affordable housing obligation not constructed as of 2008. As Gloucester Township had 453 affordable units constructed as of 2008, the Township's Round III very-low income obligation is calculated at 73 units. (1,014 unit obligation minus 453 units constructed as of 2008 = 561 units multiplied by 13% or 73 units).

5. Summary of Mechanisms and Credits

GLOUCESTER TOWNSHIP'S FAIR SHARE PLAN COMPONENT SUMMARY					
	TOTAL OBLIGATION	UNITS PROVIDED	BONUS CREDITS	TOTAL CREDITS	CARRY TO FUTURE ROUND
Rehabilitation	135	135[1]		135	0
Prior Round	359	270[2]		359	0
Rental (min rental obligation .25 x 359 = 90)	90	223[3]			
Senior (max senior .25 x 359 = 89)	89	75[4]			
Bonus Credits (Max 25% of Prior Round Obligation as 1 for 1 Family Rental Units)			89[5]		
Third Round (Prospective)	1,014	606[6]		859	0
Rental (min rental obligation .25 x 1,014 = 254)	254	363[7]			
Senior (max senior .25 x 1,014 = 253)	253	224[8]			
Low to Very Low (min obligation .50 x 1,014 = 507 Units)	507	507[9]			
Very Low (min very low (.13 x (1,014-453) = 73)	73	73[10]			
Bonus Credits (Max 25% of Round III Obligation as 1 for 1 Family Rental Units)			253[11]		86

1 Rehabilitation to be provided via County Rehabilitation Program or other funding.

2 Quail Ridge (40 family rental units), Revere Run (37 family for sale units), Brittany Woods (29 family rental units), Valley Stream (8 family for sale units), Revere Run III (79 family rental), MSSA (2 of 16 supportive housing units), and Camden County Lakeland - Phase I (75 senior rental units)

3 Quail Ridge (40 family rental units), Brittany Woods (29 family rental units), and Revere Run III (79 family rental), and Camden County Lakeland - Phase I (75 of 75 senior rental units)

4 Camden County Lakeland -Phase I (75 senior rental units)

5 Gloucester Township will be utilizing one bonus credit per family rental unit up to maximum of 25% of Prior Round Obligation or 89 Units maximum. 89 bonus credits are taken against 89 of the 148 family rental units which include Quail Ridge (40 family rental units), Brittany Woods (29 family rental units), and Revere Run III (79 family rental). It is noted that potential and currently unused bonus credits could exist against future round obligations for the remaining 59 family rental units at one bonus credit per family rental unit and for the MSSA (2 of 24 supportive housing units) and the Camden County Lakeland - Phase I (75 senior rental units) at 0.33 bonus credit for each alternative / supportive housing and senior rental units.

6 Franklin Square (224 senior rental units), Scenic Falls (99 family rental units), MSSA (22 of 24 supportive housing units), Camden County Lakeland -Phases II and III (150 veteran supportive rental units), Blackwood West (Southwind)(100 family rental), Block 8401 Lot 12.02 Inclusionary Apartment Overlay (11 family rental units).

7 Franklin Square (224 senior rental units), Scenic Falls (99 family rental units), Camden County Lakeland -Phases II and III (150 veteran supportive rental units), Blackwood West (Southwind) (100 family rental), Block 8401 Lot 12.02 Inclusionary Apartment Overlay (11 family rental units)

8 Camden County Lakeland Campus - Phases II and III (150 veteran supportive rental units)

9 50 % of Round III obligation of 1,014 Units or 507 units required to be very low income and low income units.

10 1,014 unit Round III obligation minus 453 units constructed as of 2008 = 561 units multiplied by 13% or 73 very low income units, with 50 % available to families. These units will be part of the 587 units yet to be constructed and/or will be accommodated within the Market to Affordable Neighborhood Rehabilitation Program.

11 Gloucester Township will be utilizing one bonus credit per family rental unit up to maximum of 25% of Round III Obligation or 253 Units. 253 bonus credits are taken against the 210 Round III family rental units which include Scenic Falls (99 family rental units), Blackwood West (Southwind)(100 family rental), and Procacci (11 family rental). 43 bonus credits will be utilized from the existing and proposed supportive and senior housing units as listed above. It is noted that potential and currently unused bonus credits could exist against future round obligations for any remaining family rental units at one bonus credit per family rental unit and for the MSSA (24 supportive housing units), Lakeland Phases II and III Veteran Redevelopment (150 veteran supportive rental units) and the Franklin Square (224 senior rental units) at 0.33 bonus credit for each senior rental and supportive housing units.

It is noted that Gloucester Township will be implementing a Market to Affordable Program called the Neighborhood Rehabilitation Program to provide additional affordable housing opportunities in the Township. The Market to Affordable Program will give specific attention to addressing the Township's Round III low and very low unit obligations.

6. Conclusion

Gloucester Township is a large and diverse community that will continue to grow in a planned and careful manner. The Township has already provided a large amount of affordable homes to its residents, and will continue to plan for responsible development in the future. It has always been Gloucester Township's intent to be inclusionary in its housing policies. Yet it is difficult to regulate our way out of an affordability problem that has its roots in larger market and societal forces. The Township has prepared a plan that provides opportunities for the provision of affordable housing, but its implementation will require cooperation among the Township, developers, Camden County and non-profit organizations.

The implementation schedule for the mechanisms that are proposed within Gloucester Township is subject to change according to the land development process, funding, developer schedules and issues that are beyond the control of the Township.

APPENDIX 1

ARTICLE X AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS

Land Development Ordinance

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ARTICLE X AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS

Section 1001. Affordable Housing Administration.

The Director of Community Development and Planning or designee shall administer the provisions of this Article.

Section 1002. Affordable Housing Required.

Any residential development, including those developments consisting in whole or in part of beds rather than dwelling units as the basis of density, shall set aside housing for persons of low and moderate income as defined in this Article in an y district where required. Unless otherwise stated, the minimum set aside shall be twenty percent (20%) of the total number of the units in the development. In assisted living facility developments, the set aside shall be a minimum of 5% of the total number of units of which at least half shall be affordable to persons of low income. Except on sites zoned to permit a residential density of 6 units per acre or greater, developments consisting solely of single family detached and/or duplex or two-family dwellings shall be exempt from these inclusionary requirements but shall pay an affordable housing fee pursuant to Article IX.

Section 1003. Household Income Limitations.

The incomes of low and moderate-income households occupying affordable housing shall not exceed the income limits as of January 1 of the current year. Income qualification and verification shall be determined as required in N.J.A.C. 5:93-9.1(b). Inclusionary developments shall be divided equally between households with low incomes and households with moderate incomes.

A. Median Income Determination. Median income by household size shall be established by a regional weighted average of the uncapped Section 8 income limits published by the U.S. Department of Housing and Urban Development pursuant to N.J.A.C. 5:93-7.4(b).

B. Affordable Housing Purchase or Rent . Low income housing units shall be reserved for households with a gross household income less than or equal to 50% of the median income as determined in §1002.A. Moderate income units shall be reserved for households with a gross household income more than 50% but 80% or less of the median income.

C. Assisted Living Facilities. Income determination and eligibility for assisted living facilities shall also comply with the New Jersey Housing and Mortgage Finance Agency's Assisted Living Underwriting Guidelines and Financing Policy, dated May 28, 1996, as it may be amended or superseded. The monthly fee for rent, meals, and basic services for the affordable units in the assisted living facility shall not exceed 80% of household income. For the purposes of this section, 62.5% of the fee shall be assumed to be for meals and basic services and 37.5% of the fee for rent.

Section 1004. Unit Limitations.

A. Type of Unit to be Provided . In any inclusionary development, at least 10% and no more than 20% of the required affordable units shall be efficiencies or one-bedroom dwellings, at least 30% of the required affordable units shall be two-bedroom dwellings and at least 20% of the required affordable units shall be three-bedroom dwellings, unless other wise excepted. For developments for senior citizens only, no two- or three-bedroom units shall be required. These provisions shall not apply to long term care, residential health care or assisted living facilities. The type of unit for the balance of the required affordable units shall be determined by the developer.

B. Size of Units . The minimum size of affordable housing units shall be as indicated in the following table:

Minimum Size of Affordable Housing Units.

Type of Unit	Minimum Size (gross square feet)
Efficiency	500
One-bedroom	600

Two-bedroom	750
Three-bedroom	900

C. Certificates of Occupancy . The following additional requirements for the issuance of certificates of occupancy shall apply to inclusionary developments:

1. The initial issuance of certificates of occupancy for market units shall be linked to the issuance of certificates of occupancy for affordable units. Prior to the issuance of the certificates of occupancy for market units, certificates of occupancy for affordable units shall be required in the following minimum ratios:

Required Percentage of Affordable to Market Units.

Percentage of Affordable Housing Units Completed	Percentage of Market Housing Units Completed
0%	25%
10%	25% + 1
50%	50%
75%	75%
100%	90%

1. Each unit of affordable housing shall require a certificate of occupancy, which shall become void upon a change of owner or tenant.

2. No certificate of occupancy shall be issued for a low and moderate income unit unless the provisions of N.J.A.C. 5:93-9.3 are met.

D. Unit Type and Household Size . The following housing type shall be used in determining affordability as it relates to household size:

Unit Type and Household Size.

Unit Size	Household Size (persons)
Efficiency	1
One-bedroom	1.5

Two-bedroom	3
Three-bedroom	4.5

E. Distribution of Low and Moderate Income Units. At least 50% of all units within each inclusionary development shall be affordable to low income households. At least 50% of all rental units shall be affordable to low income households. At least one-third ( ) of all units in each bedroom distribution shall be affordable to low income households.

F. Heating Source . Affordable housing units shall utilize the same type of heating source as market units.

G. Design and Unit Integration . The facade of an affordable housing unit shall be indistinguishable from those of market units in terms of the use of exterior materials, windows, doors, reveal, roof pitch, color, or other material. Affordable housing units shall be dispersed throughout an inclusionary development to the greatest extent possible.

H. Age-Restricted Units . The cumulative total of all low and moderate income units which are restricted by minimum age of adults may not exceed 25% of the Township's Calculated Need, as determined by the Housing Element of the Master Plan.

Section 1005. Initial Selling and Renting Determinations.

A. For Sale Household Limit . The affordable sales price shall be limited such that the sum of the monthly payments for principal; mortgage interest; mortgage insurance; real estate taxes; fire, theft, and liability insurance; and homeowner, condominium, or cooperative association dues or fees, if applicable, shall not exceed twenty-eight percent (28%) of the gross monthly income for low or moderate income families as set forth in N.J.A.C. 5:93-7.4(e). A 5% down payment, and a 30 year term, fixed annual percentage rate mortgage shall be used in the calculation. In calculating the monthly mortgage payment, the rate of interest as approved by the affordable housing program administrator shall be utilized.

B. Rental Household Limit . The monthly gross rental cost, including an allowance for utilities, of an affordable housing unit shall be limited such that the monthly payment shall not exceed 30% of the gross monthly income for low or moderate income households based on household size as set forth in N.J.A.C. 5:93-7.4(a). The utility allowance shall be consistent with the utility allowance approved by the U.S. Department of Housing and Urban Development for in use in New Jersey.

C. Average Selling or Renting Price . For the initial occupancy, the maximum average rent and sales price of low and moderate income units within each inclusionary development shall be affordable to households earning 57.5% or less of median income.

D. Additional For Sale Housing Requirements .

1. Pricing stratification. At least two different purchase prices for affordable units shall be established for low income buyers and at least three different purchase prices for moderate income buyers to achieve the average selling price required.

2. Initial selling procedures shall be as required under N.J.A.C. 5:93-9.16.

3. Master deeds of inclusionary developments shall regulate homeowner, condominium, or cooperative fees, and special assessments paid by low and moderate income buyers to at least one-third ( ) of the amount paid by market unit purchasers. The actual percentage set in the master deed may not be changed without approval by the Department of Community Development and Planning and COAH pursuant to N.J.A.C. 5:93-7.4(e).

E. Additional Rental Housing Requirements .

1. Pricing Stratification. One rent shall be established for each bedroom type affordable to a low income household; and another to a moderate income household, to achieve the average rental price required.

2. Initial renting procedures shall be as required under N.J.A.C. 5:93-9.16.

Section 1006. Controls on Affordability.

A. Deed Restrictions.

1. Any affordable housing unit shall be deed restricted, and the deed shall also run through the municipality, such that any designated low-income household unit or moderate-income household unit shall remain affordable to the occupants within the income limits established by this Article for a period not less than 99 years for units offered for sale and 99 years offered for rent. Such deed restriction shall limit the units offered for sale and units offered for rental but shall not be construed as limiting ownership of any affordable housing unit by a municipally designated nonprofit housing agency. The deed restriction shall take the form adopted by the Council on Affordable Housing and from which it may be amended from time to time. Units which were initially sold shall not be rented without the prior approval of the Department of Community Development and Planning.

2. Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to controls on occupancy by low and moderate income households for a period not less than 6 years. Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to controls on occupancy by a low and moderate income households for a period not less than 10 years.

3. Accessory apartments, when designated for affordable housing, shall be subject to controls on occupancy for a period of not less than 20 years; however, if the unit is included as a rental bonus unit, the period of affordability control shall not be less than 30 years.

4. Deed restrictions on affordable housing units shall include options for purchase for the first non-exempt sale after controls on affordability have been placed pursuant to N.J.A.C. 5:93-9.5 through -9.8. Municipal procedures for the rejection of such repayment options shall be as required in N.J.A.C. 5:93-9.9.

B. Procedures for Resale . The following procedures shall be used for the resale of any affordable housing unit:

1. Notification of intent to sell. Owners of affordable housing units shall notify the Department of Community Development and Planning of their intention to sell. The Department of Community Development and Planning shall monitor compliance with the provisions of this Article and shall determine the eligibility of prospective buyers. In the event that no eligible buyer enters into a contract of sale for the unit within one hundred eighty (180) days of the notification of intention to sell, the Office of Housing and Redevelopment shall have the option to purchase the affordable unit for the maximum price permitted based on the regional increase in the median income as defined by the U.S. Department of Housing and Urban Development or other recognized standard as adopted by the New Jersey Council on Affordable Housing. In the event that the option to purchase is not exercised by the Office of Housing and Redevelopment, the seller may apply to the Department of Community Development and Planning for permission to sell the unit to a non eligible household at the maximum price permitted pursuant to this Article. The seller shall document efforts to sell the unit to an income eligible household.

2. In reviewing the request for permission to sell, the Department of Community Development and Planning shall consider the specific reasons for any delay in selling the housing unit and the hardship to the seller in

continuing to offer the affordable unit to an income eligible household. The inability to sell the unit for the maximum permitted resale price shall not, in itself, be considered an appropriate reason for allowing a housing unit to be sold to a non-eligible household.

3. In the event that the application to sell to a non-eligible household is approved, the seller may sell an affordable housing unit designated for a low-income household to a moderate-income household and a designated moderate-income unit to households with incomes exceeding 80% of the median. In no case shall the seller be permitted to receive more than the maximum price permitted under this Article for allowable increasing in selling price and eligible capital improvements. Any excess money derived from such an illegal sale shall revert to the Department of Community Development and Planning and shall be placed in an affordable housing trust fund pursuant to N.J.A.C. 5:93-8.14. The sale of an affordable housing unit in these circumstances shall not eliminate the deed restriction on affordability and any further sale shall be subject fully to the terms of this Article.

C. Affordable Housing Price Increase . The price of an owner-occupied housing unit and the rents of affordable housing units may increase annually as issued by COAH based upon the percentage increase in median income for the Philadelphia PMSA region as determined by the Council on Affordable Housing. In no event shall the maximum resale price established by the affordable housing program administrator be lower than the last recorded purchase price.

D. Eligible Capital Improvements.

E. Effect of Foreclosure on Resale . A judgment of foreclosure or a deed in lieu of foreclosure by a financial institution regulated by state and/or federal law or to a lender on the secondary mortgage market shall remove the restrictions required of this Article, provided that the owner of the affordable housing unit is obligated to pay to the Department of

Community Development and Planning any excess funds generated by the difference in the maximum selling price at the time of foreclosure and the amount necessary to retire the debt to the financial institution, including any foreclosure costs. The affordable housing program administrator shall be notified of any foreclosure proceedings and the Township may, upon such notification, purchase the affordable housing or pass the option to the Department of Community Affairs, the New Jersey Housing Mortgage Finance Agency, or a designated non-profit entity to purchase the unit at the maximum selling price and maintain it as an affordable unit.

Section 1007. Affirmative Marketing.

A. Marketing Plan Required . The developer of an inclusionary development shall submit, for approval by the affordable housing program administrator, a program for the affirmative marketing, screening, and selection of occupants of the low and moderate income units. This plan shall conform to the requirements of N.J.A.C. 5:93-11.

B. Developer Responsibility . The developer of the inclusionary housing development shall be responsible for the following:

1. The initial selling and rental price calculations;

2. Affirmative marketing requirements; and

3. Qualification of buyers or renters upon approval by the affordable housing program administrator pursuant to N.J.A.C. 5:93-9 et seq.

C. Minimum Marketing. At a minimum the availability of housing low/moderate income families shall be made known to a variety of public and private groups and shall be advertised in appropriate ways throughout the municipality's housing region.

D. Department of Community Development and Planning Approval. The developer will submit the

marketing plan to the Department of Community Development and Planning at least 45 days prior to the advertising of the availability of the units. The Department of Community Development and Planning will approve or modify the plan within 30 working days of receipt of the plan.

Section 1008. Applicant Selection Process.

A. Eligibility Requirements. Prospective purchasers or renters shall be eligible low or moderate income families.

B. Residency Preference . Among those determined to be eligible for affordable housing, the following preferences shall apply:

1. Eligible persons residing within the Township will have preference over those that do not reside in the Township for affordable units constructed to address all or part of the rehabilitation obligation.* amended by O-04-27, 9/27/04

2. Persons that live or work within the East Central Housing Region shall have preference over those that live or work in another housing region.

C. Referral List . At the time when all units in any category (e.g., efficiency; one, two or three bedroom units) for low or moderate income families having been sold or rented, the Department of Community Development and Planning shall establish a referral list for the purchase or rental as the units become available in the future.

D. Recertification. The Department of Community Development and Planning shall submit policy and procedure changes to the Township Council including procedures on recertification of families on the referral list to insure the list remains current and families on the list are qualified for the units for which they applied.

E. Consideration of Household Size in Eligibility . Household size may be a factor in determining the

eligibility of the household for a particular unit. In no event shall a household qualify for a unit with more than one bedroom in excess of minimum number of bedrooms required.

Section 1009. Application Procedures.

A. Application Procedure-Initial Sales and Initial Rental . The developer will provide applicants with application forms approved by the Department of Community Development and Planning. Applicants will return the completed forms to the developer for the units desired. Forms must be filled out completely. Knowingly or intentionally making any false statements in a form shall be grounds for disqualifying an applicant, even if the applicant otherwise meets the requirements of this section. Those applicants, who after the necessary income and other checks by the developer, are found to meet the criteria will, prior to the sale or rental of the unit, have their applications and completed authorization to release financial information form, where applicable, sent by the developer to the Department of Community Development and Planning for certification. Those applicants who do not meet the criteria, have not submitted a completed application, or for whom no unit is available will be so notified by the developer. Copies of these notifications will be sent to the Department of Community Development and Planning. Those applicants who meet the criteria but for whom there is no unit available will be contacted by the Department of Community Development and Planning to determine if they wish to be placed on the eligible referral list. The developer will upon request of the Department of Community Development and Planning make all applications and inquiries available for review.

B. Application Procedure-Resale and Re-rental. Applicants will pick up forms from the Department of Community Development and Planning. Applicants will return the completed forms for the units desired to the Department of Community Development and Planning for review to determine eligibility based on the criteria and priorities set forth by the COAH and this section. Applicants will be notified as to their eligibility and/or placement on the referral list.

Forms must be filled out completely. Knowingly or intentionally making any false statement in a form shall be grounds for disqualifying an applicant, even if the applicant otherwise meets the requirements of this section.

Section 1010. Inspection for Resale.

The Construction Code Official shall inspect the available affordable resale unit for code violation(s). The inspector shall submit in writing to the owner and the Department of Community Development and Planning a listing of the violation(s). The estimated cost of the repairs not completed by the owner prior to resale shall be deducted from the resale price. The cost of repairs not undertaken by the owner will be determined by estimator(s) and/or contractor(s) supplied by the Department of Community Development and Planning and charged back to the seller.

Section 1011. Exempt Transactions.

A. The following transactions shall be deemed "non-sales" for purposes of these regulations and the owner receiving title by virtue of any of the following transactions shall be entitled to a statement of exemption to the owner receiving title by virtue of any of the following transactions:

1. Transfer of ownership of an affordable sales unit between husband and wife;

2. Transfer of ownership of an affordable sales unit between former spouses ordered as a result of a judicial decree of divorce (and not including sales to third parties);

3. Transfer of ownership of an affordable unit between family members as a result of inheritance;

4. Transfer of ownership of an affordable unit through an executor's deed to a Class A beneficiary;

5. Transfer of ownership of an affordable unit through an order of the Superior Court or other court, in a foreclosure proceeding or transfer in lieu of foreclosure after a foreclosure proceeding has commenced.

B. Except for the income level of the family acquiring title by an exempt transaction, the exempt transfer will not eliminate any restrictions set forth herein including, but not limited to, the unit remaining the prime resident and the requirement for resale to low and moderate income families as applicable and all such restrictions shall remain in effect following the exempt transfer except as stated in subsection -A.5.

C. Should a mortgagee acquire title pursuant to subsection -A.5 it may re-sell the unit to any family regardless of income with the municipality having the right of first refusal. The sales price to the municipality is the amount necessary to cure the foreclosure. This includes all principal and interest due to the mortgagee and other lien holders, repayment of equity to the owner prior to foreclosure and the costs of foreclosure. If the municipality does not purchase the unit, the mortgagee may sell the unit without any of the restrictions set forth in this section. The amount of the sale above that which is necessary to cure the foreclosure will be turned over to the municipality to be used for low and moderate income housing.

Section 1012. Occupancy Restriction.

Initial and subsequent owners of affordable housing units shall occupy the dwelling as their prime residence. Rental or subleasing of the affordable housing unit is expressly forbidden.

Section 1013. Violations of Article X Regulations.

In addition to any other penalties that may be assessed for the violation of any provision of this Ordinance, the interest of any owner of a sales unit or

renter of a rental unit may, at the option of the Department of Community Development and Planning, be subject to forfeiture in the event of substantial breach of any of the terms, restrictions and provisions of these regulations which remain uncured for a period of sixty (60) days after service of a written notice of violation upon the sales unit owner or renter that his or her interest may be subject to forfeiture if such infraction is not cured within sixty (60) days of receipt of the notice. The provisions of this section may be enforced by the Department of Community Development and Planning by court action seeking a judgment which would result in the termination of the owner's equity and other interests in the unit. Renters will be subject to eviction. These remedies are in addition to any other provided by law, or in a mortgage, condominium or other deed, lease, or other applicable property document.

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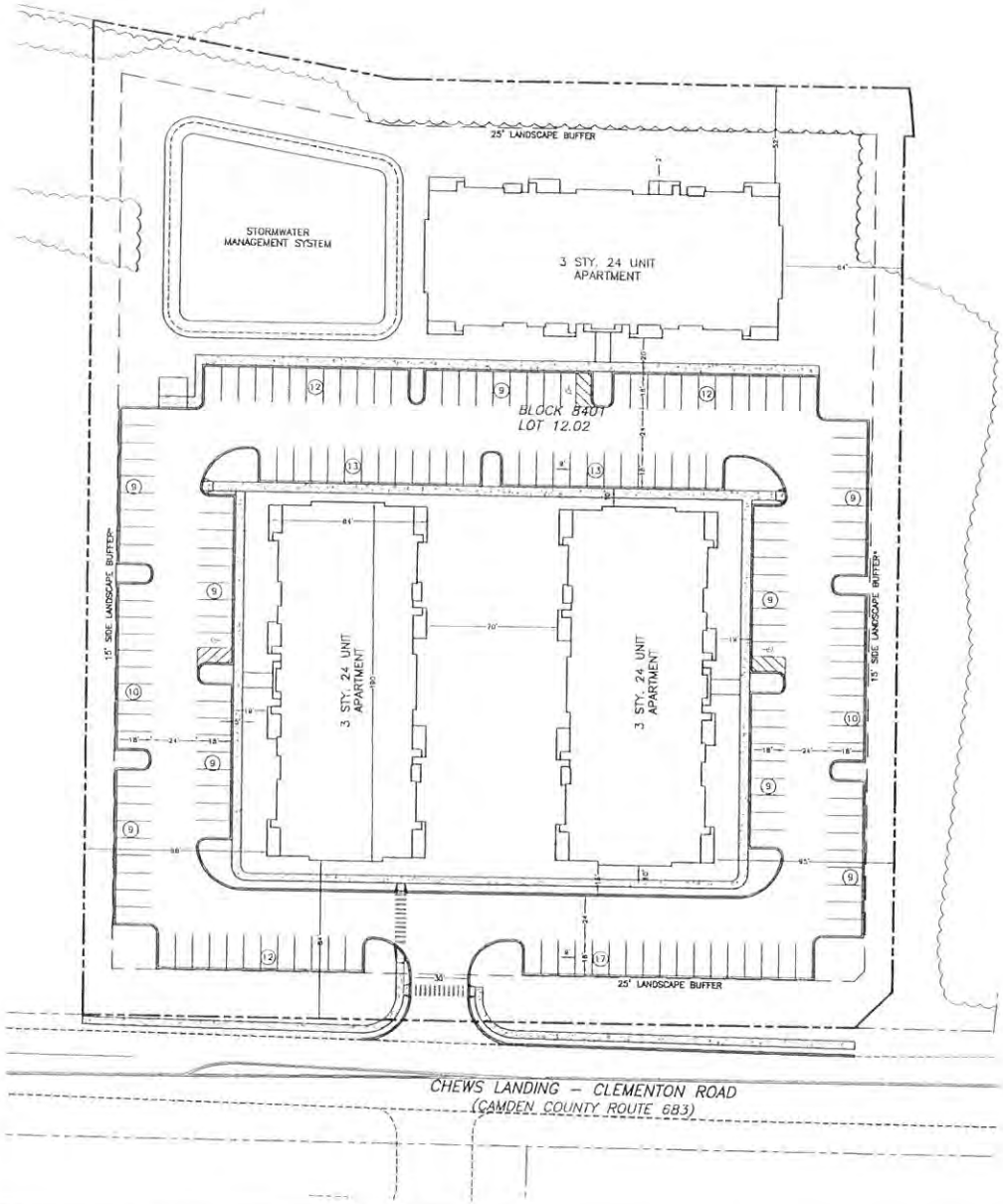
APPENDIX 2
CHEWS LANDING AFFORDABLE HOUSING OVERLAY AND CONCEPT PLAN



SITE DATA

1. PROPERTY IN QUESTION KNOWN AS PLATE B4, BLOCK 8401, LOT 12.02 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY.
2. PROPERTY IN QUESTION CONTAINS: 4.99 AC
3. PROPERTY IN QUESTION IS ZONED: SCR – SENIOR CITIZEN RESIDENTIAL
4. OWNER/APPLICANT: PROCACCI DEVELOPMENT COMPANY
   2384 TAUNTON BOULEVARD
   MEDFORD, NJ 08055
5. PREPARED BY: CONSULTING ENGINEER SERVICES
   645 BERLIN-CROSS KEYS ROAD, SUITE 1
   SICKLERVILLE, NEW JERSEY 08081
6. PRESENT LAND USE:
7. PROPOSED LAND USE: APARTMENTS
8. EXISTING LOTS : 1 PROPOSED LOTS: 1
9. OUTBOUND IS BASED UPON LATEST NJDEP GIS PARCEL DATA.
10. BASED ON REVIEW OF THE NJDEP GEOWEB MAPPING APPLICATION, NO WETLANDS ARE PRESENT ON SITE.
11. BULK REQUIREMENTS:

DESCRIPTION	PROPOSED
MINIMUM LOT SIZE	>2 ACRES
MINIMUM LOT FRONTAGE	>150 FT
MINIMUM LOT DEPTH	>300 FT
PRINCIPAL BUILDING SETBACK FROM LOT LINE	75 FT FROM STREET, 50 FT OTHERWISE
MAXIMUM HEIGHT	3 STORIES
MINIMUM DISTANCE FROM THE FRONT OF ANY BUILDING TO ANY OTHER BUILDING	>60 FT
MINIMUM DISTANCE FROM THE SIDE OF ANY BUILDING TO ANY OTHER BUILDING	>30 FT
MINIMUM DISTANCE FROM THE REAR OF ANY BUILDING TO ANY OTHER BUILDING	70 FT
MAXIMUM BUILDING COVERAGE	21%
MAXIMUM LOT COVERAGE	40%
MINIMUM OPEN SPACE	60%

PARKING REQUIREMENTS:
PROVIDED: 160 SPACES

LEGEND

- PROPERTY OUTBOUND
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- BLOCK 28 LOT 15 — EXISTING BLOCK NUMBER
- EXISTING LOT NUMBER
- EXISTING TREELINE
- PROPOSED TREELINE

GRAPHIC SCALE
0' 30' 60' 90'
SCALE: 1" = 30'

ERIK R. LITTLEHALES
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04312700

Rev.	Date	Description
	2/21/18	ADDED ADDITIONAL INFORMATION AND ZONING INFO
	03/07/11	REV TO REFLECT NEW LANDSCAPE BUFFER, REV TO 15' AND SIDEWALK BLOCK

CONCEPT PLAN 2

1495 CHEWS LANDING ROAD TRACT
PLATE B4, BLOCK 8401, LOT 12.02
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

PREPARED BY:
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
PHONE (856) 629-9460 FAX (856) 629-2446 EMAIL info@ces-1.com
COPYRIGHT OF CONSULTING ENGINEER SERVICES

Dwg. No. 1 of 1 | Date: 08/13/2010 | Scale: 1" = 30' | File No. 1-2756-2A | Drawn By: JRC

Building Perspective

Scale: Not to Scale

Proposed 3-Story Multi-family Building

Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

HOLLIDAY ARCHITECTS
Incorporated

SK-1

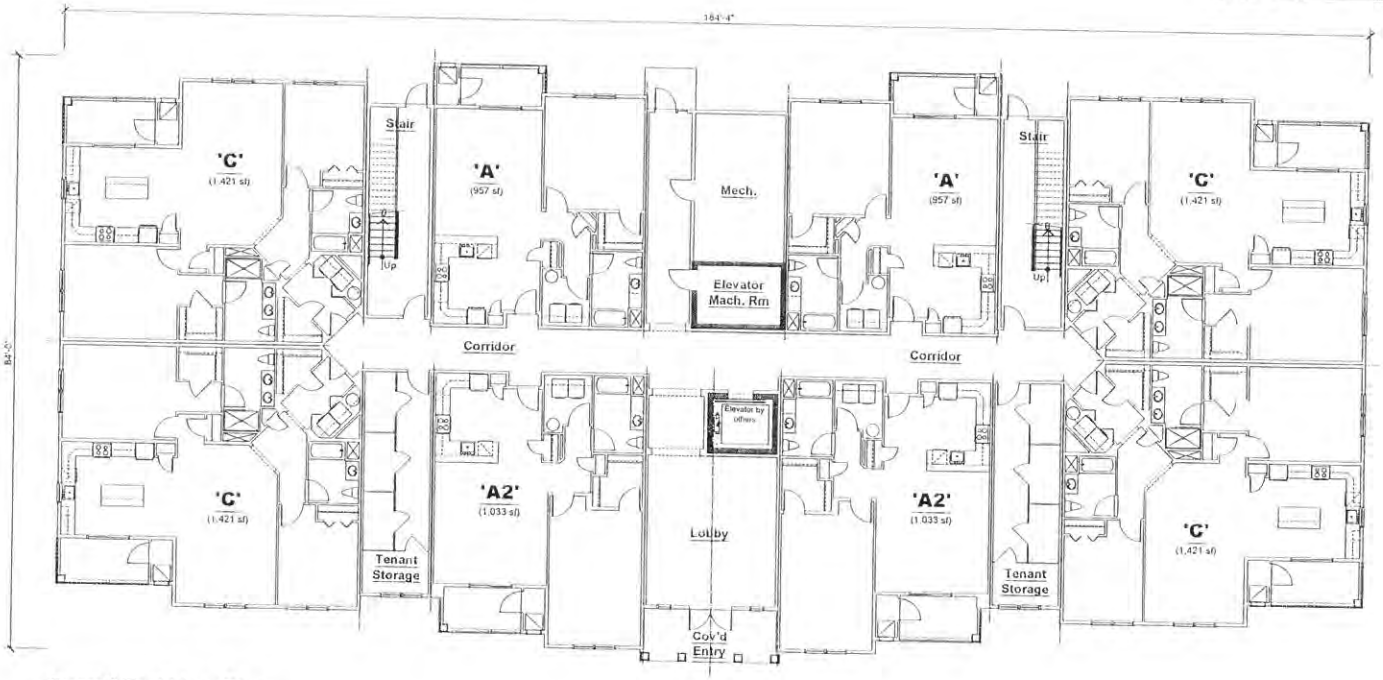
Project #: PDC-16007
February 6, 2017
February 14, 2017

1. BUILDING SQUARE FOOTAGE

	COMMON AREA SQ FTG	MECAHNICAL AREAS	UNIT SQ FTG (OVERALL GROSS)	TOTAL SQ FTG (BLDG GROSS)
FIRST LEVEL	2,760 3	424 5	10,457 8	13,642 6
SECOND LEVEL	2,539 8	0 0	11,103 0	13,642 8
THIRD LEVEL	2,124 5	0 0	11,103 0	13,227 5
TOTAL SQ FTG	7,424 4	424 5	32,663 8	40,512.7

2. DWELLING UNIT SQUARE FOOTAGE

	UNIT SQ FTG (NET)	BALCONY MECH RM	UNIT SQ FTG (GROSS)	TOTAL NO OF UNITS	NO OF BEDRM S	NO OF BATHS
UNIT 'A'	957 0	93 0	1,050 0	6	1	1
UNIT 'A2'	1,032 0	95 0	1,127 0	2	1	1
UNIT 'B'	1,353 0	95 0	1,448 0	4	2	2
UNIT 'C'	1,421 0	106 0	1,527 0	12	2	2
TOTAL NO. OF UNITS				**24**		



Overall First Floor Plan
Scale 1/8" = 1'-0"

Proposed 3-Story Multi-family Building
Chews Landing Apartments

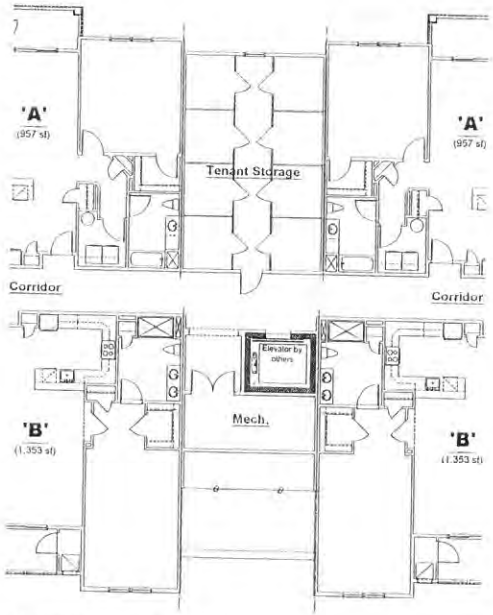
Gloucester Township
Camden County, New Jersey

PDC

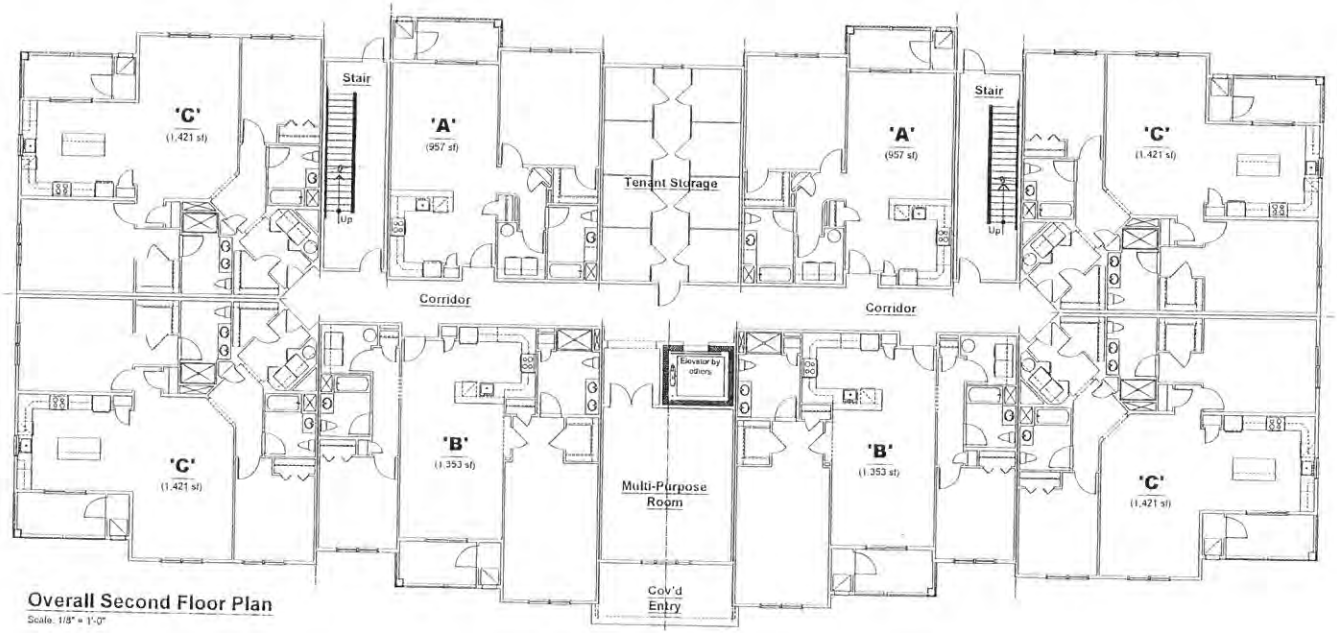
HOLLIDAY ARCHITECTS
Incorporated
Jackson Commons, Suite A-4
30 Jackson Road
Medford, NJ 08055
(609) 953 5313
FAX 609 953 5717

SK-2

Project #: PDC-16007
February 6, 2017
February 14, 2017



Partial Third Floor Plan
Scale: 1/8" = 1'-0"



Overall Second Floor Plan
Scale: 1/8" = 1'-0"

Proposed 3-Story Multi-family Building
Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

HOLLIDAY ARCHITECTS Incorporated

SK-3

Project #: PDC-16007
February 6, 2017
February 14, 2017

Unit Type 'A2'
Scale: 1/4" = 1'-0"

Unit Type 'A'
Scale: 1/4" = 1'-0"

Proposed 3-Story Multi-family Building
Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

HOLLIDAY ARCHITECTS Incorporated
Jackson Commons, Suite A-4
30 Jackson Road
Medford, NJ 08055
609.953.3373
FAX 609.953.3738

SK-4

Project #: PDC-16007
February 6, 2017
February 14, 2017

Unit Type 'C'
Scale: 1/4" = 1'-0"

Unit Type 'B'
Scale: 1/4" = 1'-0"

Proposed 3-Story Multi-family Building
Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

HOLLIDAY ARCHITECTS Incorporated

SK-5

Project #: PDC-16007
February 6, 2017
February 14, 2017

APPENDIX 3
DRAFT ORDINANCE - NEIGHBORHOOD REHABILITATION PROGRAM

TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF GLOUCESTER REGARDING THE NEW JERSEY ABANDONED PROPERTIES REHABILITATION ACT (N.J.S.A. 55:19-78 et seq.)

WHEREAS, the Township of Gloucester ("Township") contains properties which are deemed vacant and/or abandoned in whole or large part; and

WHEREAS, in many cases, the owners or responsible parties of the vacant and/or abandoned properties are neglectful of said properties, are not maintaining or securing them to adequate standards, or are not restoring them to productive use; and

WHEREAS, it has been found that vacant and/or abandoned properties cause severe harm to the health, safety and general welfare of the community, including diminution of neighboring property values, increased risk of fire, and potential increases in criminal activity and public health risks; and

WHEREAS, the Township finds that vacant and/or abandoned properties can lead to neighborhood decline and become unattractive nuisances causing the Township to incur significant costs in the form of staff time for code enforcement actions seeking to maintain and ensure the acceptable condition of these properties; and

WHEREAS, it is in the public interest for the Township to established certain criteria for determining abandoned properties in accordance with the New Jersey Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., in order to protect the health, safety and general welfare of the residents of the Township; and

WHEREAS, the Township desires to adopt this Ordinance amending the Code of the Township of Gloucester to set forth the procedures for the Township to acquire abandoned properties in need of rehabilitation and to develop a rehabilitation plan in accordance with the New Jersey Abandoned Properties Rehabilitation Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Gloucester, in the County of Camden and State of New Jersey, as follows:

SECTION 1

A new section [§_____] shall be added to the Code of the Township of Gloucester, entitled "Abandoned Properties and Rehabilitation," providing as follows:

[§_____] Abandoned Properties Rehabilitation Act

The Township of Gloucester hereby adopts the New Jersey Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq.

[§_____] Criteria for Determining Abandoned Properties

Pursuant to N.J.S.A. 55:19-81, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the [public officer] that:

a. The property is in need of rehabilitation in the reasonable judgment of the [public officer], and/or rehabilitation has taken place during that six month period;

b. Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months as of the date of a determination by the [public officer] pursuant to this section;

c. At least one installment of property tax remains unpaid and delinquent on that property of the date of the determination by the [public officer] pursuant to this section; or

d. The property has been determined to be a nuisance by the [public officer] in accordance with N.J.S.A. 55:19-82.

[§_____] Identification of Abandoned Properties

The [public officer] is directed to identify abandoned properties within the Township, place said properties on an abandoned property list to be established by the [public officer], and provide notices and carry out such other tasks as are required to effectuate an abandoned property list as provided by law. The [public officer] may add properties to the list at any time.

[§_____] Transfer of Possession and Control of Abandoned Property

Once a property is determined to be abandoned, a summary action by the Township may be filed in the Superior Court, County of Camden to transfer possession and control of said abandoned property in need of rehabilitation to the Township.

Once authorized by the Court, the Township may take possession and control of said property and develop a rehabilitation plan.

SECTION 2

Should any section, paragraph, sentence, clause or phrase of this Ordinance be 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.

SECTION 3

All Ordinances or parts of Ordinances inconsistent with this amending Ordinance are hereby repealed to the extent of their inconsistencies only.

SECTION 4

This Ordinance shall be in full force and take effect twenty (20) days after final passage and publication, as required by law.

APPROVED: _____

ADOPTED: _____

APPROVED: _____
DAVID R. MAYER, MAYOR

ATTEST: _____

APPENDIX 4
TOWNSHIP INTENT TO BOND

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN STATE, NEW JERSEY AFFIRMING THE TOWNSHIP OF GLOUCESTER'S COMMITMENT TO THE DEVELOPMENT OF SENIOR CAMPUS 2 & 3 TO BE LOCATED AT BLOCK 14102 LOT 17

WHEREAS. The Township Council did previously authorizing the signing of an agreement of sale for premises known as Block 14102 Lot 17, to Conifer Realty Group LLC, and

WHEREAS. The sale was intended for development of Senior Campus 2 & 3 as a 150 unit extension to the existing Senior Campus 1, and

WHEREAS. In anticipation of the completion of the contract and development of the 150 senior campus units by Conifer Realty Group LLC, the Township has included the intended 150 senior campus units as part of the Township's Housing Element and Fair Share Housing Plan compliance requirements, and

WHEREAS. The agreement of sale with Conifer Realty Group LLC contains contract performance contingencies on the purchasers receipt of necessary funding and development approvals, which if not received could result in contract termination and

WHEREAS. To assure the Township's commitment to the development and completion the 150 senior campus units, the Township has been requested, as part of the Township Housing Element and Fair Share Housing Plan, to affirm by resolution a commitment to fund, commence and complete senior campus 2 & 3, notwithstanding contract termination and release by Conifer Realty Group LLC.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the Township Council is committed to funding, commencement and completion of 150 units of Senior Campus 2 & 3, as provided in the Township's proposed Fair Housing Element and Fair Share Housing Plan.

DATED:

_____
COUNCIL PRESIDENT

ATTEST:

_____
TOWNSHIP CLERK

APPENDIX 5
DRAFT AMENDMENT - LAKELAND REDEVELOPMENT PLAN

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN STATE, NEW JERSEY AFFIRMING THE TOWNSHIP OF GLOUCESTER'S COMMITMENT TO THE DEVELOPMENT OF SENIOR CAMPUS 2 & 3 TO BE LOCATED AT BLOCK 14102 LOT 17

WHEREAS. The Township Council did previously authorizing the signing of an agreement of sale for premises known as Block 14102 Lot 17, to Conifer Realty Group LLC, and

WHEREAS. The sale was intended for development of Senior Campus 2 & 3 as a 150 unit extension to the existing Senior Campus 1, and

WHEREAS. In anticipation of the completion of the contract and development of the 150 senior campus units by Conifer Realty Group LLC, the Township has included the intended 150 senior campus units as part of the Township's Housing Element and Fair Share Housing Plan compliance requirements, and

WHEREAS. The agreement of sale with Conifer Realty Group LLC contains contract performance contingencies on the purchasers receipt of necessary funding and development approvals, which if not received could result in contract termination and

WHEREAS. To assure the Township's commitment to the development and completion the 150 senior campus units, the Township has been requested, as part of the Township Housing Element and Fair Share Housing Plan, to affirm by resolution a commitment to fund, commence and complete senior campus 2 & 3, notwithstanding contract termination and release by Conifer Realty Group LLC.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the Township Council is committed to funding, commencement and completion of 150 units of Senior Campus 2 & 3, as provided in the Township's proposed Fair Housing Element and Fair Share Housing Plan.

DATED:

_____
COUNCIL PRESIDENT

ATTEST:

_____
TOWNSHIP CLERK

APPENDIX 6
BLACKWOOD/SOUTHWINDS REDEVELOPMENT PLAN COURT ORDER

BISGAIER HOFF, LLC
2 Eastwick Drive - Suite 101
Gibbsboro, NJ 08026
(856) 784-1370
Richard J. Hoff, Jr., Esquire
Attorneys for Plaintiff

HILL CREEK, LLC, Plaintiff, vs. THE TOWNSHIP OF GLOUCESTER AND THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER, Defendants.	SUPERIOR COURT OF NEW JERSEY LAW DIVISION - CAMDEN COUNTY Docket No.: GLO-L-2428-08 P.W. CIVIL ACTION **ORDER OF DISMISSAL PURSUANT TO R. 4:37-1(b)**

THIS MATTER having been opened to the Court by Bisgaier Hoff, LLC attorneys for Plaintiff, Hill Creek, L.L.C. ("Plaintiff"), Richard J. Hoff, Jr., Esquire appearing, with the assent of Michael McKenna, attorney for Defendants, the Township of Gloucester and the Planning Board of the Township of Gloucester (the "Defendants"), and based upon the attached Agreement, consent of counsel and for good cause being shown:

IT IS on this _____ day of _____, 2010 determined that pursuant to: (a) the terms of the Settlement Agreement of Litigation entered into between the Plaintiff, Hill Creek, LLC, and Defendants, the Township of Gloucester and the Planning Board of the Township of Gloucester, a true and correct copy of which is attached hereto as Exhibit "1," which was

executed after public notice and a public hearing on the terms of such Settlement Agreement; and (b) the consent of the parties as evidenced by their undersigned counsel, all claims in this matter are dismissed with prejudice and without costs to any party pursuant to *R.* 4:37-1(a) of the New Jersey Rules of Court with the following clarifications: (1) at Whereas (3rd) on page 2 of the Settlement Agreement, the original reference to a reduced project size of a maximum of 483 units was a typographical error and has been appropriately revised to reflect the correct unit count of a maximum of 481 units. The Parties agree that the maximum unit count for the Project is 481 total units. (2) The effective date of the Settlement Agreement is December 23, 2009.

BY THE COURT:

FRANCIS J. ORLANDO, JR., A.J.S.C.

We hereby approve and consent to the form and contents of this Order.

BISGAIER HOFF, LLC, Attorneys for Plaintiff, Hill Creek, LLC, By: _____ Richard J. Hoff, Jr., Esq.	Michael McKenna, Esquire Attorneys for Defendants, the Township of Gloucester and the Planning Board of the Township of Gloucester By: _____ Michael McKenna, Esquire

SETTLEMENT AGREEMENT OF LITIGATION

***Hill Creek, Inc. v. Township of Gloucester and the Planning Board of the Township of Gloucester*, Docket No.: L-2428-08**

This Settlement Agreement of Litigation (this "Agreement") is entered into this of December, 2009 by and between Plaintiff, Hill Creek, ~~Inc.~~ LLC ("Hill Creek") with a business address of 39 Cooper Street, Woodbury, New Jersey 08096, New Jersey, and the Township of Gloucester (the "Township") with a business address of 1261 Chews Landing Road, Blackwood, New Jersey, 08012 and the Planning Board of the Township of Galloway (the "Planning Board") with a business address of 1261 Chews Landing Road, Blackwood, New Jersey, 08012. Hill Creek, the Township and the Planning Board are sometimes hereinafter individually referred to as "Party" and collectively as the "Parties."

W I T N E S S E T H:

WHEREAS (1st), Hill Creek is the owner of approximately 56.5 acres within the Township which property is identified on the tax maps of the Township as Block 10801, Lots 6 and 10, and Block 10899, Lots 1, 2 and 3 (collectively and hereinafter referred to as the "Property");

WHEREAS (2nd), on or about May 8, 2007 Hill Creek submitted an application for preliminary subdivision and site plan approval of the Property (the "Application")

WHEREAS (3rd), the Application originally sought the development of four hundred ninety (497) residential units (now reduced to 487), of which 100 units are reserved for low income and moderate income households in furtherance of the Township's constitutional obligations pursuant to *Southern Burlington Cty. N.A.A.C.P. v. Tp. of Mt. Laurel*, 67 *N.J.* 151 (1975) ("*Mount Laurel I*"), *Southern Burlington Cty. N.A.A.C.P. v. Tp. of Mt. Laurel*, 92 *N.J.* 158 (1983) ("*Mount Laurel II*") and the regulations of the New Jersey Council on Affordable Housing ("COAH") as well as stormwater management facilities, open space and recreation facilities, roadway improvements and other associated site improvements on the Property (the "Project");

WHEREAS (4th), during the review process for the Application, the Planning Board raised concerns relative to the sufficiency of the information presented in support of the Application and the Project's ability, as proposed, to maintain safe and sufficient circulation with the Project and goals of the Blackwood West redevelopment Plan;

WHEREAS (5th), at its June 10, 2008, hearing the Planning Board denied the Application (the "Denial");

WHEREAS (6th), the Plaintiff appealed the Planning Board's Denial (the "Litigation");

WHEREAS (7th), during the pendency of the Litigation, Hill Creek, and representatives of the Township and the Planning

Board have met to discuss a potential, collective resolution of the Litigation;

WHEREAS (8th), during such settlement discussions, Hill Creek and representatives of the Township and Planning Board developed a revised concept plan for Project that would allow Hill Creek to address the Planning Board's concerns (the "Revised Project");

WHEREAS (9th), the Parties, rather than proceed with potentially protracted and costly proceedings with respect to the Litigation have agreed to terms that will settle the Litigation;

NOW, THEREFORE, in consideration of the premises, terms and conditions set forth herein, intending to be legally bound hereby, the Parties agree as follows:

1. **Incorporation of Recitals.** The Parties incorporate the foregoing recitals as incorporated herein and made a part hereof.

2. **Purpose of Agreement.** The purpose of this Agreement is to allow for an amicable settlement of the Litigation. In order to accomplish the foregoing objectives, the Parties further define their rights and obligations as follows:

3. **Obligations of the Hill Creek.** Hill Creek, through execution of this Agreement, agrees to perform the following:

a. **Presentation of Revised Project.** Within one hundred twenty (120) days of the Court's approval of this Agreement,

Hill Creek shall submit a preliminary major subdivision and major site plan application for the Revised Project (the "Amended Application"). The Amended Application shall be in the form generally consistent with the concept plan attached hereto as Exhibit "A," but in no event shall the Amended Application propose more than three hundred eighty one (381) market rate, residential units and shall maintain at least a 100 foot (100') buffer between the buildings within the Revised Project and existing single family dwellings located on East Court and West Court. In submitting the Revised Application, Hill Creek shall be entitled to rely on the information, reports and/or documents submitted in support of the Application to the extent that such information, reports and/or documents remain applicable to the Revised Project.

b. **Construction of Affordable Housing Units on the Property**. Hill Creek has agreed, as part of the Revised Project to construct up to one hundred (100) units, which units shall be reserved for family low income and moderate income households as such households are defined by COAH regulations (the "Affordable Units"). The Affordable Units are to be located in the area generally depicted at Exhibit "A." Hill Creek agrees to maintain the Affordable Units as rental units, in accordance with the Uniform Housing Affordability Controls, *N.J.A.C.* 5:80-26.1 and the regulations of the New Jersey Council on Affordable Housing, *N.J.A.C.* 5:96-1 *et seq.*, N.J.A.C. 5:97-1 *et seq.* (collectively "COAH Regulations"). It is understood by the Parties that the current land use regulations for the Property do not permit, by right, the construction of one hundred (100) Affordable nonage-restricted Units on the Property, but would only allow for the construction of seventy six (76) Affordable family nonage-restricted Units. As such, the Amended Application shall propose the construction of seventy six (76)

Affordable Units. However, if the Township adopts the redevelopment amendment contemplated by Section 4(a), below, to allow for the construction of additional Affordable Units on the Property, Hill Creek agrees to submit an amended application to allow for the approval of not more than one hundred (100) Affordable Units on the Property.

c. **Submission of Additional Information with Revised Application.** So as to address the Planning Board's concerns relative to the sufficiency of information presented with the Application, Hill Creek agrees that the Amended Application shall include, at a minimum, sufficient information to address the following areas of Planning Board concerns and/or provide additional information related to:

i. Additional Soil borings at proposed pond areas;

ii. Curb Radii throughout Revised Project;

iii. Sight triangles;

iv. Traffic circulation plan;

v. Horizontal curves throughout Revised Project;

vi. Parking schedule;

vii. Bedroom count;

viii. Club House parking;

ix. On Street parking;

x. Garage Door design;

xi. Parking Covenants;

xii. Drainage calculation data;

xiii. Perched water table;

xiv. Basin bottom;

xv. Access to basin No. 9;

xvi. Wingwall construction detail;

xvii. Basin # 1 design;

xviii. Basin infiltration;

xix. Stormwater design calculations;

xx. Revised stormwater management design and details;

xxi. Drainage swales to be noted on plans;

xxii. Retaining walls details with final construction details to be submitted at time of final;

xxiii. Spot elevation clarification;

xxiv. Address concerns of and/or meet with the fire marshall; and

xxv. Lighting details to be provided.

d. **Withdrawal of COAH Objection.** Within forty-five (45) days of the Planning Board's approval of the Amended Application, Hill Creek shall withdraw its previously submitted objection to the Township's Affordable Housing Compliance Plan currently pending before COAH.

4. **Obligations of the Planning Board.** The Planning Board, through execution of this Agreement, agrees to perform the following:

a. Consideration of the Amended Application. The Planning Board, through execution of this Agreement, agrees that within sixty (60) days of receipt of the Amended Application, it shall schedule the Amended Application for a public hearing. In the event that the Amended Application cannot be concluded in one (1) evening, the Planning Board agrees to continue the Amended Application at the next public meeting, listing the

Amended Application as first on the Planning Board's agenda. The Planning Board further agrees to consider all variances and waivers that may be necessary to allow for the approval of the Amended Agreement as contemplated by the concept plan depicted at Exhibit "A." The Planning Board further agrees to waive all Application fees associated within the Amended Application. The review fees in connection with the Amended Application shall comply with the provisions of N.J.S.A. 40:55D-53.2(e).

5. **Obligation of the Township.** The Township, through execution of this Agreement, agrees to perform the following:

a. **Amended Redevelopment Plan to Accommodate Additional Affordable Units.** The Township agrees to cooperate with Hill Creek and the Planning Board in facilitating the terms of this Agreement, including, but not limited to considering a revision to the redevelopment plan for the Property to allow for the construction of one hundred (100) Affordable Units. If, within ninety (90) days of the date of this Agreement, the Township has failed/refused to adopt a revision to the current redevelopment plan to allow for the construction of one hundred (100) Affordable Units on the Property, Hill Creek shall have no continuing obligation to construct one hundred (100) Affordable Units and the Township recognizes and agrees that the extent of Hill Creek's obligation to construction Affordable Units shall be limited to the seventy six (76) units currently required by the redevelopment plan for the Property.

6. **Captions.** Captions and titles to this Agreement are inserted for the purposes of convenience and reference only, and are in no way to be construed as limiting or modifying the scope and intent of the various purposes and substantive provisions of this Agreement.

7. **Cooperation**. The Parties expressly agree to cooperate with each other in order to effectuate and carry out the purposes of this Agreement.

8. **Entire Agreement**. This Agreement, including its prefatory statements, background recitals and exhibits, constitutes the entire Agreement between the Parties with respect to the resolution of the portion of the Litigation involving the Parties. No representative, agent or employee of any Party has been authorized to make any representations and/or promises that are not contained herein or to otherwise modify, amend, vary or alter the terms hereof except as stated herein. No modifications, amendments, variations or alterations shall be binding unless reduced to writing and signed by the Parties.

9. **Validity**. In the event that any provision of this Agreement shall be held to be invalid, unenforceable or void, the Parties shall, within thirty (30) days of such determination, attempt to restructure this Agreement consistent with its underlying intent and resubmit the same for the Court's review and approval.

10. **Construction**. This Agreement shall be construed, governed and enforced in accordance with the laws of the State of New Jersey. Jurisdiction with respect to any litigation related to this Agreement by way of enforcement or post-judgment relief shall exclusively be in the Superior Court of New Jersey

for Camden County. Service of any complaint, motion or judgment enforcement proceedings may be affected consistent with the terms hereof for the delivery of notices. The Parties hereby consent to service of process in such manner and waive any other service of process. Process may be affected by written notice pursuant to the terms hereof for notices. The Parties expressly waive a trial by jury in any such litigation or proceedings.

11. Parties Bound and Assignment. The Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

12. Notice by and Among the Parties. All notices required under this Agreement shall be in writing and shall be given by facsimile or by certified mail, return receipt requested, or by Fedex, UPS or a similarly recognized receipted overnight delivery service. All notices shall be deemed received upon the date of delivery which is set forth in the mailing certifications or receipts used, and all times for performance based upon such notices shall be from the date set forth in such proof of delivery. The persons and entities to receive notice shall be as follows or to any successor designated by the respective recipient:

To: Hill Creek, ~~Inc.~~ LLC
Attn.: James Joyce
ADDRESS 2515 Boston St. #1206
Baltimore, MD 21224

With Copies to:

Richard J. Hoff, Jr., Esquire
Flaster/Greenberg P.C.
1810 Chapel Avenue West
Cherry Hill, NJ 08002

To: Township Clerk
Township of Gloucester
1261 Chews Landing Road
Blackwood, New Jersey, 08012

With Copies to:

TOWNSHIP SOLICITOR

To: Planning Board Secretary
Gloucester Township Planning Board
1261 Chews Landing Road
Blackwood, New Jersey, 08012

With Copies to:

Michael McKenna, Esq.
648 Longwood Avenue
State Hwy 38 and Longwood Avenue
Cherry Hill, NJ 08002

13. **Counterpart Signature.** This Agreement may be executed simultaneously or in one or more counterparts, each of which, when so executed and delivered, shall constitute an original, fully enforceable counterpart for all purposes. Facsimile counterparts shall be accepted and enforceable. Immediately following the delivery of a facsimile counterpart, the sending Party shall deliver a counterpart with the original execution page.

IN WITNESS WHEREOF, the Parties and/or their authorized representatives have signed this Agreement.

Witness:

Hill Creek, Inc.

_____ By: _____
James Joyce
Title:

Date: Dec 23, 2009

STATE OF ~~NEW JERSEY~~ Maryland:
SS.:
COUNTY OF ~~CAMDEN~~: Baltimore

I CERTIFY that on December 23, 2009, James Joyce personally came before me and acknowledged under oath, to my satisfaction, that he is named in and personally signed this Settlement Agreement of Litigation ("Agreement") as the _____ of Hill Creek, Inc., a party to the Agreement, with full authorization of behalf of Hill Creek, Inc., and that Hill Creek, Inc., enters into this Agreement in consideration of and for the terms and conditions it contains.

My Commission expires 03/01/11

B.E. Trusty
(Notary)

Attested by:

Gloucester Township
A Municipal Corporation of the
State of New Jersey

_____ By: _____

Print Name: _____

Attested by:

Gloucester Township
A Municipal Corporation of the
State of New Jersey

[illegible] By: Cindy Rau-Hatton

Print Name: Cindy Rau-Hatton

Print Title: Mayor

Date: Dec 17, 2009

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) SS.:
COUNTY OF CAMDEN)

I certify that on December 22, 2009, Rosemary DeGorio, personally came before me and stated to my satisfaction that this person: (a) signed, sealed and delivered the attached document as Municipal Clerk of the Township of Gloucester, a body corporate and politic of the State of New Jersey, named in this document; (b) was authorized to and did execute this document as the Municipal Clerk, of the Township of Gloucester, the entity named in this document; and (c) executed this document as the act of the entity named in this document.

Carol Riggins
NOTARY PUBLIC

CAROL RIGGINS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 10-20-2010

_____ By: _____

Print Name: _____

Print Title: _____

Date: _____, 2009

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) SS.:
COUNTY OF CAMDEN)

I certify that on _____ _____, 2009, _____, personally came before me and stated to my satisfaction that this person: (a) signed, sealed and delivered the attached document as _____ of the Township of Gloucester, a body corporate and politic of the State of New Jersey, named in this document; (b) was authorized to and did execute this document as the _____, of the Township of Gloucester, the entity named in this document; and (c) executed this document as the act of the entity named in this document.

_____
NOTARY PUBLIC

Attested by:

Gloucester Township Planning Board
A Municipal Corporation of the
State of New Jersey

By: _____

Print Name: Dennis W Palmer

Print Title: CHAIRMAN

Date: 12-8, 2009

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) SS.:
COUNTY OF CAMDEN)

I certify that on Dec 8, 2009, Dennis Palmer, personally came before me and stated to my satisfaction that this person: (a) signed, sealed and delivered the attached document as CHAIRMAN of the Gloucester Township Planning Board, a body corporate and politic of the State of New Jersey, named in this document; (b) was authorized to and did execute this document as the CHAIRMAN, of the Township of Gloucester Township Planning Board, the entity named in this document; and (c) executed this document as the act of the entity named in this document.

NOTARY PUBLIC

Michael J McKenna
NJ attorney

APPENDIX 7

PROPOSED BLACKWOOD/SOUTHWINDS REDEVELOPMENT PLAN AMENDMENT

0-17-___

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 3 AMENDING ORDINANCE O-04-13 ENTITLED THE BLACKWOOD WEST REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW.

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 the Blackwood West Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-04-13 the Blackwood West Redevelopment Plan; and

WHEREAS, the Blackwood West Redevelopment Plan, as Amended by Ordinances O-05-12 (Amendment No. 1) and O-06-31 (Amendment No. 2) encompasses an area known as the Blackwood West Redevelopment Area; and

WHEREAS, the Township of Gloucester and the Planning Board of the Township of Gloucester entered into a Settlement Agreement of Litigation with Hill Creek, LLC (Docket No.: L-2428-08) for development of four hundred eighty one (481) residential units on approximately 56.5 acres on property identified as Block 10801, Lots 6 and 10 and Block 10899, Lots 1, 2 and 3 of the Blackwood West Redevelopment Area that have remained undeveloped; and

WHEREAS, the Settlement Agreement of Litigation identifies up to one hundred (100) residential units of the four hundred eighty one (481) 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 Settlement Agreement of Litigation required the Planning Board of the Township of Gloucester to consider an application for preliminary major subdivision and site plan, which was approved by Planning Board Resolution No. 051024RDCPPSP adopted on February 08, 2011 providing for two hundred twenty one (221) multi-family units, one hundred fifty eight (158) townhouse units, and a ninety six (96) unit low and moderate income family (nonage-restricted) rental apartment building; and

WHEREAS, the Settlement Agreement of Litigation also requires the Blackwood West Redevelopment Plan be amended to allow for the construction of not more than one hundred (100) affordable rental units for low and moderate income family (nonage-restricted) households; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to Planning Board Resolution _____; 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 Third Amendment to the Blackwood West Redevelopment Plan 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 Ordinance O-04-13, known as the Blackwood West Redevelopment Plan as prepared by the consulting firm Clarke ♦ Caton ♦ Hintz dated June 28, 2004 is hereby amended, as follows:

SECTION 1. That the Development Regulations entitled "Mingus Run Redevelopment Zone (M-RD). Section E. titled "General District Requirements," Subparagraph 4(b) is hereby amended by adding the following:

"i. EXCEPTION:

(1) The twenty (20) percent minimum age-restricted requirement shall not apply to the Southwind, LLC application approved by Planning Board Resolution No. 051024RACPPSP adopted February 08, 2011 as per the Township of Gloucester and the Planning Board of the Township of Gloucester Settlement Agreement of Litigation with Hill Creek, LLC (Docket No.: L-2428-08).

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:

Adopted:

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

MAYOR