

Egg Harbor Township

Ordinance No. 3

2017

An ordinance to amend the Code of the Township of Egg Harbor, Chapter 225 thereof entitled “Zoning”, specifically to add a new subsection 225.40.2 entitled “Affordable Housing Overlay Zone B”

BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 225 of the Code of the Township of Egg Harbor is hereby amended to add a new section following Section 225-40.1 to be known as Section 225-40.2 as follows:

§225-40.2 Affordable Housing Overlay Zone B (AHO -B)

- A. Intent. The Planning Board has adopted a housing element and fair share plan element of the master plan that recommends that the area in question be utilized for 100% affordable housing.
- B. Purpose. The purpose of the AHO-B is to establish an option to develop a commercial zoned area into a 100% affordable housing development when said uses can be adequately serviced by the sanitary sewer system.
- C. Zoning Created. There is created an AHO - B overlay zoning district. The following areas shall comprise the AHO - B overlay zoning district: Block 1904, Lot 1, Block 1905, part of Lot 1 and Block 2001, Lots 1, 2, 3, and 4.
- D. Permitted principal uses shall be
 - (1) 100% affordable multi-family attached housing developments
- E. Permitted accessory uses shall be
 - (1) Public and private parking;
 - (2) Clubhouse, playground or other recreational amenities normally associated with the principal residential use;
 - (3) Rental and/or administrative offices accessory to the principal residential use; and
 - (4) Other uses and structures customarily incidental to a principal permitted use.
- F. Area, yard and building requirements, as specified in §225-7
- G. Conditional uses
 - (1) Public uses; and
 - (2) Essential services.
- H. Other requirements shall be

- (1) All uses must be serviced by public water and public sanitary sewers;
- (2) Thirty percent (30%) of the gross lost area excluding storm water management basins must be for common open space; and
- (3) A buffer strip of 25 feet in width shall be required along all property lines. The buffer strip shall be increased to fifty (50) feet where it is adjacent to residential uses. The buffer shall be in accordance with the requirements contained in Chapter 94-8

SECTION 7: All ordinances and parts of Ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 8: Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 9. This Ordinance shall become effective immediately upon final adoption and publication according to law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD FEBRUARY 1, 2017 AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON MARCH 15, 2017.

Dated: February 1, 2017

Eileen M. Tedesco, RMC
Township Clerk

Zoning

225 Attachment 4

Egg Harbor Township

Schedule of Minimum Area, Yard and Building Requirements-AHO-B Zone

Zone	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Setback			Minimum Rear Setback (feet)	Minimum Side Setback (feet)	Maximum Height	Minimum Distance Between Buildings (feet)	Maximum Impervious Coverage (percent)	Maximum Density
			State Highway (feet)	County Road (feet)	Township Road (feet)						
AHO-B (100% Affordable Residential)	10	250	50	50	25	25	20	3 stories or 40 feet (whichever is less)	25	50%	10 units/acre