

TOWNSHIP OF MOUNT LAUREL

ORDINANCE #2017-2

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 154 (“ZONING”) OF THE MOUNT LAUREL TOWNSHIP CODE

NEW BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON AND STATE OF JERSEY, AS FOLLOWS:

Section 154-11( Zoning Map) is hereby amended to add Senior Affordable Apartments District to the Zoning Ordinance (Chapter 154).

Section 154-10 (Enumeration of Districts) is hereby amended to add Senior Affordable Apartments District to the Zoning Ordinance (Chapter 154).

Chapter 154 (Zoning Ordinance), Article XVI: Low and Moderate Income Housing is hereby amended to include rezoning to establish the site specific zoning and zoning requirements for the Senior Affordable Apartments District.

A. Purpose and Intent.

1. Pursuant to the agreements reached by the parties in the Consent Orders between the plaintiffs and Mount Laurel Township, et al., dated December 3, 1997, March 29, 2006, December 22, 2008 and June 21, 2012, in litigation captioned Southern Burlington County N.A.A.C.P. and Camden County N.A.A.C.P. v. Township of Mount Laurel, et. al., Superior Court of New Jersey, Law Division, Burlington County, Docket No. L-25741-70 PW (Mount Laurel), this implementing ordinance amends Mount Laurel Township’s Zoning Ordinance and creates the Senior Affordable Apartments District on Block 302.15, Lot 2 (10.54 acres) and part of Block 302.15, Lot 3 (4+/- acres adjacent to Block 302.15, Lot 2) in accordance with the concept plan by Consulting Engineer Services, dated February 23, 2017, and KDA, Architects, dated February 22, 2017, (“Concept Plan”), designed to create a total of 184 affordable rental housing for senior citizens, as defined in the ordinance, 4 units for non-age restricted on-site staff residents and common space with support amenities to enable the senior citizen residents to “age in place”.
2. The provisions of this Ordinance shall govern all future development of the Property. This Ordinance expressly preempts and supersedes all prior ordinances regarding the zoning and land development standards applicable to the Property. All Ordinances or parts thereof that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of their inconsistency.

Revise Following Section

Section 154-123 Specific Sites Rezoning

H (6) - a) Block ~~302~~ 302.15, Lots 2 and 3, or parts thereof, known as the "Senior Citizen Project," shall generate ~~90~~ 92 low-income and ~~90~~ 92 moderate-income age-restricted units for a total of ~~180~~ 184 affordable units. A maximum of 4 staff units for non age-restricted residents may be constructed in addition to the age-restricted units. The units may be constructed in phases.

Add the Following Section

Section 154-131.1.1 Senior Affordable Apartments

- A. Senior Affordable Apartments shall consist of multifamily building(s), architecturally designed for elderly and/or handicapped persons designed for rental of individual units, and designed in accordance with the requirements for such dwellings set forth in this article.
- B. Residency in units developed under this section shall be limited to persons age 55 and over in accordance with the Housing for Older Persons Act ("HOPA"), 42 U.S.C. 3607 et seq. Additionally, up to four (4) additional units in the overall complex may be occupied by a resident manager/staff younger than 55 years of age. An appropriate deed restriction shall be recorded in accordance with HOPA.
- C. Senior Affordable Apartments may include meeting rooms, management offices, exercise room, health clinic or other uses appropriate for the operation and maintenance of the complex.
- D. The maximum height of any building shall be 50 feet as measured from the high point of the ridge line to the average elevation of the building at the grade line, and no more than three stories.
- E. Setbacks from perimeter property lines and from streets.
  - 1. Setbacks: No multifamily building shall be closer than 50 feet to any perimeter property line of the tract and no parking space shall be closer than 40 feet to any perimeter property line of the tract. There shall be no setback requirements to any interior lot line within the project tract that is created for financing purposes.
- F. Building coverage and impervious surface coverage. Not less than 50% of the gross area of the senior affordable apartment development shall be devoted to green area. The fifty percent impervious surface coverage can be apportioned in any manner among building coverage, accessory building coverage and paving coverage, including parking lot coverage, cart ways and sidewalk.
- G. Buffers. Buffer areas are required between residential and nonresidential development and also between multifamily developments, including townhouse development and areas zoned, developed or proposed for single family dwellings whether part of the same project or on an adjacent tract. For uses within the same project, the Planning Board shall waive this buffer requirement if appropriate transitional uses are employed or if topography eliminates the need for said buffer. No buffer is required if the perimeter property line abuts a roadway and the setbacks, set forth in this article, are adhered to. Where a buffer is required along a side or rear property line, a strip of land at least 20 feet wide in the yard or setback area shall be designated as a buffer area. Buffer areas shall adjoin residential property lines and be of uniform width. The buffer shall contain a landscape screen consisting of a six-foot high visual barrier of plantings of suitable materials set in a double row, staggered and spaced to accomplish this purpose or a landscaped earthen berm parallel to the lot line and setback an appropriate distance, said berm to be improved with suitable landscaping treatment. Plant materials, spacing and location of the plant materials as set forth elsewhere in the development ordinances of the Township, shall be controlling.
- H. The developer of senior affordable apartments shall not be required to post performance or maintenance guarantees other than for public improvements approved by the Planning Board.
- I. The minimum number of parking spaces for senior affordable apartments shall be one parking space for every affordable apartment unit.
- J. The Residential Site Improvements Standards shall apply to the development of senior affordable apartments to the extent not in conflict with the terms of this Section 154-131.1.1.
- K. Section 124-5(D) shall not apply to preliminary site plan approval granted for senior affordable apartments.
- L. This Section 154-131.1.1 shall control if any of its provisions with any other provisions of the Township of Mount Laurel Code.

Introduction Date: February 27, 2017

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo	1	✓				Planning
Edelson	2	✓				
Folcher		✓				
Riley		✓				
Van Noord		✓				

Publication Date: March 2, 2017

Public Hearing Date: March 13, 2017

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Riley						
Van Noord						

**TOWNSHIP OF MOUNT LAUREL**

BY: \_\_\_\_\_  
Dennis E. Riley, Mayor

**ATTEST:**

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Meredith Tomczyk, Township Clerk