

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 15-2017

**AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY
AMENDING THE BROWNS MILLS TOWN CENTER
REDEVELOPMENT PLAN**

WHEREAS, the Township Council of the Township of Pemberton previously adopted legislation determining that certain properties located within an area now known as the Browns Mills Town Center Redevelopment Area qualify as an “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LHRL”); and

WHEREAS, the Township Council also previously adopted legislation approving the Browns Mills Town Center Redevelopment Plan and subsequent amendments to the redevelopment plan; and

WHEREAS, the New Jersey Pinelands Commission has provided the Township with suggested revisions to the Browns Mills Town Center Redevelopment Plan; and

WHEREAS, the Township Council wishes to amend the Browns Mills Town Center Redevelopment Plan in order to incorporate the revisions suggested by the New Jersey Pinelands Commission; and

WHEREAS, prior to final passage of this Ordinance, the proposed amendments to the Browns Mills Town Center Redevelopment Plan were provided to the Township’s Planning Board for review as to master plan consistency and for any other comments in accordance with N.J.S.A. 40A:12A-7(e) of the LHRL; and

WHEREAS, the Township Council now wishes to approve the amendments to the Browns Mills Town Center Redevelopment Plan as set forth in the attached addendum to the Browns Mills Town Center Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Pemberton, County of Burlington, and State of New Jersey hereby approves and adopt the amendments to the Browns Mills Town Center Redevelopment Plan as set forth in the attached addendum to the Browns Mills Town Center Redevelopment Plan; and

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon passage and publication in accordance with applicable law.

PEMBERTON TOWNSHIP COUNCIL

TOWNSHIP OF PEMBERTON
NOTICE OF PUBLIC HEARING
ORDINANCE NO. 15-2017

AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY
AMENDING THE BROWNS MILLS TOWN CENTER
REDEVELOPMENT PLAN

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on May 3, 2017 and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on June 7, 2017, at the Pemberton Township Municipal Building, 500 Pemberton-Browns Mills Road, Pemberton, New Jersey, at 6:30 p.m. prevailing time, at which time any interested member of the public may comment on said Ordinance. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

TOWNSHIP OF PEMBERTON
NOTICE OF FINAL PASSAGE
ORDINANCE NO. 15-2017


AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY TO
VACATE A PORTION OF LAKESHORE DRIVE AND
CONVEYING SAME TO ABUTTING PROPERTY OWNERS
WITH THE TOWNSHIP RETAINING ANY AND ALL
EXISTING RIGHTS UNDER THE LAW

Notice is hereby given that Ordinance No. 15-2017 as entitled above has been finally adopted on final reading by the governing body of Pemberton Township after a public hearing, at a meeting held on June 7, 2017. Said Ordinance shall take effect in accordance with law.

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

ACKNOWLEDGEMENT OF APPROVAL BY MAYOR


David A. Patriarca

DATE 6/8 2017

ATTEST:


AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

Addendum to the Browns Mills Town Center Redevelopment Plan

1. Amend Section 2.1 Intention and Background by revising the second paragraph to read as follows:

These regulations simplify the site layout and review process for both the applicant and Planning Board. It is essential that all components of the land regulations be used in concert with each other in order to implement the goals and objectives of the redevelopment plan and the Township's master plan. These regulations, once adopted by the governing body and approved by the Pinelands Commission, will be part of the land development ordinance and any variation from the components listed above shall require a variance. All development within the Browns Mills Town Center Redevelopment Area must comply with the Pinelands Area development standards set forth in Sections 190-50M and 190-50.10 of the Township's Land Development Ordinance.

2. Amend Table 2, Building Typologies, in Section 2.3 to indicate that Cottages, Bungalows and Colonial Houses are permitted in the OS sub-district.
3. Add the following as Section 2.4.9:

2.4.9 Pinelands Development Credit requirements

For developments of five units or more that include cottages, bungalows, colonial houses and/or attached/twin dwellings, Pinelands Development Credits shall be acquired and redeemed at a rate of one right for every four units (25% of all units).

4. Add the following as Section 2.5.9:

2.5.9 Pinelands Development Credit requirements

For developments of five units or more that include cottages, bungalows, colonial houses and/or attached/twin dwellings, Pinelands Development Credits shall be acquired and redeemed at a rate of one right for every four units (25% of all units).

5. Add the following as Section 2.6.9:

2.6.9 Pinelands Development Credit requirements

For developments of five units or more that include cottages, bungalows, colonial houses and/or attached/twin dwellings, Pinelands Development Credits shall be acquired and redeemed at a rate of one right for every four units (25% of all units).

6. Add the following as Section 2.7.9:

2.7.9 Pinelands Development Credit requirements

For developments of five units or more that include cottages, bungalows, colonial houses and/or attached/twin dwellings, Pinelands Development Credits shall be acquired and redeemed at a rate of one right for every four units (25% of all units).

7. Add the following as Section 2.8.9:

2.8.9 Pinelands Development Credit requirements

Pinelands Development Credits shall be acquired and redeemed for 25% of all townhome units (one right for every four units).

8. Add the following as Section 2.9.9:

2.9.9 Pinelands Development Credit requirements

Pinelands Development Credits shall be acquired and redeemed for 25% of all multiple dwelling units (one right for every four units).

9. Amend Section 4.0 Permitted Uses by adding “P*” for “Single-Family Detached” in the OS sub-district, as well as the following footnote at the bottom of the chart:

*Single-Family Detached dwellings are permitted in the OS sub-district on existing lots of record as of the effective date of this ordinance in accordance with the standards set forth for cottages, bungalows and colonial houses in the NN sub-zone in Section 2.0.

10. Add the following as new Section 7.3.1:

7.3.1 Pinelands Development Credit Requirements

The use of Pinelands Development Credits is required when certain variances or deviations from the redevelopment plan are approved.

1. When a variance of minimum lot area requirements for a cottage, bungalow, colonial house or attached/twin dwelling in the NN, NT or OS sub-districts is granted by the Township, Pinelands Development Credits shall be used for all dwelling units or lots in excess of that permitted without the variance. This requirement shall apply only when the approved variance applies to development of four or fewer units.
2. When a variance or other approval for a residential use in the TV, DR or ML sub-districts is granted by the Township, Pinelands Development Credits shall be used

for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size. This requirement shall not apply to the approval of 2nd and 3rd floor condo units.

3. When a variance or other approval for a residential use in the NT sub-district is granted by the Township, Pinelands Development Credits shall be used for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size. This requirement shall not apply to the approval of 2nd and 3rd floor condo units or multiple residential units in accordance with Section 2.9.