

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 16-2014

**ORDINANCE AMENDING CHAPTER 190, ZONING OF THE CODE OF THE
TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON,
AND STATE OF NEW JERSEY**

WHEREAS, the Township Council is desirous of amending Chapter 190, Zoning, of the Code of the Township of Pemberton to better regulate the development of land located throughout the Township; and

WHEREAS, it is the intention of the Council that the Ordinance should be administered by the Planning and Zoning Boards of the Township in a way that fairly and equitably takes into consideration the unique nature of each piece of property, recognizing the burdens of existing conditions in terms of land use, setbacks and lot sizes and that, in appropriate cases, the Land Use Boards of the Township should utilize their statutory discretion to effectuate the intent and purposes of the ordinance and to encourage harmony and prosperity in the Township.

WHEREAS, the Land Use Ordinances of every Municipality in the Pinelands Area must meet the requirements of the Pinelands Comprehensive Management Plan (CMP).

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Pemberton, that Chapter 190-50 M(8)(d) is hereby amended as follows:

- (d) When a variance or other approval for a residential use in the TC, HD, GI or NCP Districts or in the Regional Growth Area portion of the GCLI 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.

All other provisions of Chapter 190 of the Zoning Ordinances of the Township of Pemberton shall remain in full force and effect; however any Ordinances or parts of Ordinances inconsistent with the provisions of this ordinance as amended are hereby repealed to the extent of said inconsistency.

This Ordinance shall take effect immediately upon final passage and the publication in accordance with the laws of the State of New Jersey. Further in accordance with provisions of N.J.S.A. 40: 55-D-16, a copy of this Ordinance as finally adopted shall be filed with the Burlington County Planning Board.

PEMBERTON TOWNSHIP COUNCIL

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 16 -2014

NOTICE OF PUBLIC HEARING

**ORDINANCE AMENDING CHAPTER 190, ZONING OF THE CODE OF THE
TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON,
AND STATE OF NEW JERSEY**

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on November 5, 2014 and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on December 17, 2014 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
ORDINANCE NO. 16 – 2014

NOTICE OF FINAL PASSAGE

**ORDINANCE AMENDING CHAPTER 190, ZONING OF THE CODE OF THE
TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON,
AND STATE OF NEW JERSEY**

Notice is hereby given that Ordinance No. 16 – 2014 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 December 17, 2014. Said Ordinance shall take effect in accordance with law.

ATTEST:


AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

ACKNOWLEDGEMENT OF APPROVAL BY MAYOR


David A. Patriarca

ATTEST:


AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

DATE: 12/19/2014