

ADOPTED JULY 13, 2009

DELANCO TOWNSHIP
ORDINANCE 2009-8

AMENDING CHAPTER 110-34.2 GOVERNING THE
PLANNED DEVELOPMENT – AFFORDABLE HOUSING – 2
ZONING REGULATIONS

WHEREAS, the Township Committee of the Township of Delanco adopted Ordinance 2009-4 to establish the Planned Development – Affordable Housing – 2 zone in accord with the Master Plan; and

WHEREAS, the Township Committee discussed the need to clarify language within the Ordinance as it relates to the permitted uses and residential housing; and

WHEREAS, this Ordinance is being adopted to codify language clarifications recognized by the Committee to ensure that the language is not subject to misinterpretation or future misapplication.

NOW, WHEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Delanco hereby amends Chapter 110-34.2 governing the Planned Development - Affordable Housing – 2 regulations as follows:

Chapter 110-34.2

B. Zoning Standards.

(1) Permitted principal uses:

(a) Place of worship;

(b) Planned Unit Development containing a mix of the following:

[1] Place of worship;

[2] No more than 20 units of special needs housing;

[3] No more than 8 units of either age-restricted two-family or age-restricted single-family attached housing;

[4] No more than 143 age-restricted multi-family units.

[5] All units shall be restricted for occupancy by households that qualify as very low-, low- or moderate-income per COAH's (New Jersey Council on Affordable Housing) rules at N.J.A.C. 5:97 *et seq.*, except that no more than 17 units may be age-restricted market rate rental units available for occupancy by Church Founding Pastors, elders or critical campus staff. At least 90 percent of all units shall meet the crediting requirements set forth by COAH at N.J.A.C. 5:97 *et seq.*, most specifically its requirements regarding affirmative marketing of units and bedroom distribution at N.J.A.C. 5:97 *et seq.*.

[6] Thirteen percent of all COAH-credit-eligible units shall be restricted for occupancy by very-low-income households.

[7] Principal permitted commercial uses.

[a] Grocery stores and supermarkets.

- [b] Department stores.
- [c] Clothing and jewelry stores.
- [d] Garden Centers and Nurseries.
- [e] Home appliances and electronics stores and repair shops.
- [f] Furniture stores.
- [g] Drug stores.
- [h] Stationery and bookstores.
- [i] Florists and flower shops.
- [j] Sporting goods stores.
- [k] Banks and fiduciary institutions.
- [l] Baked goods stores.
- [m] Funeral homes and mortuaries.
- [n] Barber and beauty shops.
- [o] Dry-cleaning and tailor shops.
- [p] Laundromats.
- [q] Restaurants.
- [r] Professional offices of doctors, lawyers, accountants, and similar professionals.
- [s] Offices of realtors, travel agents and other personal and business service providers.
- [t] Planned shopping centers that contain a mix of the foregoing uses.

BE IT FURTHER ORDAINED that all other provisions of the Township Code currently in effect, are hereby saved from repeal, and shall remain in full force and effect;

BE IT FURTHER ORDAINED that if any provision of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon proper passage and in accordance with the law.