

*****ADOPTED MAY 1, 2017*****

**DELANCO TOWNSHIP
ORDINANCE 2017-7
AMENDING CHAPTER §110-3 ZONING MAP**

WHEREAS, the Joint Land Use Board in concert with the Township Planner, in consult with Township Officials, has recommended revisions to the zoning map based on previous re-zonings which occurred in the Township since the time the zoning map was last amended,

WHEREAS, the January 6, 2009 Master Plan and February 7, 2012 Creek Road Master Plan Amendment recommend additional re-zonings; and

WHEREAS, the Township Committee determines it has the authority to institute said amendments under the Municipal Land Use Law and desires to make said changes to better regulate and improve the Township's zoning regulations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that the following amendments be made to Chapter 110, Section 3, District Boundaries:

Section 1. Chapter 110-3 is hereby amended to re-zone the following lots:

Block and Lot(s)	Zone Change
Block 2000, Lots 1.01, 2, 3, 3.01, 4, 6	I-2 to R-2 (Creek Rd. Master Plan Amendment)
Block 2100, Lots 9, 10, 11.01, 11.02	I-1 to R-1 (Creek Rd. Master Plan Amendment)
Block 700, Lot 1	C-1 to R-3 (Creek Rd. Master Plan Amendment)
Block 2100, Lots 12 and 12.01	LDR/OS-3 to M/OS (Delanco Field of Dreams)
Block 1900, Lots 1.02 and 5.01	I-2 to M/OS (municipal building and DPW)

Section 2. Chapter 110-32.A, WFD/AH Waterfront Development / Affordable Housing District. The last sentence is hereby stricken in order to remove Block 500, Lots 2.01, 4 and 5, which were erroneously added to the district. The zoning designations are properly shown on the Zoning Map as I-1, M/OS and R-5, respectively.

Section 3. Chapter 110-3, the municipal Zoning Map, is hereby amended to reflect previous re-zonings in the Township:

Block 1202, Lots 1.01-1.03 (1-12)	R-1 to ZRD (Ord 2008-3)
Block 1201, Lots 1.01 & 1.02	R-1 to M/OS (Ord 2008-3)
Block 1302, Lots 15-22	C-1 to LW (Ord 2011-20)
Block 1303, Lots 16-23	C-1 to LW (Ord 2011-20)
Block 1305, Lots 14-16	C-1 to LW (Ord 2011-20)
Block 1306, Lots 16-16.01	C-1 to LW (Ord 2011-20)
Block 1409, Lots 7-8	C-1 to C-2 (Ord 2011-21)
Block 1404, Lots 1-6	C-1 to C-2 (Ord 2011-21)

Block 1402, Lots 8-13	C-1 to C-2 (Ord 2011-21)
Block 1401, Lots 1-6	C-1 to C-2 (Ord 2011-21)
Block 1513, Lots 1-4	R-4 to C-2 (Ord 2011-21)
Block 1514, Lot 1	R-4 to C-2 (Ord 2011-21)
Block 1701, Lots 4 and 6	R-4 to C-2 (Ord 2011-21)
Block 1802, Lots 3, 4, and 5	I-1 to R-2 (Ord 2005-12)
Block 1802, Lot 2 (now Blocks 1802.01, and 1802.02, entire)	I-1 to R-3 (Ord 2005-12)
Block 2200, Lots 2.01 and 3, incl. 3.01, 3.02 and 3.03	C-3 to PD-AH-2 (Ord 2009-4)
Block 1900, Lots 6-8	Industrial Redevelopment Area Overlay (Ord. 2002-9)
Block 2000, Lots 11, 11.01, 13, 13.03	Industrial Redevelopment Area Overlay (Ord. 2002-9)
Block 2000, Lot 15, 15.01-15.04	Industrial Redevelopment Area Overlay (Ord. 2002-9)
Block 1802, Lot 2 (now Blocks 1802.01, and 1802.02, entire)	Affordable Housing Overlay District (Ord. 2005-29)
Block 2100, Lots 3, 3.01, 3.02, 6, 7, 8.01 and 8.02	Affordable Housing Overlay District (Ord. 2005-29)

Section 4. Chapter 110-3, the municipal Zoning Map, is hereby amended to reflect necessary map corrections:

	Current Zoning Map	Correct Zoning
Block 500, Lots 1.02, 1.03 & 7	WFD/AH	R-4
Block 807, Lots 1-5	R-1-30	R-1
Block 812, Lots 1-8	R-1-30	R-1
Block 604, Lots 1-3.01	R-1-30	R-1
Block 1800, Lots 2.01 & 2.03	R-1-30	R-1
Blocks 1208, Lots 1-6	R-1	R-1-30
Block 1207, Lots 1-4	R-1	R-1-30
Block 1201, Lots 1.01 - 1.02	R-1	R-1-30
Block 1101, Lots 1 – 9.01	R-1	R-1-30
Block 1110, Lots 1-4	R-1	R-1-30
Block 1102, Lots 1-5	R-1	R-1-30
Block 1007, Lot 1	R-1	R-1-30
Block 1006, Lot 1	R-1	R-1-30
Block 1000; Lot 1	R-1	R-1-30
Block 1001, Lot 1	R-1	R-1-30
Block 911, Lots 1-2	R-1	R-1-30
Block 907, Lots 1-2	R-1	R-1-30
Block 910, Lots 1-3	R-1	R-1-30
Block 904, Lots 1-3	R-1	R-1-30
Block 900, Lots 1-3	R-1	R-1-30
Block 901, Lots 1-3	R-1	R-1-30
Block 803, Lot 1	R-1	R-1-30
Block 804, Lot 1	R-1	R-1-30

Section 5: Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares it intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.