

Introduction date: April 25, 2016

Adoption date: May 23, 2016

ORDINANCE NO 2016-6

**TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY**

**AN ORDINANCE TO AMEND TOWNSHIP CODE SECTION 540-98 REGARDING
REDEVELOPMENT CRITERIA FOR TRANSECT DISTRICT (T1): VILLAGE CORE**

INTRODUCTION

The Township Council seeks to amend certain density and bulk requirements in the Village Core Transect District.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Eastampton, County of Burlington and State of New Jersey as follows:

SECTION I.

Section 540-98.4 of the Township Code is hereby amended as attached hereto (new provisions in red).

§ 540-98.4. Transect (T1): Village Core.

E. Permitted Principal Uses in the TCO Zone of the T-1 Transect District:

(4) For parcels of land consisting of at least eleven (11) contiguous acres in Block 900.01, Lots 12.01, 12.05 and 12.06 in the TCO Zone of Transect T-1 the following principal uses are permitted:

- (a) Mixed-use buildings as set forth in § 540-98.4.E.(2)(a)[1]-[3].
- (b) Buildings that may include residential apartments or flats provided that the buildings do not front along Woodlane Road and further provided that the apartment or flat buildings are part of a larger overall mixed-use development.
- (c) Commercial and office uses shall comply with permitted principal uses in the TCO Zone of the Transect T-1 as set forth in § 540-98.4.E(1)(a)-(g).
- (d) Maximum density for all residential uses: 12.0 dwelling units per acre.
- (e) Minimum gross floor area for permitted non-residential uses as part of a mixed-use building: 5,600 square feet.

G. Area, bulk and yard requirements as set forth in § 540-99, with the exception for parcels of land consisting of at least eleven (11) contiguous acres in Block 900.01, Lots 12.01, 12.05 and 12.06 in the TCO Zone of Transect T-1 that are to be developed as a residential apartment and mixed-use complex shall comply with the following requirements:

- (1) Minimum lot area: Eleven (11) acres.

- (2) Minimum lot frontage: Three hundred fifty (350) feet
- (3) Minimum lot width: Three hundred fifty (350) feet
- (4) Minimum lot depth: Six hundred ninety (690) feet
- (5) Front yard setbacks:
 - (a) Minimum: Zero (0) feet
 - (b) Maximum: Twenty (20) feet
- (6) Minimum side yard setback: Twenty (20) feet
- (7) Minimum rear yard setback: Thirty (30) feet
- (8) Maximum building height:
 - (a) Fifty-two (52) feet
 - (b) Three (3) stories; four (4) stories for buildings fronting along Woodlane Road
- (9) Maximum impervious coverage: Seventy-five percent (75%)
- (10) Maximum building coverage: Thirty-five (35%)
- (11) Maximum building length: *Three hundred seventy five (375) feet*
- (12) Permitted encroachments:
 - (a) Architectural features such as porches, platforms, steps or landing places which do not extend above the first-floor level and which have no wall more than thirty (30) inches in height may project into a required front yard setback, except for setbacks from zero (0) to four (4) feet, a distance of no more than four (4) feet.
 - (b) Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three (3) feet into a required side or rear yard setback and a required front yard setback, except for setbacks from zero (0) to three (3) feet, a distance of no more than three (3) feet.
 - (c) Architectural features such as balconies may project no more than five (5) feet into a required side or rear yard setback and a required front yard setback, except for setbacks from zero (0) to five (5) feet, a distance of no more than five (5) feet.

SECTION II.

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

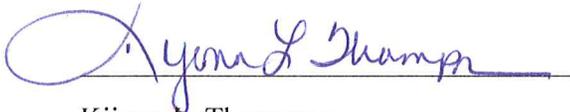
SECTION III.

This ordinance shall take effect immediately upon adoption and publication and filing with the Burlington County Planning Board according to law.

SECTION IV.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

ATTEST:



Kijona L. Thompson
Deputy Municipal Clerk



ROBERT APGAR
Mayor

Adopted: May 23, 2016

Introduction 4.25.16

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Councilman Adams		X	X			
Councilman Edson			X			
Councilman Springer						X
Councilman Zeno	X		X			
Mayor Apgar			X			
		VOTE	4	0		

Adoption 5.23.16

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Councilman Adams		X	X			
Councilman Edson						X
Councilman Springer	X		X			
Councilman Zeno			X			
Mayor Apgar			X			
		VOTE	4	0		