

ORDINANCE #7-2015

AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR PARCELS WITHIN THE DELSEA DRIVE (NJSH NO. 47) CORRIDOR

WHEREAS, in order to stimulate redevelopment, the Borough Council of the Borough of Clayton (the "Borough"), pursuant to Resolution No. 126-11, designated certain properties within the "Delsea Drive (NJSH No. 47) Corridor" as areas in need of rehabilitation and or redevelopment (the "Corridor Area"), including Lot 13 in Block 1601 which is a property in need of rehabilitation ; and

WHEREAS, pursuant to Ordinance No. 13-2014, the Borough adopted the Redevelopment Plan For Parcels Within the Delsea Drive (NJSH No. 47) Corridor (the "Redevelopment Plan") for the Corridor Area; and

WHEREAS, the Redevelopment Plan, must be amended to address further refinement of the permitted uses and certain bulk standards, for the Corridor Area; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to adopt this Amendment to the Redevelopment Plan For Parcels Within the Delsea Drive (NJSH No. 47) Corridor, to effectuate the redevelopment of the Corridor Area; and

WHEREAS, the Planning Board has reviewed and approved this Ordinance.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Clayton as follows:

Section 1. Amendments – The Redevelopment Plan is hereby amended as follows:

Section 3.4 Refinements to Prevailing Zoning

To be added: A new subsection:

"3.4.5 APA Adult Planned Apartment Residential District.

a. Section 14. B. of the UDO shall be amended by adding the following subsections:

- (1.1) Multi-family non-age restricted garden apartments and flats with townhome style buildings shall be permitted on Lot 13 of Block 1601, provided that (i) twenty-five percent (25%) of the units within the project are set aside for disabled veterans, and (ii) all units (except for a superintendent/manager's office) within the project shall be affordable to low and moderate income households.

- (2.2) Any proposed development for multi-family non-age restricted garden apartments or flats with townhome style buildings permitted by Section 14. B. (1.1) and its associated accessory uses, facilities and services shall meet the requirements of the applicable Federal laws and regulations governing low and moderate income housing and units for disabled veterans.
- b. The following bulk and design standards in Section 14. D. 1. of the UDO shall be modified for the multi-family non-age restricted garden apartments and flats with townhome style buildings permitted by Section 14. B. (1.1):
- e. Maximum building height – Thirty-eight (38) feet.
 - f. Minimum distance between structures as follows:
 - I. From the front or back of any building to any other front or back of a building: Thirty (30) feet.
 - III. From the side of any building to any other side of a building: Twenty (20) feet.
 - j. Minimum distance from building to parking – Ten (10) feet.
 - g. Minimum building setback from public streets bordering the property and property lines – Ten (10) feet.
 - p. A landscaped buffer, ten (10) feet in width, shall be provided along all public streets and adjacent to all property lines.

All other bulk and design standards not modified hereby shall remain applicable to the multi-family non-age restricted garden apartments and flats with townhome style buildings permitted by Section 14. B. (1.1).

- c. Parking for the multi-family non-age restricted garden apartments and flats with townhome style buildings permitted by Section 14. B. (1.1) shall be calculated as follows: 2 parking spaces per dwelling unit, regardless of the number of bedrooms in each unit.”

To be added: A new subsection:

“3.4.6 HB Highway Business Commercial District.

- a. Section 17. B. of the UDO shall be amended by adding the following subsection:


3. Lot 6 and Lot 13 of Block 1601 may, in addition to existing uses and other uses which may be permitted thereon, be used for access to the multi-family non-age restricted

garden apartments or flats with townhome style buildings to be built on Lot 13 of Block 1601, provided that the use is such that it will minimize the impact on adjacent properties and will not unduly burden adjacent areas with increases in traffic, noise, or threats to public health and safety.”

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

Attest:



CHRISTINE NEWCOMB, Borough Clerk

7-2015

NOTICE OF INTRODUCTION

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT
PLAN FOR PARCELS WITHIN THE DELSEA DRIVE (NJSH NO. 47)
CORRIDOR**

TAKE NOTE that the foregoing ordinance was introduced at a meeting of the Mayor and Council of the Borough of Clayton held on May 14, 2015 and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at the Municipal Building, 125 N. Delsea Drive, Clayton, New Jersey, at a meeting beginning 7:00 p.m. on June 15, 2015, at which time and place, or any time and place to which such meeting be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

BY ORDER of the Mayor and Council of the Borough of Clayton.

Christine Newcomb
Borough Clerk

NOTICE OF ADOPTION

ORDINANCE 7-2015

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT
PLAN FOR PARCELS WITHIN THE DELSEA DRIVE (NJSH NO. 47)
CORRIDOR**

The foregoing Ordinance was finally adopted by the Mayor and Council of the Borough of Clayton on June 15, 2015.

Christine Newcomb
Borough Clerk