

Introduction date: January 22, 2018

Adoption date: 2/24, 2018

ORDINANCE 2018-1
TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY

**AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON TO AMEND THE
TOWNSHIP CODE AT SECTION 540 –“ZONING” IN PARTICULAR, THE
PROVISIONS OF SECTION 540-98 TRANSECT (T1) VILLAGE CORE**

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

SECTION I.

Township Code Chapter 540 “Zoning” is hereby amended at Subsection 540-98 entitled “Transect (T1) Village Core” as follows:

§ 540-98 Transect (T1): Village Core.

E. Permitted principal uses in the TCO Zone of the T-1 Transect District:

(3) Prohibited uses:

(a) Use requiring storage or display of goods outside a fully enclosed building, except as provided in § 540-98E(5)(c)[5].

(c) Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area, except as provided in § 540-98E(5)(c).

(5) Parcels of land consisting of at least 7 contiguous acres in Block 600, Lots 2.05 and 7 in the TCO Zone of Transect -1, the following principal uses are permitted:

(a) The following mixed-use buildings are permitted:

- [1] Residential apartments or flats above commercial or office uses.
- [2] Residential apartments or flats and offices on the second floor, with the exception that these two uses are not permitted on the same floor.
- [3] Mixed-use buildings fronting along and Monmouth Road and Woodlane Road that may include residential apartments or flats and commercial or office uses on the first floor, provided that the residential uses avoid sharing common exterior entrances and internal corridors with the commercial or office uses and the commercial or office uses occupy at least 5,600 square feet of gross floor area on the first floor.

[4] Maximum density for all residential uses: 12.0 dwellings per acre.

[5] Minimum gross floor area for permitted nonresidential uses as part of a mixed-use building: 5,000 square feet.

(b) Commercial and office uses shall comply with permitted principal uses in the TCO Zone of the Transect T-1 as set forth in § 540-98E(1)(a) to (g).

(c) The following warehouse and office uses are permitted:

[1] Warehouse uses that store and distribute non-hazardous, non-explosive and non-corrosive material as identified in the Building Code.

[2] Maximum gross floor area for warehouse uses shall not exceed 20.0 percent of the gross site area.

[3] Office uses that support warehouse operations; such office uses may be located within a common building used for warehouse operations or may be located within a separate building.

[4] Office uses for general business activities and headquarters.

[5] Outdoor storage of material shall be permitted provided: the height of the material stored outdoors shall not exceed 7 feet; an 8-foot high solid fence shall screen the material stored outdoors; the material stored outdoors shall not be visible to the public from any road right-of-way; and no more than 25.0 percent of the gross site area shall be used for outdoor storage.

G. Area, bulk and yard requirements as set forth in § 540-99 with the following exceptions:

(1) Parcels of land consisting of at least 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:

(a) Minimum lot area: 11 acres.

(b) Minimum lot frontage: 350 feet.

(c) Minimum lot width: 350 feet.

(d) Minimum lot depth: 690 feet.

(e) Front yard setbacks:

[1] Minimum: zero feet.

[2] Maximum: 20 feet.

(f) Minimum side yard setback: 20 feet.

(g) Minimum rear yard setback: 30 feet.

(h) Maximum building height:

[1] Fifty-two feet.

[2] Three stories; four stories for buildings fronting along Woodland Road.

(i) Maximum impervious coverage: 75%.

(j) Maximum building coverage: 35%.

(k) Maximum building length: 375 feet.

(l) Permitted encroachments:

[1] 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 30 inches in height may project into a required front yard setback, except for setbacks from zero feet to four feet, a distance of no more than four feet.

[2] Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three feet into a required side or rear yard setback and a required front yard setback, except for setbacks from zero feet to three feet, a distance of no more than three feet.

[3] Architectural features such as balconies may project no more than five feet into a required side or rear yard setback and a required front yard setback, except for setbacks from zero feet to five feet, a distance of no more than five feet.

(2) Parcels of land consisting of at least 7 contiguous acres in Block 600, Lots 2.05 and 7 in the TCO Zone of Transect T-1 that are to be developed as a warehouse and office use shall comply with the following requirements:

(a) Minimum lot area: 7 acres.

(b) Minimum lot frontage: 250 feet.

(c) Minimum lot width: 250 feet.

(d) Minimum lot depth: 350 feet.

(e) Maximum front yard setback: 100 feet

(f) Minimum side yard setback: 20 feet.

(g) Minimum rear yard setback: 50 feet.

(h) Maximum building heights:

[1] Warehouse and office in common building: 45 feet, 1 story with mezzanine for office.

[2] Office in separate building: 48 feet, 4 stories.

(i) Maximum impervious coverage: 70%.

(j) Maximum building coverage: 30%.

I. Parking and loading requirements shall comply with § 540-57, 58 and 59 and § 540-99C(13), except for parcels of land consisting of at least 11 contiguous acres in Block 900.01 in the TCO Zone of Transect T-1 shall comply with the following requirements:

(1) As provided in § 540-99C(13)(a) through (i).

(2) On-street parking may be used to meet the total parking requirement counting only those spaces directly in front or side of the mixed-use building(s).

(3) Parking lots shall be placed in the rear of the building(s) that front(s) along Woodland Road and may be located around buildings that are situated internally on a site. Rear parking lots must be screened with a fence and/or vegetative hedge (minimum of 3 1/2 feet high) which is at least seventy-five-percent visually impervious at the time of installation, except when a rear parking lot is adjacent to another parking area on an adjoining lot, the fence and/or vegetative hedge shall be at least thirty-five-percent visually impervious at the time of installation. The internal surfaces of the parking lot must have one shade tree for every 10 parking spaces.

§ 540-99 Town Center District standards.

A. Uses. The following uses are permitted in the TCM1, TCM2 and TCO Overlay Districts located in the T-1, T-2 and T-3 Village Transect Districts, as well as the TCR, TCVO and TCC Overlay Districts, subject to applicable standards set forth as follows:

(8) Prohibited uses:

(a) Use requiring storage or display of goods outside a fully enclosed building, except as provided in § 540-98E(5)(c)[5].

§ 540-107 Relationship to municipal development regulations.

D. The Eastampton Township Land Use Planning Board shall have the authority to grant bulk variances and design exceptions for development applications submitted for redevelopment projects located within redevelopment areas as set forth in Article XVII Redevelopment Plan.

SECTION II.

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III.

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

SECTION IV.

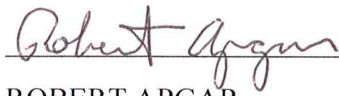
This ordinance shall take effect immediately upon adoption and publication and filing with the Burlington County Planning Board according to law.

ATTEST:

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KIM-MARIE WHITE

Municipal Clerk

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ROBERT APGAR

Mayor

Adopted: 2/20, 2018

Introduction 1.22.18

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Councilman Adams						X
Councilman Edson		X	X			
Councilman Springer	X		X			
Councilman Zeno						X
Mayor Apgar			X			
		VOTE	3	0		

Adoption 2.26.18

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Councilman Adams	✓		✓			
Councilman Edson			✓			
Councilman Springer		✓	✓			
Councilman Zeno			✓			
Mayor Apgar			✓			
		VOTE	5	0		