

**TOWNSHIP OF EVESHAM
ORDINANCE NO. 10-5-2018**

**ORDINANCE OF THE TOWNSHIP OF EVESHAM
AMENDING CHAPTER 160, THE ZONING CODE OF THE TOWNSHIP OF EVESHAM
TO CREATE A NEW ZONE TO BE KNOWN AS THE WORKFORCE AFFORDABLE
RESIDENTIAL (WFA) ZONING DISTRICT AT SECTION 160-66.3 AS SET FORTH
HEREIN AND TO REZONE LOT 2.03 IN BLOCK 36 IN ACCORDANCE WITH THE
WORKFORCE AFFPRDABLE RESIDENTIAL ZONE**

WHEREAS, the Township of Evesham strives to adopt and implement land use regulations that advance the goals and objectives of the Township as set forth in the Township's Master Plan and Fair Share Plan; and to provide a range of housing opportunities including affordable family rental housing to partially satisfy the Township's obligations under the Fair Housing Act; and

WHEREAS, the Township wishes to provide opportunities for the construction of affordable housing units in areas where such development can be accommodated in terms of site design, infrastructure, and compatibility with surrounding land uses; and

WHEREAS, the proposed Workforce Affordable Residential Zoning District (WFA) standards will provide an opportunity for a multi-family affordable rental residential development on undeveloped infill sites in the non-Pinelands area of the Township, and will facilitate the production of housing affordable to low and moderate income households in areas that are well established and able to accommodate such development; and

WHEREAS, the WFA Zone standards, once adopted and applied to lot 2.03 in block 36, will assist in enabling development of a property that is presently vacant and within the C-1 Commercial zone, and has remained undeveloped despite approvals for commercial development that were granted in 2001, and is not presently contributing to the betterment of the community; and

WHEREAS, the properties surrounding block 36 lot 2.03 contain both commercial and residential uses as well as other vacant and undeveloped properties; thus the rezoning of lot 2.03 in block 36 will provide an opportunity for needed high quality, affordable rental housing and will assist in maintaining the vitality of the area; and

WHEREAS, the site is in close proximity to transportation opportunities, retail centers, large employers, and community services, and is therefore ideally situated to accommodate the uses that will be permitted in and encouraged by the WFA zone.

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

SECTION I. 160-66.3. Workforce Affordable Residential (WFA) Zone Established.

160-66.3 Workforce Affordable Residential (WFA) Zone

- A. Purpose. The purpose of the WFA Zone is to provide an opportunity for needed housing that is affordable to low and moderate income households and to facilitate the establishment of one-hundred-percent affordable rental apartment communities in areas that have existing infrastructure and are in close proximity to transportation, jobs, recreation, and shopping.
- B. Principal Permitted Uses.
- (1) Multi-family Affordable Apartment Residences
- C. Accessory uses.
- (1) Off street parking for motor vehicles.
 - (2) Motor vehicle charging stations
 - (3) Common recreational facilities, both indoor and outdoor
 - (4) Stormwater management facilities
 - (5) Trash enclosures for trash and recycling containers
 - (6) Fences up to 6 feet in height, but not in front yard
 - (7) Signs as permitted in this Chapter
 - (8) Porches, patios, gazebos
 - (9) Temporary construction and sales trailers
- D. Performance Standards and Regulations
- (1) The area and dimensional regulations set forth in Table 23, "WFA Performance Regulations" located at the end of this chapter, shall apply.
 - (2) The residences/apartments must be affordable to low and moderate income individuals/households and shall strictly conform with the rules adopted by the New Jersey Council on Affordable Housing (COAH), or its successor; the Uniform Housing Affordability Controls (UHAC); and the requirements of the Township's affordable housing ordinances including, but not limited to, requirements for phasing, bedroom mix, 50-50 low/moderate income split, affirmative marketing, controls on affordability, adaptability requirements, etc. A 30-year deed restriction (with the option to extend an additional 15 years at the Township's option) with covenants restricting rentals, conveyance and improvements, and requiring notice of foreclosure and bankruptcy shall be filed prior to the issuance of any building permits for the entire project.
 - (3) The maximum floor area ratio (FAR) for the site is as follows:
 - a. .2 for one story buildings
 - b. .4 for two story buildings
 - c. .75 for three story buildings
 - (4) Indoor and outdoor amenities must be provided for the benefit of the residents of the development and must be available to all tenants of residential units.
 - a. Indoor amenities shall include amenities such as a fitness facility, conference room, computer room, library, party room, etc.

- b. Outdoor amenities shall include amenities such as tennis, bocce, shuffle board, basketball, volleyball courts, playground equipment, sitting areas, grill and picnic areas, pavilions, etc. These areas must be landscaped to provide shade and to beautify the area.

(5) Parking and Driveways.

- a. The required parking ratio is 1.8 parking spaces per residential unit. Parking spaces may be located on an immediately adjacent property when a perpetual parking and cross access easement is provided. The easement language must be provided for review by the reviewing Board and the applicant must demonstrate that adequate parking is provided for all uses utilizing the shared parking area.
- b. Parallel parking may be provided along the property's frontage within the public right-of-way if designed and approved as part of the site plan.
- c. All driveways within the development shall be in conformance with New Jersey Residential Site Improvement Standards.

(6) Sidewalks are required along road frontages and along main access driveways within the site.

(7) Crosswalks at primary pedestrian crossings within the site must be constructed with textured pavement.

(8) Shade trees at 40 foot intervals and landscaping (see section 62-56) shall be provided along sidewalk areas and along the property frontage where existing vegetation is not maintained.

(9) A screening buffer a minimum of 25 feet wide, planted in accordance with the requirements of section 160-17C and D shall be provided along property lines shared with single family residential properties.

(10) Signs shall be in accordance with section 160-75, except that one monument style site identification sign may be a maximum of 60 square feet.

(11) Measures to enhance sustainability and green infrastructure shall be considered in planning the site; such as using water and energy efficiently, using sustainable building materials, installing solar panels to generate power, collecting rainwater for irrigation, employing methods to increase stormwater infiltration, reducing waste, generally minimizing impacts to the environment, and ensuring a healthy indoor environment.

E. Building Design and Architecture.

(1) Architectural elevations showing all sides of each building must be submitted along with a site plan application.

- (2) Architectural design features shall be employed to create visual interest at the pedestrian or street level, and to integrate each building or structure with the surrounding area.
- (3) Buildings must be designed to avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including windows, projections, and recesses shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple long wall.
- (5) Building facades shall be broken up at twenty-five-to-fifty-foot intervals with facade variations or projections and recesses at least one and one-half feet (1' 6") in depth.
- (6) Upper and lower cornice lines must be articulated.
- (7) All sides of a building visible to the public must be designed with treatment similar to the front facade.
- (8) Variations in rooflines (parapets or other architectural screening) shall be used to completely screen HVAC and roof-mounted equipment, to provide interest, and reduce the scale of large buildings.
- (9) Utilities entering/exiting buildings, including gas and electric meters must be located on the short end of buildings, and must be adequately shielded with evergreen landscaping or a green screen wall.
- (12) When more than one building is located on one lot, the buildings must be spaced a minimum of 25 feet apart.
- (13) Balconies are recommended for all residential units, and are required for at least 50% of the units.
- (14) A minimum of 130 cubic feet of internal storage with a minimum height of six feet shall be provided for each unit for the storage of items such as strollers, bicycles, etc. The space shall be in addition to typical closets and may be located within the unit or in another locked location on the site.
- (15) Laundry facilities shall be included within each unit.

F. Enclosures for trash and recyclables.

- (1) Trash enclosures or central trash compaction and recycling areas are required and must comply with the requirements of chapter 118 and sections 160-27 and 160-27.1 of the Township Code except as modified below.
- (2) Trash enclosures or compactors must be sufficiently sized to contain both trash and recyclable materials, such that dumpsters are not permitted to sit in the open anywhere on the site.
- (3) Trash enclosures or central trash compaction/recycling areas shall be masonry structures, with an exterior facade to complement the principal building.
- (4) If required, trash enclosure gates shall be decorative fencing materials to complement the buildings with a steel frame and self-locking.
- (5) Trash enclosures shall be a minimum of six feet in height, or higher as needed to shield the enclosure. Landscaping may also be used in combination with structures to shield the trash and recycling area.
- (6) Trash enclosures for multi-family residential units must include a door or opening for pedestrian access in addition to the truck access.

SECTION II. Amend the Evesham Township Zoning Map to rezone the following property:

1. Lot 2.03 in Block 36 from C-1 Commercial to WFA Workforce Affordable Residential. (4 Executive Drive)

SECTION III. Add Table 23 for the WFA Residential Performance Regulations as follows:

Permitted Uses	Maximum Density DU/ gross acre	Minimum Lot Area	Minimum Lot frontage*	Minimum Lot width	Minimum Yard (in Feet)			Max Impervious	Max Bldg height
					Front	Side	Rear		
Affordable Multi-Family Apartment	30 du/ acre	2 acres	150 feet	125 feet	20 ft	15 ft	30 ft	.65	45 feet or 3 stories

* Frontage may be on a public or private street

SECTION IV. REPEALER; SEVERABILITY; EFFECTIVE DATE

- A. Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Burlington County Planning Board in accordance with N.J.S.A. 40:55D-16 and the Pinelands Commission in accordance with N.J.A.C. 7:50-3.31 through 3.45.

Please take notice that the ordinance published herewith was introduced and passed on first reading at the Regular Meeting of the Township Council of the Township of Evesham in the County of Burlington, State of New Jersey, held on April 10, 2018, and said ordinance will be further considered for final passage after public hearing at a meeting of said Township Council to be held on May 8, 2018 at 6:30 P.M. in the Municipal Complex, 984 Tuckerton Road, Marlton, New Jersey, at which time and place all persons interested will be given an opportunity to be heard concerning such ordinance.

Mary Lou Bergh, RMC
Township Clerk