



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

2021-01

## AN ORDINANCE OF THE BOROUGH OF HADDONFIELD, COUNTY OF CAMDEN, STATE OF NEW JERSEY TO AMEND CODE CHAPTER 135 ENTITLED LAND DEVELOPMENT

**BE IT ORDAINED** by the Board of Commissioners of the Borough of Haddonfield in the County of Camden, State of New Jersey as follows:

### SECTION I

1. §135-11, Zoning Districts, shall be revised by adding the following overlay districts to the enumerated districts of the Borough of Haddonfield, in between the R-11, Residential High Density, and the RO, Residential Office, zoning districts:

#### **AHO-9 (Affordable Housing Overlay 9)**

2. §135-12, Zoning Map, is modified to apply the following districts and affordable housing overlay districts to the following blocks and lots on the tax assessment maps of the Borough of Haddonfield to address unmet need as identified in the adopted Housing Element and Fair Share Plan:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Qual.</u>	<u>Symbol and District</u>
Snowden Avenue	33.02	1	---	AHO-9, Affordable Housing Overlay 9

3. There is hereby created an overlay zoning district entitled, AHO-9, Affordable Housing Overlay 9, as §135-36.9 of the Land Development Ordinance, as follows:

#### **§ 135-36.9 AHO-9 Affordable Housing Overlay 9**

- A) **Statement of intent.** The purpose of the AHO-9 Affordable Housing Overlay 9 District is to allow for medium and high-density multifamily residential development, as otherwise allowed by the underlying base zoning districts, to provide opportunities for affordable housing in accordance with the Housing Element and Fair Share Plan.
- B) **Required use.** Any new residential development located in the Affordable Housing Overlay 9 District shall include 100% of the total number of dwelling units as affordable units as defined in Chapter 63 of the Code of the Borough of Haddonfield.
- C) **Development within the AHO-9 District shall be as permitted by the regulations of the Downtown District 2 - Community Serving Block with the following modifications:**



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

**(1) General standards:**

**(a) Permitted Principal Uses**

**[1] Residential, including medium and high density multifamily**

**[2] Accessory uses, including**

**[a] Mechanical and Utility Equipment**

**[b] Trash enclosures**

**[c] Bike racks**

**[d] Cluster Mailboxes**

**[e] Shed**

**[f] Vehicle Charging Station**

**[g] Recreational Equipment**

**(b) Bulk requirements**

**[1] Lot size:**

**[a] Minimum area in square feet: 40,000**

**[b] Minimum width: 150 feet**

**[c] Minimum lot frontage: 75 feet**

**[d] Minimum depth: 150 feet**

**[2] Setbacks**

**[a] Building façade to Snowden Ave: 8 feet minimum**

**[b] Building façade to Potter St residents: 20 feet minimum**

**[c] Building façade to municipally owned property: 8 feet minimum**

**[d] Building façade to utility or commercially owned property: 10 feet minimum**

**[e] Building façade to parking (excluding porticos, entrance stoops and landings): 12 feet minimum**

**[f] Building-to-building (separation): 20 feet minimum**

**[g] Accessory dwellings cannot be placed within 10 feet of the Potter St dwellings or within 8 feet of Snowden Ave.**

**[3] Density**

**[a] Total units: 20 maximum**

**[b] Number of units per building (maximum): 13**



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

**[4] Lot Occupation (maximum)**

- [a] Impervious: 80%
- [b] Building coverage: 50%
- [c] Floor Area Ratio: 0.75
- [d] Number of principal structures per lot: 2 maximum

**[5] Height**

- [a] Total height: 3 stories maximum
- [b] Height at eaves: 35 feet maximum
- [c] Height of roofline: 45 feet maximum

**[6] Parking**

- [a] Spaces per unit: 1.5 minimum
- [b] Placement:
  - i. Uncovered parking: permitted in any yard
  - ii. Trash containers: permitted in any yard

**[7] Apartment building (AB) bulk requirements**

- [a] Footprint area (maximum in square feet): 10,000 feet
- [b] Building width (maximum): 140 feet
- [c] Maximum building coverage: 50%
- [d] Height:
  - i. 3 stories maximum
  - ii. Feet (maximum): 45 feet
- [e] Parking: 1.5 spaces per unit
- [f] Door and window coverage for entire building façade: 10%

**D. Miscellaneous provisions**

- (1) Fences are permitted in all yards. Allowable height: 6 feet for all yards.
- (2) Signage: In addition to signs permitted per ordinance, other signs to be permitted include 2 feet by 2 feet directional or informational signage, larger signage as required by state regulations, and temporary signage (2 total) during construction and lease-up not to exceed 48 square feet.



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

(3) No designated loading areas or requirements are required.

(4) Landscaping

[a] All projects shall be required to provide a landscaping plan prepared by a licensed landscape architect (LLA) licensed in the State of New Jersey. The plan shall be prepared with the following design principles in mind:

- [1] An overall recurring pattern of plant groupings and material should be provided throughout the site, integrating the various elements of site design to create pleasing and identifiable site characteristics.
- [2] Landscaping should include a plant palette consisting of deciduous and evergreen trees, shrubs, ground cover, perennials and annuals.
- [3] The use of native, salt tolerant, deer resistant material is encouraged. Monocultures of material will not be accepted.
- [4] Where existing natural growth is proposed to remain, the plans should include methods, notes and details to protect existing trees and growth during and after construction.
- [5] Plant species variety should be selected with consideration given to different colors, textures, shapes, blossoms and foliage and should provide a four-season interest.
- [6] Landscaping should be provided in public areas and adjacent to buildings to screen parking areas, mitigate adverse impacts, and provide windbreaks for winter winds and summer cooling for buildings, streets and parking.
- [7] Plant selection should be based upon the premise to provide material that will best serve the intended function and use as well as to provide materials appropriate for local soil conditions, water conservation and the environment.
- [8] The type and amount of plant material should be varied throughout the development with accent given to site entrances. Consider massing trees at critical points.



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

- [9] Consideration should be given as to the choice and location of plant materials in order to screen or create views, to define boundaries between private and common open space, to minimize noise, to articulate outdoor spaces and define circulation systems.
- [10] All proposed material should be drawn to scale to reflect a 15-20-year growth. Planting schedules showing common and botanical names, installed and mature sizes and horticultural interest shall be provided along with applicable installation notes and details.
- [11] Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.
- [12] All trees shall be guaranteed for a minimum of one year from the time of planting by the applicant against death and disease.
- [13] Planting specification. Deciduous trees shall be at least 2 1/2 inches caliper at planting and should be balled and burlapped. Size of evergreens should be four feet tall and shrubs two feet tall at planting but may be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs, and ground cover shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the developer during the following planting season.

**(5) Lighting Requirements:**

- [a] Lighting shall be in accordance with chapter 135-87 of the Borough Land Use Ordinance

**(6) Stormwater Management Requirements:**

- [b] Stormwater Management shall be in accordance with chapter 135-92, with the following exemptions:

- [1] Section 135-92C.(3) – The project shall be exempt from this section of the Land Use Ordinance.



# BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2021

[2] Section 135-92D.(6)[1] – The project shall be exempt from groundwater recharge requirements.

(7) Grading Requirements:

[a] The development shall be exempt from section 135-93.3 of the Land Use Ordinance, which prohibits grading within five feet of property lines.

NOTE: Items in **BOLD** are to be added.

**SECTION II**

All ordinances or parts of ordinances inconsistent with this amending ordinance be and they are hereby repealed to the extent of such inconsistencies only.

**SECTION III**

If any section or provision of this ordinance shall be held unconstitutional or invalid by any court, the remaining sections and provisions shall, notwithstanding such holding, remain and be in full force and effect.

**SECTION IV**

This ordinance shall be in effect upon passage and publication according to law.


First Reading – January 19, 2021

Second Reading – February 9, 2021

Continued Second Reading and Adoption – March 9, 2021

ROLL CALL VOTE:	YES	NO
BIANCO BEZICH	X	
KASKO	X	
ROCHFORD	X	

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF HADDONFIELD AT A MEETING HELD ON MARCH 9, 2021.

  
Deanna Bennett, RMC