

**CITY OF NORTHFIELD, NJ
ORDINANCE NO. 7-2014**

**AN ORDINANCE AMENDING THE 1986 LAND USE AND
DEVELOPMENT ORDINANCE, AS AMENDED, AND AMENDING THE
CITY'S ZONING MAP TO CREATE THE COMMERCIAL MULTI-
FAMILY ZONE**

WHEREAS, the City of Northfield adopted a 1986 Land Use and Development Ordinance, as amended (hereinafter "Land Use Ordinance");

WHEREAS, the Common Council of the City of Northfield desires that certain amendments be made to the Land Use Ordinance, specifically an amendment to the City's Zoning Map; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Mayor and Council of the City of Northfield, County of Atlantic and State of New Jersey that the 1986 Land Use Ordinance is amended as follows:

The Zoning Map is amended to designate Block 17, Lots 4 and 7-12 as the Commercial-Multi-Family Zone (C-MF).

Section 215-150(A) is amended to add the C-MF, or Commercial-Multi-Family Zone, to the ordinance.

Change Section 215-85(A) to read: Buffers shall be required for tracts fronting on arterial and collector streets, namely on the perimeter of all tracts within N-B Neighborhood Business, C-B Community Business, R-C Regional Commercial, O-P Office Professional, O-PB Office Professional Business, C-MF Commercial-Multi-Family Zone and R-SC Senior Citizen Residential, around parking lots and unloading areas, and of nonresidential uses where the municipal agency determines that a proposed development should be screened or separated from adjacent users and from public view.

There is hereby added a Section 215-158.1 The C-MF Commercial-Multi-Family Zone.

A. Purpose and Intent.

1. The City of Northfield recognizes the need for affordable housing that can be offered as rentals for the target population. This ordinance creates a C-MF Zone implementing the concept plan by Duffy Dolcy McManus & Roesch, dated November 12, 2014 ("Concept Plan"), designed to create a total of 265 units, including 40 affordable rentals that will be governed by controls on

affordability that will terminate after 30 years and comply with all other Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) requirements.

2. This ordinance shall apply specifically to the existing commercial development along Tilton Road on Block 17, Lot 7 and a portion of Lot 9 (“Existing Commercial Lot”); the future commercial development along Tilton Road on Block 17, a portion of Lot 4 (“Future Commercial Lot”); and the future residential inclusionary development on Block 17, Lots 8, 10, 11, 12, and portions of Lots 4 and 9 (“Multi-Family Residential Development Lot”) and Block 2208, Lot 10 in Egg Harbor Township (“EHT Lot”, and together with the Existing Commercial Lot, the Future Commercial Lot, and the Multi-Family Residential Development Lot, the “Property”), as shown on the Concept Plan referenced above.
3. In the event that the Coastal Area Facility Review Act of 1973 (“CAFRA”) requires an environmental impact report, the applicant shall be able to submit such report to the Planning Board in lieu of the environmental impact report required pursuant to Section 215-94 of this Ordinance. The standards referenced within the C-MF Zone shall supersede any conflicting standards within the City’s Land Use and Development Ordinance.

B. Permitted uses.

4. On Existing Commercial Lot and the Future Commercial Lot
 - a. All uses permitted in the R-C Zone
5. On the Multi-Family Residential Development Lot
 - a. Multifamily buildings

C. Accessory uses.

1. Accessory uses permitted in the R-C Zone for all non-residential development.
2. In a multi-family residential development, accessory uses may include:
 - a. Private garages and parking areas.
 - b. Private passive or active recreational facilities, including, but not limited to: a clubhouse and swimming pool.
 - c. Stormwater facilities.
 - d. Signage subject to § 215-113.
 - e. Fences and hedges subject to § 215-95.

- f. Parking subject to the New Jersey Residential Site Improvements Standards (“RSIS”).
- g. Other accessory uses and structures normally considered incidental to multifamily buildings.

D. Signs. Signs for non-residential development shall conform to Section 215-113(L). Signs on all other lots shall conform to Section 215-113(I).

E. Overall tract coverage for the C-MF zone shall not exceed 80 percent. The total acreage of all contiguous lots (within and outside the City boundaries) under the ownership or control of the property owners of the Property within the C-MF zone shall be used for purposes of calculating overall tract coverage.

F. Bulk standards related to non-residential development on the Existing Commercial Lot and the Future Commercial Lot shall be the same as those established in the R-C Zone with the following exceptions:

- 1. Rear set-back for principal building 25 feet
- 2. Rear set-back for accessory structures 15 feet
- 3. Maximum building coverage 30 percent
- 4. Maximum Lot Coverage:
 - a. Existing Commercial Lot 100 percent
 - b. Future Commercial Lot 70 percent

G. Standards related to multi-family residential development on the Multi-Family Residential Development Lot and the EHT Lot:

- 1. Maximum Density of 13 units per acre or 265 rental dwelling units. The total acreage of all contiguous lots (within and outside the City boundaries) under the ownership or control of the property owners of the Multi-Family Residential Development Lot and the EHT Lot within the C-MF zone shall be used for purposes of calculating density for the multi-family residential development.
- 2. Set-backs.
 - a. Permitted uses: Forty feet from any tract boundary line or from any other right-of-way line of a dedicated municipal roadway.
 - b. Accessory uses: Twenty-five feet from any tract boundary line or from any other right-of-way line of a dedicated municipal roadway.
- 3. Buffer.
 - a. To residential area: 25 feet.

- b. To nonresidential area: 35 feet.
 - c. Stormwater management basins and structures shall be permitted within the buffer.
 - d. Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in § 215-85 and 215-100.
4. Common open space: 20% of the gross tract area. All common open space shall be set aside as permanent common open space to be owned and/or maintained by the property owners or the management entity of the multifamily buildings.
5. Minimum distance between buildings: 50 feet.
6. Curbs and sidewalks.
- a. Curbs and sidewalks shall be provided along the entire length of street frontages. Sidewalks shall be provided to reasonably connect the residential units to the parking and recreation areas.
 - b. At the sole discretion of the developer, the site plan for the residential development may include the proposed location for a potential easement for a future pedestrian connection between the Multi-Family Residential Development Lot and the Existing Commercial Lot.
 - c. A sidewalk shall be provided along one side of the proposed driveway on or along the Future Commercial Lot from the residential development to Tilton Road.
7. Recreation areas. Recreational areas shall be provided as follows:
- a. A clubhouse or community building with a minimum size of 3,000 square feet.
 - b. A swimming pool.
 - c. Additional recreational activities may be provided, including, but not limited to, bocce courts, putting greens, pedestrian paths, bicycle paths, sitting areas or playground areas.
 - d. All recreational activities shall be subordinated to the residential character of the development, and no advertising shall be permitted.
 - e. Architectural elevations and floor plans shall be provided for the clubhouse or community building.

- f. The completion of the clubhouse or community building and the swimming pool shall be completed in the first phase of the development of the multifamily buildings.
- 8. Maximum impervious coverage shall be 65%.
- 9. Maximum building coverage shall be 35%.
- 10. A maximum of 24 dwelling units shall be permitted in each multifamily building.
- 11. Maximum building height for principal buildings shall be three (3) stories and 45 feet.
- 12. Landscaping. A landscape plan shall be submitted to the municipal agency in conformance with § 215-100 except that the following standards shall apply:
 - a. The plan shall include suitable street trees along the street spaced not less than 40 feet apart. The plan shall specify the location of planting material, their minimum sizes, quantity, variety and species. Besides the spacing specified herein, street trees shall be provided in conformance with the standards in § 215-122.
 - b. Trees shall meet planting requirements as specified in sections of this chapter related to planting of trees.
 - c. No parking lot shall contain more than 20 spaces in a row without interruptions by a landscaped divider at least eight (8) feet wide.
 - d. A landscaped island between head-to-head parking stalls is not required.
 - e. Foundation plantings shall be limited to the side of the building facing the main drive aisle.
 - f. No tree of eight-inch caliper or more, located on a lot between the borders of the lots and building setback line, shall be removed except for the installation of a driveway aisle, Drainage, drainage facility, or parking area.
 - g. Yard areas and open spaces between buildings shall contain the equivalent of at least four (4) shrubs and at least two (2) shade or ornamental trees of two-inch caliper or greater for each 1,500 square feet of yard area, not including areas devoted to parking.
- 13. Bedroom Distribution.

- a. No more than two bedrooms shall be provided per market rate unit. Of the market rate units, 25 percent shall be one (1) bedroom units and 75 percent shall be two (2) bedroom units.
- b. The affordable units shall comply with New Jersey's UHAC (N.J.A.C. 5:80-26.3) bedroom distribution requirements.

14. Affordable Housing Requirements.

- a. Fifteen percent (15%) of the total residential dwelling units shall be provided as affordable housing units. The affordable housing units shall be constructed as rental units.
- b. Affordable Housing Regulations: The affordable housing units shall be developed and rented in accordance with the applicable UHAC regulations and N.J.A.C. 5:93-1 et seq. provisions, adopted as of the date of the adoption of this ordinance, which requirements include but are not limited to: split between low and moderate income housing, bedroom distribution, range of affordability, pricing and rent of units, affirmative marketing, affordability controls, and construction phasing with the market-rate units developed on the tract.
- c. Consistent with UHAC, the developer (or its agent) may act as the administrative agent to be responsible for the administering of the affordable housing program and reporting to the Municipal Housing Liaison.
- d. Design and Location of Affordable Housing: The affordable housing units shall be dispersed throughout the development in various buildings.
- e. Controls on affordability shall expire on each unit 30 years subsequent to the initial certificate of occupancy in accordance with UHAC standards Each unit will be deed restricted in accordance with the UHAC guidelines and controls on affordability.

15. Refuse storage. The refuse storage areas shall be suitably located and screened and arranged for access and ease of collection and shall not be part of, restrict or occupy any parking aisle.

16. Building Design. The design of the buildings shall be residential and not institutional and conform to the following:
- a. Architectural elevations and floor plans shall be provided for each of the buildings.
 - b. The buildings shall include breaks in the facades to break up the building lengths.
 - c. Rooflines shall be pitched. If flat roofs are provided they shall incorporate design techniques to shield any roof mounted equipment.
 - d. All HVAC and mechanical equipment shall be inconspicuously placed or adequately screened from view.

This Ordinance and the amendments to the Land Use Ordinance shall become effective upon final adoption and publication as prescribed by law.

Erland Chau, Mayor

Mary Canesi, RMC, Municipal Clerk

The above Ordinance was introduced and passed on its first reading at a special meeting of the Council of the City of Northfield, New Jersey held on November 18, 2014, and was taken up for a second reading, public hearing and final passage at a meeting of said Council on December 16, 2014, in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING:	November 18, 2014
PUBLICATION:	November 22, 2014
SECOND READING:	December 16, 2014
PUBLICATION:	December 20, 2014

R-1A

R-1

R-2A

R-2

R-3A

R-3

R-4A

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The map displays the zoning districts for Northfield, New Jersey. The central area is predominantly zoned R-1 (green). To the west, there are clusters of R-2 (yellow) and R-3 (orange) zones. To the east, there are R-4 (light blue) and N-B (dark blue) zones. The southern part of the map features C-B (red) and R-C (cyan) zones. The northern part includes O-P (pink) and C-C (tan) zones. The map also shows the locations of Birch Grove Park and several creeks (Isaac, Sand, English, and Patcong). Surrounding municipalities are labeled: Egg Harbor Township to the west and south, and Pleasantville to the south. The City of Northfield is labeled in the center.

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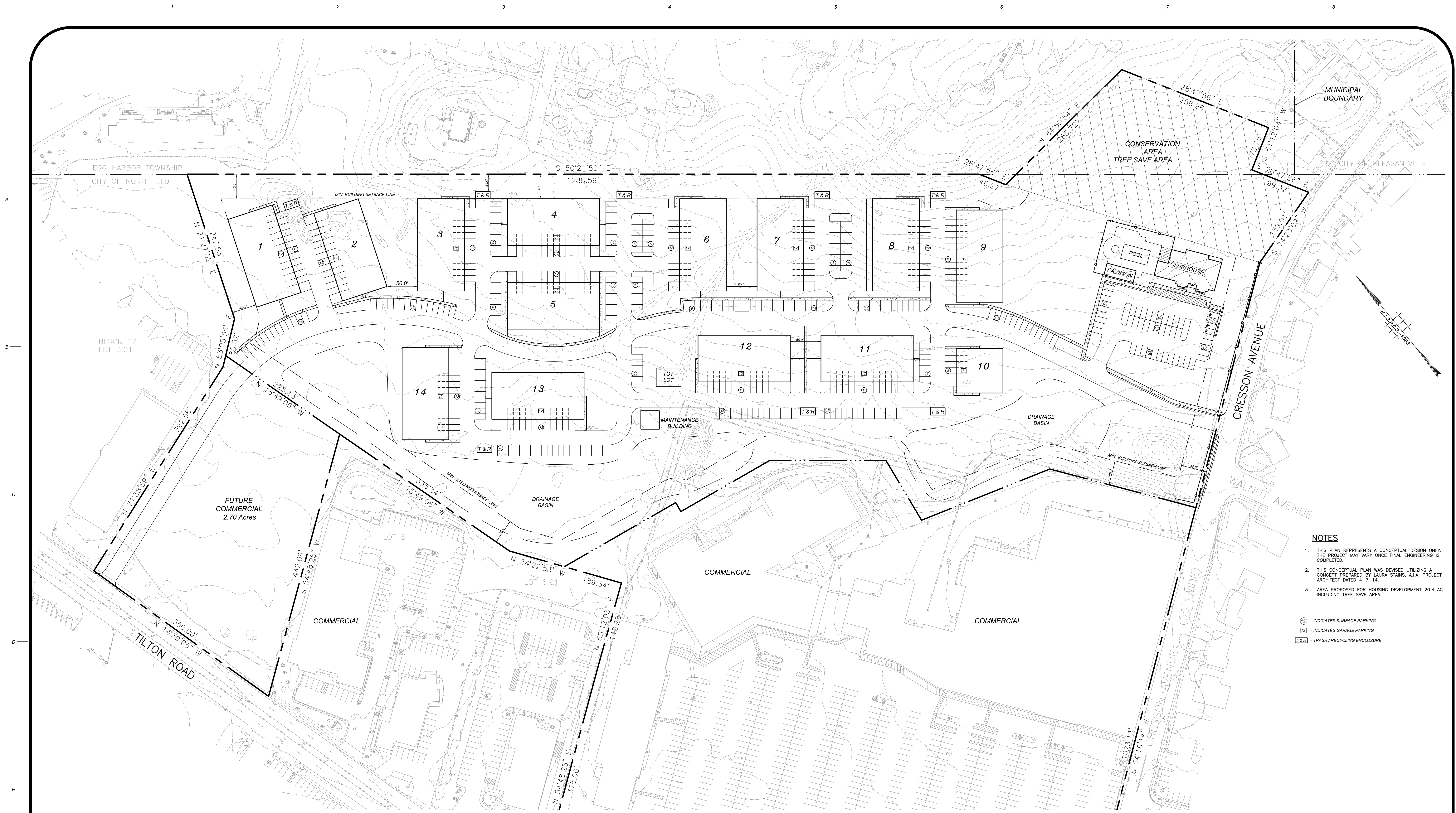
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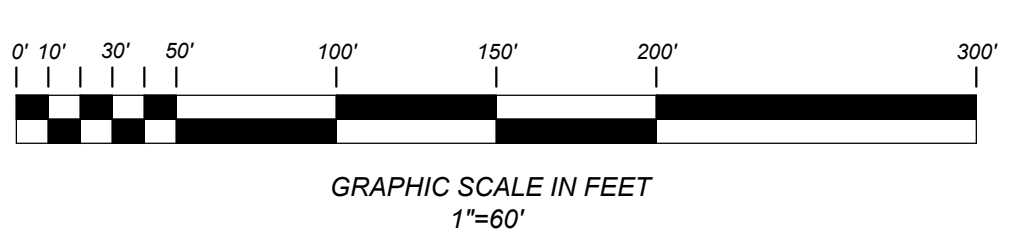
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- NOTES**
- 1. THIS PLAN REPRESENTS A CONCEPTUAL DESIGN ONLY. THE PROJECT MAY VARY ONCE FINAL ENGINEERING IS COMPLETED.
 - 2. THIS CONCEPTUAL PLAN WAS DEVISED UTILIZING A CONCEPT PREPARED BY LAURA STAINS, A.I.A., PROJECT ARCHITECT DATED 4-7-14.
 - 3. AREA PROPOSED FOR HOUSING DEVELOPMENT 20.4 AC. INCLUDING TREE SAVE AREA.
- (P) - INDICATES SURFACE PARKING
(G) - INDICATES GARAGE PARKING
(T & R) - TRASH / RECYCLING ENCLOSURE

CRESSON HILL

No.	REVISION	DATE	BY



WILLIAM P. McMANUS
PROFESSIONAL PLANNER
NEW JERSEY LICENSE No.3622

DUFFY DOLCY McMANUS & ROESCH
634 Lost Pine Way, Galloway, N.J. 08205 (609) 652 - 0105

CRESSON HILL

CITY OF NORTHFIELD	Block 17	Lot 4 PENDING SUBDIVISION
EGG HARBOR TOWNSHIP	Block 2208	Lot 10

County of Atlantic	State of New Jersey		
Scale: 1"=60'	Proj: 8750	Date: 11-12-14	Dwg: 1 of 1
Dwn. By: AVD	Chk. By: WPM	Fd. Bk.	File No.