

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-17

AN ORDINANCE AMENDING ORDINANCE 2017-2 TO FURTHER
AMEND STANDARDS FOR SENIOR AFFORDABLE HOUSING

WHEREAS, pursuant to the Township's obligation to provide realistic opportunities for affordable housing, the Township Council adopted Ordinance 2017-2 to create Senior Affordable Apartment Districts; and

WHEREAS, the Township wishes to amend this ordinance and Chapter 154 of the Township Code to continue to provide such opportunities based upon changing market conditions and the need for a potential developer to achieve housing tax credits;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that Ordinance 2017-2 and Chapter 154 of the Code of the Township of Mount Laurel be and are hereby amended and supplemented as follows to achieve the purpose of this Ordinance:

Section One. Amendment to Section 154-123 Specific Sites Rezoning.

Section 154-123(H)(6) of the Township Code is amended to read as follows:

11(6)(a) Block 302.15, Lots 2 and 3, or parts thereof, known as the "Senior Citizens Project," shall generate 184 units in three phases with the expectation of developing Phase 1 with 70 units, Phase 2 with 58 units and Phase 3 with 56 units. A maximum of four staff units for non-age-restricted residents may be constructed in addition to the age-restricted units.

Section 154-131.1.1(D) of the Township Code is amended to read as follows:

D. The maximum height of any building shall be 55 feet as measured from the high point of the ridge line to the average elevation of the building at the grade line.

Section 154-131.1.1(F) and (G) are amended to add the following sentence to the end of each paragraph.

"The requirements created herein shall consider the entire project area and not the development or approval of the phased development created for financing purposes."

Section Two. Repealer, Severability and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	2	✓				
Janjua		✓				
Moustakas		✓				
Pritchett	1	✓				
Steglik		✓				

Publication Date: June 17, 2021

Public Hearing Date: July 12, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Tomezyk, Township Clerk
4830-6358-9080, v. 1