

ORDINANCE #1422

**ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY AMENDING AND REVISING CHAPTER 142 OF THE
CODE OF THE TOWNSHIP OF HADDON ENTITLED "ZONING"**

WHEREAS, Chapter 142 of the Code of the Township of Haddon (the "Code"), entitled "Zoning," sets forth zoning rules and regulations within the Township; and

WHEREAS, the Haddon Township Planning Board (the "Planning Board"), in its Master Plan review, has recommended changes to Section 142-39, entitled "Off-Street Parking, Loading and Driveways," and Section 142-46, entitled "Senior Citizen Multi-Family Development," in order to address current rules, regulations, policies, and trends; and

WHEREAS, the Governing Body deems it advisable adopt the revisions to the Township Code as recommended by the Planning Board; and

WHEREAS, the Governing Body is authorized under the Municipal Land Use Law, N.J.S.A. 40:55D-62, to amend the Township's zoning ordinances.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Commissioners of the Township of Haddon, County of Camden, State of New Jersey, as follows:

SECTION 1: Section 142-39 of the Code of the Township of Haddon, entitled "Off-Street Parking, Loading and Driveways," is hereby amended and revised to read as follows:

§ 142-39 Off-street parking, loading and driveways.

A. General Provisions.

1. [No Changes]
2. [No Changes]
3. [No Changes]
4. Access. Access points from any one lot crossing the street line shall be limited to a maximum of two along the frontage of any single street. The center lines of any separate access points shall be spaced at least 70 feet apart; shall handle no more than two lanes of traffic; shall be at least 40 feet from any property line; and shall be set back from the street line of any intersecting street at least 50 feet or 1/2 the lot frontage, whichever is greater, except that in no case shall the setback distance exceed 200 feet. Continuous, open driveways in excess of 21 feet at the street line shall be prohibited except that for nonresidential uses, driveways of more than 18 feet may be permitted with the approval of the Planning Board, giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and method of dividing traffic lanes. Curbing shall be depressed at the driveway or the curbing may be rounded at the corners and the driveway connected with the street in the same manner as another street.

5. [No Changes]

6. [No Changes]

7. The following parking schedule shall be used to calculate the required number of off-street parking spaces per use. Unless otherwise noted, the calculation shall be based upon the gross square footage of the floor area of the use. Where the calculation results in a fraction of a space, the required number of parking spaces shall be rounded to the nearest whole number.

a) [No Changes]

b) [No Changes]

c) [No Changes]

d) [No Changes]

e) [No Changes]

f) [No Changes]

g) [No Changes]

h) [No Changes]

i) [No Changes]

j) [No Changes]

k) [No Changes]

l) [No Changes]

m) [No Changes]

n) [No Changes]

o) [No Changes]

p) [No Changes]

q) Restaurants, nightclubs, taverns or similar use: one space per five (5) seats for patrons whether at a bar, counter or tables, plus (one space) for every two employees at peak hours.

r) [No Changes]

s) [No Changes]

t) [No Changes]

u) [No Changes]

v) [No Changes]

w) [No Changes]

x) There are no off-street parking requirements for commercial establishments located in Zone C-1 along Haddon Avenue and the White Horse Pike that contain 900 square feet or less of commercial space on the first floor and residential space on the second floor and do not have property available for off-street parking. The residential space on the second floor must comply with the parking requirements set forth in the New Jersey Residential Site Improvement Standards.

B. [No Changes]

SECTION 2: Section 142-46 of the Code of the Township of Haddon, entitled “Senior Citizen Multi-Family Development,” is hereby amended and revised to read as follows:

§ 142-46 Senior citizen multifamily development.

- A. [No Changes]
- B. [No Changes]
- C. [No Changes]
- D. [No Changes]
- E. Off-Street Parking.
 - 1. Assisted Living Facilities – A minimum of 1/2 parking space per dwelling unit shall be provided.
 - 2. Retirement Communities or Facilities – The requirements of the New Jersey Residential Site Improvement Standards must be followed.
 - 3. Other requirements shall be pursuant to § 142-39.
- F. [No Changes]
- G. [No Changes]
- H. [No Changes]

SECTION 3: Except as set forth in Sections 1 and 2 above, the balance of the Code of the Township of Haddon shall not be affected by this Ordinance.

SECTION 4: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 5: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6: This Ordinance shall take effect upon passage and publication according to law.


THE TOWNSHIP OF HADDON

BY: 
RANDALL W. TEAGUE, MAYOR

BY: 
JAMES MULROY, COMMISSIONER

BY: _____
RYAN LINHART, COMMISSIONER

Adopted:
ATTEST:



DAWN PENNOCK, RMC - TOWNSHIP CLERK

The foregoing Ordinance was introduced by the Mayor and Commissioners at the regular meeting held on August 3, 2021. This Ordinance will be considered for adoption on final reading and public hearing to be held on August 24, 2021 at 7:00 p.m. in the Meeting Room, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.

A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Township Clerk, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.

**A RESOLUTION OF THE HADDON TOWNSHIP PLANNING BOARD
RECOMMENDING THAT AMENDMENTS BE MADE TO SECTION 142-30
ENTITLED “OFF-STREET PARKING, LOADING AND DRIVEWAYS”
OF THE LAND USE CODE**

WHEREAS, the Township of Haddon is required to review and reexamine the current Master Plan on a periodic basis to comply with the Municipal Land Use Law; and

WHEREAS, during the reexamination process conducted in the year 2019 portions of the Ordinance were found to require revision to address current rules, regulations, policies and trends; and

WHEREAS, the Planning Board has reviewed Section 142-39 entitled “Off-Street Parking, Loading and Driveways” and recommends that the following amendments be made:

142 39 A. (4)

Access. Access points from any one lot crossing the street line shall be limited to a maximum of two along the frontage of any single street. The center lines of any separate access points shall be spaced at least 70 feet apart; shall handle no more than two lanes of traffic; shall be at least 40 feet from any property line; and shall be set back from the street line of any intersecting street at least 50 feet or 1/2 the lot frontage, whichever is greater, except that in no case shall the setback distance exceed 200 feet. Continuous, open driveways in excess of 46 18 feet at the street line shall be prohibited except that for nonresidential uses, driveways of more than 46 18 feet may be permitted with the approval of the Planning Board, giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and method of dividing traffic lanes. Curbing shall be depressed at the driveway or the curbing may be rounded at the corners and the driveway connected with the street in the same manner as another street.

142 – 39 A. (7)(q)

Restaurants, nightclubs, taverns or similar use: one space per ~~three~~ (3) five (5) seats for patrons whether at a bar, counter or tables, plus (one space) for every two employees at peak hours.
[Amended 12-27-2001 by Ord. No. 1080]

Section 142 – 39 A. (7)

ADD:

(x) There are no off-street parking requirements for commercial establishments located in Zone C-1 along Haddon Avenue and the White Horse Pike that contain 900 square feet or less of commercial space on the first floor and residential space on the second floor and do not have property available for off-street parking. The residential space on the second floor must comply with the parking requirements set forth in the New Jersey Residential Site Improvement Standards.

4. Section 142-46 – Senior Citizen Multi-Family Development shall be amended as follows:

142 – 46 E. (1)

Off-street parking.

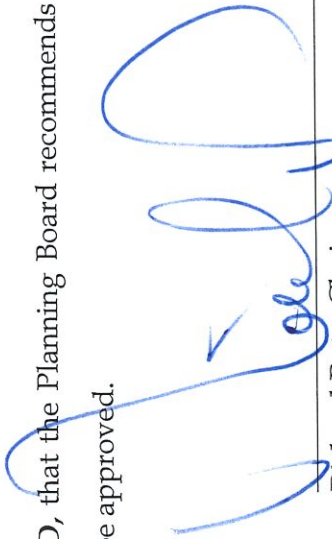
(1) Assisted Living Facilities - A minimum of 1/2 parking space per dwelling unit shall be provided.

(2) Retirement Communities or Facilities – The requirements of the New Jersey Residential Site Improvement Standards must be followed.

(3) Other requirements shall be pursuant to § 142-39.


NOW, THEREFORE BE IT RESOLVED, that the Planning Board recommends to the Mayor and Committee that these amendments be approved.

6/21/21
Date


Richard Rotz, Chairperson

I hereby certify the above to be a true copy of a resolution adopted by the Haddon Township Planning Board on 6/21/21.

6/21/21
Date


Bonnie Richards